

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

**GRANT OF EASEMENT  
FOR CONSTRUCTION AND MAINTENANCE OF WASTEWATER COLLECTION AND  
TRANSPORTATION PIPELINE(S)**

Blue Ledge Corporation, a Delaware Corporation, Grantor, does hereby convey and warrant to the Snyderville Basin Water Reclamation District, a special 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 permanent easement and right-of-way for the purpose of constructing, operating and maintaining one or more underground pipelines in the easement granted herein for the collection and transportation of wastewater as permitted by the District in the exclusive discretion of the District, over, across, through and under the premises of the Grantor situated in Summit County, Utah which are more specifically described below as follows:

*Flagstaff Mountain Resort - Marsac Avenue Right of Way Parcel*

A parcel of land located in the southwest quarter and the north half of Section 28, and the south half of Section 21, Township 2 South, Range 4 East, Salt Lake Base and Meridian.

Beginning at a point that is North 01°27'31" West 1226.12 feet along Section Line and West 952.80 feet from the from the east quarter corner of Section 28, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said point being on a 175.00 foot radius curve to the right of which the radius point bears North 40°40'20" East; and running thence northwesterly along the arc of said curve 53.19 feet through a central angle of 17°24'56"; thence North 31°54'44" West 32.01 feet to a point on a 225.00 foot radius curve to the left of which the radius point bears South 58°05'16" West; thence northwesterly along the arc of said curve 61.97 feet through a central angle of 15°46'46"; thence North 47°41'30" West 172.80 feet to a point on a 301.56 foot radius curve to the left of which the radius point bears South 42°18'30" West; thence northwesterly along the arc of said curve 159.22 feet through a central angle of 30°15'03"; thence North 77°56'33" West 176.15 feet to a point on a 390.00 foot radius curve to the right, of which the radius point bears North 12°03'27" East; thence northwesterly along the arc of said curve 175.12 feet through a central angle of 25°43'36"; thence North 52°12'57" West 74.75 feet to a point on a 425.00 foot radius curve to the right of which the radius point bears North 37°47'03" East; thence northwesterly along the arc of said curve 110.79 feet through a central angle of 14°56'10"; thence North 37°16'47" West 189.89 feet to a point on a 375.00 foot radius curve to the right of which the radius point bears North 52°43'13" East; thence northwesterly along the arc of

