

ENTRY NO. 01034373

12/07/2015 11:08:19 AM B: 2328 P: 0299

Easements PAGE 1/4

MARY ANN TRUSSELL, SUMMIT COUNTY RECORDER

FEE 0.00 BY SNYDERVILLE BASIN WATER



When recorded return to:
Snyderville Basin Water Reclamation District
2800 Homestead Road
Park City, Utah 84098

RECORDING FEES EXEMPT AS PER SECTION 63J-1-505

**GRANT OF ACCESS EASEMENT
FOR ACCESS TO WASTEWATER COLLECTION AND
TRANSPORTATION PIPELINE(S) AND APPURTENANCES**

TCFC PropCo LLC, a Delaware limited liability company, Grantor, does hereby convey and warrant to the Snyderville Basin Water Reclamation District, a local District of the State of Utah, (the District) Grantee, of Summit County, Utah, for good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, a perpetual right of ingress and egress over, across, and through the premises of the Grantor situated in Summit County, Utah which are more specifically described as follows:

A PARCEL OF GROUND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING S89°59'41"E 674.79 FEET, ALONG THE SECTION LINE, AND NORTH 176.28 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 36, AND RUNNING THENCE NORTH 26.02 FEET; THENCE EAST 7.06 FEET; THENCE NORTHEASTERLY 17.81 FEET ALONG THE ARC OF A 10.50 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARS N41°25'04"E 15.75 FEET; THENCE SOUTHEASTERLY 45.03 FEET ALONG THE ARC OF A 185.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARS S21°01'46"E 44.92 FEET; THENCE NORTHWESTERLY 16.97 FEET ALONG THE ARC OF A 15.50 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARS N59°48'01"W 16.13 FEET; THENCE N16°15'26"W 1.40 FEET; THENCE S74°26'14"W 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 716 SQUARE FEET OR 0.016 ACRE.

BASIS OF BEARING FOR THE ABOVE DESCRIPTION IS S89°59'41"E BETWEEN SAID SOUTH QUARTER CORNER AND THE SOUTHEAST CORNER OF SAID SECTION 36, TOWNSHIP 1 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN.

This easement is contained within Parcel(s) PP-75-4

Also granting to the Snyderville Basin Water Reclamation District the right to trim, clear or remove, at any time from said right-of-way any tree, brush, structure or obstruction of any

character whatsoever, which in the sole judgment of the Grantee may limit the accessibility of the easement. The Grantor and its successors in interest hereby forever relinquish the right to construct any improvement which would interfere with the accessibility of the easement and covenant and agree that no improvement, trees or structures will be constructed over the surface of the easement granted herein, without the express written consent in advance of the Grantee, which would interfere with the right of the Grantee to utilize the easement for access to wastewater facilities.

[Signature and Acknowledgement Page Follows]

WITNESS the hand of said Grantor this 24 day of November, 2015.

TCFC PropCo LLC,
a Delaware limited liability company

By: TCFC Finance Co LLC,
a Delaware limited liability company
Its: Sole Member

By: [Signature]
Print Name: M. Thomas Jolley
Title: COO

STATE OF UTAH)
COUNTY OF SUMMIT)