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said curve 55.92 feet through a central angle of  $08^{\circ}32'36''$  to a point on a 975.00 foot radius reverse curve to the left of which the radius point bears South  $61^{\circ}15'49''$  West; thence northwesterly along the arc of said curve 288.14 feet through a central angle of  $16^{\circ}55'57''$  to a point on a 425.00 foot radius reverse curve to the right of which the radius point bears North  $44^{\circ}19'52''$  East; thence northwesterly along the arc of said curve 245.75 feet through a central angle of  $33^{\circ}07'47''$  to a point on a 725.00 foot radius reverse curve to the left of which the radius point bears South  $77^{\circ}27'40''$  West; thence northwesterly along the arc of said curve 267.33 feet through a central angle of  $21^{\circ}07'36''$  to a point on a 775.00 foot radius reverse curve to the right of which the radius point bears North  $56^{\circ}20'03''$  East; thence northwesterly along the arc of said curve 352.06 feet through a central angle of  $26^{\circ}01'39''$  to a point on a 125.00 foot radius reverse curve to the left of which the radius point bears South  $82^{\circ}21'42''$  West; thence westerly along the arc of said curve 207.31 feet through a central angle of  $95^{\circ}01'25''$ ; thence South  $77^{\circ}20'18''$  West 65.40 feet to a point on a 575.00 foot radius curve to the left of which the radius point bears South  $12^{\circ}39'42''$  East; thence southwesterly along the arc of said curve 142.97 feet through a central angle of  $14^{\circ}14'48''$ ; thence South  $63^{\circ}05'30''$  West 116.81 feet to a point on a 118.63 foot radius curve to the left of which the radius point bears South  $26^{\circ}54'30''$  East; thence southwesterly along the arc of said curve 124.89 feet through a central angle of  $60^{\circ}18'59''$  to a point on a 275.00 foot radius compound curve to the left of which the radius point bears South  $87^{\circ}13'28''$  East; thence southerly along the arc of said curve 64.62 feet through a central angle of  $13^{\circ}27'50''$  to a point on a 625.58 foot radius reverse curve to the right of which the radius point bears South  $79^{\circ}18'42''$  West; thence southerly along the arc of said curve 129.66 feet through a central angle of  $11^{\circ}52'33''$  to a point on a 775.00 foot radius compound curve to the right of which the radius point bears North  $88^{\circ}48'45''$  West; thence southwesterly along the arc of said curve 304.94 feet through a central angle of  $22^{\circ}32'40''$ ; thence South  $23^{\circ}43'55''$  West 337.98 feet to a point on a 375.00 foot radius curve to the right of which the radius point bears North  $66^{\circ}16'05''$  West; thence southwesterly along the arc of said curve 93.78 feet through a central angle of  $14^{\circ}19'44''$  to a point on a 509.74 foot radius reverse curve to the left of which the radius point bears South  $51^{\circ}56'21''$  East; thence southwesterly along the arc of said curve 234.19 feet through a central angle of  $26^{\circ}19'27''$ ; thence South  $11^{\circ}44'12''$  West 109.47 feet to a point on a 215.00 foot radius curve to the right of which the radius point bears North  $78^{\circ}15'48''$  West; thence westerly along the arc of said curve 358.12 feet through a central angle of  $95^{\circ}26'10''$ ; thence North  $72^{\circ}49'39''$  West 203.86 feet to a point on a 133.33 foot radius curve to the left of which the radius point bears South  $17^{\circ}10'21''$  West; thence westerly along the arc of said curve 370.16 feet through a central angle of  $18^{\circ}42'49''$  to a point on a 325.00 foot radius compound curve to the left of which the radius point bears South  $01^{\circ}32'28''$  East; thence southwesterly along the arc of said curve 335.92 feet through a central angle of  $59^{\circ}13'14''$  to a point on a 725.00 foot radius compound curve to the left of which the radius point bears South  $60^{\circ}45'42''$  East; thence southerly along the arc of said curve 192.36 feet through a central angle of  $15^{\circ}12'08''$ ; thence South  $14^{\circ}02'10''$  West 235.22 feet to a point on a

1,225.00 foot radius curve to the right of which the radius point bears North 75°57'50" West; thence southerly along the arc of said curve 185.80 feet through a central angle of 08°41'25" to a point on a 322.06 foot radius reverse curve to the left of which the radius point bears South 67°16'24" East; thence southerly along the arc of said curve 127.20 feet through a central angle of 22°37'44" to a point on a 1,149.60 foot radius reverse curve to the right of which the radius point bears North 89°34'08" West; thence southerly along the arc of said curve 317.97 feet through a central angle of 15°50'52"; thence South 15°56'43" West 110.33 feet to a point on a 674.30 foot radius curve to the right of which the radius point bears lies North 74°03'17" West; thence southerly along the arc of said curve 189.01 feet through a central angle of 16°03'36"; thence South 32°00'19" West 94.09 feet to a point on a 925.00 feet radius curve to the left of which the radius point bears South 57°59'41" East; thence southwesterly along the arc of said curve 262.81 feet through a central angle of 16°16'43"; thence South 15°43'36" West 190.64 feet to a point on a 225.00 foot radius curve to the right of which the radius point bears North 74°16'24" West; thence southwesterly along the arc of said curve 92.57 feet through a central angle of 23°34'23" to a point on a 25.00 foot radius reverse curve to the left of which the radius point bears South 50°42'01" East; thence southerly along the arc of said curve 33.17 feet through a central angle of 76°01'03" to a point on a 80.00 foot radius curve to the right of which the radius point bears South 53°16'56" West; thence southeasterly along the arc of said curve through a central angle of 06°00'06" to a point on a 15.00 foot radius curve to the left of which the radius point bears North 59°17'02" East; thence easterly along the arc of said curve 19.82 feet through a central angle of 75°41'47" to a point on a 50.00 foot radius curve to the left of which the radius point bears North 16°24'46" West; thence northeasterly along the arc of said curve 49.57 feet through a central angle of 56°48'04"; thence North 16°47'11" East 56.03 feet to a point on a 575.00 foot radius curve to the right of which the radius point bears South 73°12'49" East; thence northeasterly along the arc of said curve 389.14 feet through a central angle of 38°46'34"; thence North 55°33'45" East 12.79 feet to a point on a 140.00 foot radius curve to the left of which the radius point bears North 34°26'15" West; thence northeasterly along the arc of said curve 91.65 feet through a central angle of 37°30'27"; thence North 18°03'18" East 52.52 feet to a point on a 75.00 foot radius curve to the right of which the radius point bears South 71°56'42" East; thence southeasterly along the arc of said curve 245.88 feet through a central angle of 187°50'29"; thence North 64°06'13" West 50.00 feet to a point on a 25.00 foot radius curve to the left of which the radius point bears North 64°06'13" West; thence westerly along the arc of said curve 81.96 feet through a central angle of 187°50'29"; thence South 18°03'18" West 52.52 feet to a point on a 190.00 foot radius curve to the right of which the radius point bears North 71°56'42" West; thence southwesterly along the arc of said curve 124.38 feet through a central angle of 37°30'27"; thence South 55°33'45" West 12.79 feet to a point on a 525.00 foot radius curve to the left of which the radius point bears South 34°26'15" East; thence southwesterly along the arc of said curve 355.31 feet through a central angle of 38°46'34"; thence South 16°47'11" West 56.03 feet to a point on a 100.00 foot radius