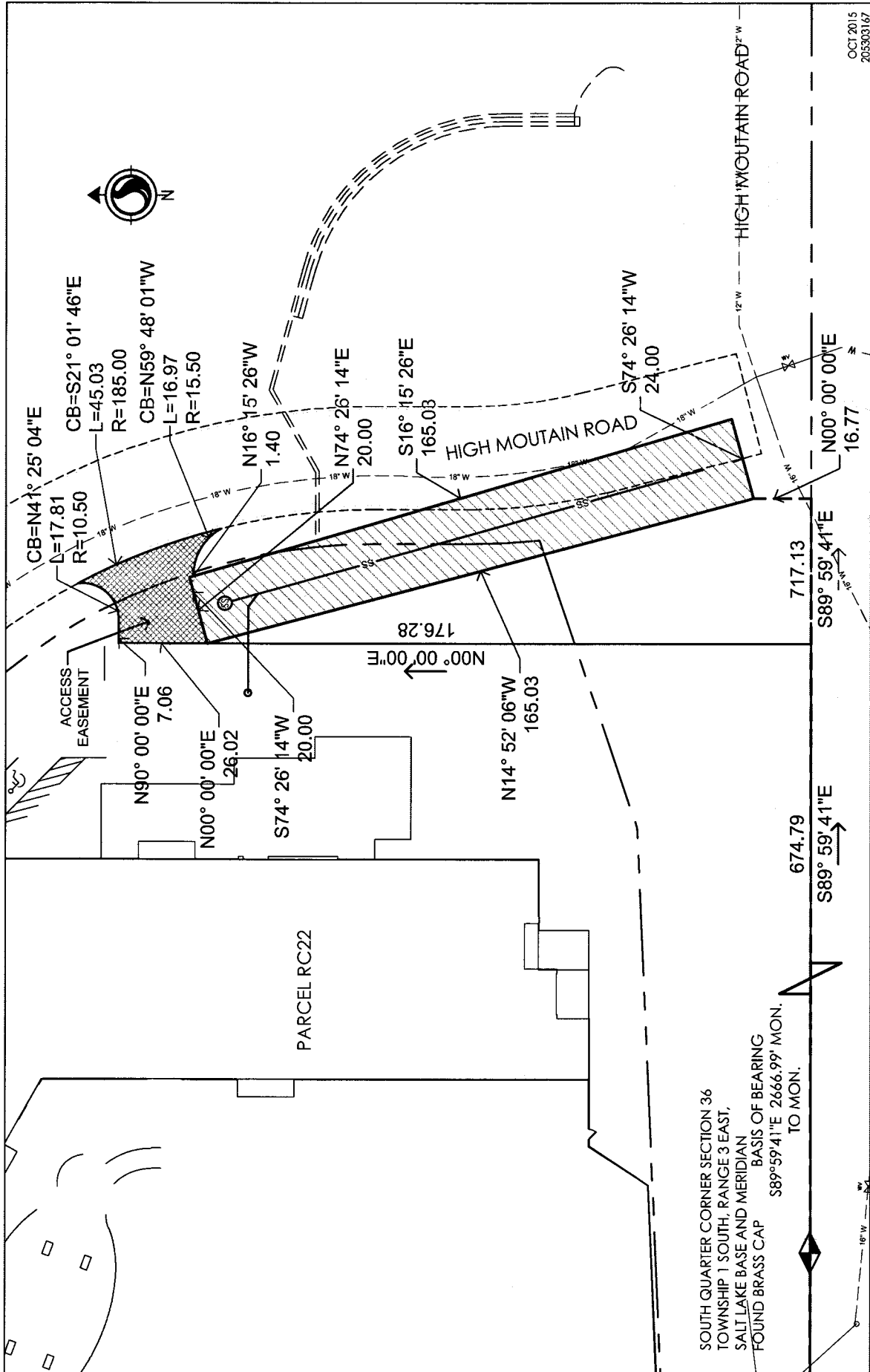
The foregoing instrument was acknowledged before me this 24th day of November, 2015, by M. Thomas Jolley, the COO TCFC Finance Co LLC, a Delaware limited liability company, the Sole Member of TCFC PropCo LLC, a Delaware limited liability company.

[Signature]
NOTARY PUBLIC
RESIDING AT: 1840 SUN Peak 84098

My Commission Expires:
06/13/2016



Revised and Readopted 4/12



3995 South 700 East, Suite 300
Salt Lake City UT
Tel.
www.stantec.com

REPLAY RESORTS
PARCEL RC22

Figure No. _____
Title _____

SEWER AND ACCESS EASEMENT