curve to the right of which the radius point bears North 73°12'49" West; thence southwesterly along the arc of said curve 112.21 feet through a central angle of 64°17'22" to a point on a 15.00 foot radius reverse curve to the left of which the radius point bears South 08°55'27" East; thence southwesterly along the arc of said curve 16.15 feet through a central angle of 61°42'18" to a point on a 80.00 foot radius reverse curve to the right of which the radius point bears North 70°37'45" West; thence northwesterly along the arc of said curve 341.18 feet through a central angle of 244°21'01" to a point on a 10.00 foot radius reverse curve to the left of which the radius point bears North 06°16'44" West; thence northeasterly along the arc of said curve 5.37 feet through a central angle of 30°47'13" to the point on a 175.00 foot radius compound curve to the left of which the radius point bears North 37°03'57" West; thence northeasterly along the arc of said curve 113.64 feet through a central angle of 37°12'27" to a point on a 975.00 foot radius curve to the right of which the radius point bears South 74°16'24" East; thence northeasterly along the arc of said curve 277.01 feet through a central angle of 16°16'43"; thence North 32°00'19" East 94.09 feet to a point on a 624.30 foot radius curve to the left of which the radius point bears North 57°59'41" West; thence northeasterly along the arc of said curve 174.99 feet through a central angle of 16°03'36"; thence North 15°56'43" East 110.33 feet to a point on a 1,099.60 foot radius curve to the left of which the radius point bears North 74°03'17" West; thence northeasterly along the arc of said curve 304.14 feet through a central angle of 15°50'52" to a point on a 372.06 foot radius reverse curve to the right of which the radius point bears South 89°54'08" East; thence northerly along the arc of said curve 146.95 feet through a central angle of 22°37'44" to a point on a 1,175.00 foot radius reverse curve to the left of which the radius point bears North 67°16'24" East; thence northerly along the arc of said curve 178.22 feet through a central angle of 08°41'25"; thence North 14°02'10" East 235.22 feet to a point on a 775.00 foot radius curve to the right of which the radius point bears South 75°57'50" East; thence northeasterly along the arc of said curve 205.63 feet through a central angle of 15°12'08" to a point on a 375.00 foot radius compound curve to the right of which the radius point bears South 60°45'42" East; thence northeasterly along the arc of said curve 387.60 feet through a central angle of 59°13'14" to a point on a 1,183.33 foot radius compound curve to the right of which the radius point bears South 01°32'28" East; thence easterly along the arc of said curve 386.49 feet through a central angle of 18°42'49"; thence South 72°49'39" East 203.86 feet to a point on a 165.00 foot radius curve to the left of which the radius point bears North 17°10'21" East; thence northeasterly along the arc of said curve 274.84 feet through a central angle of 95°26'10"; thence North 11°44'12" East 109.47 feet to a point on a 559.74 foot radius curve to the right of which the radius point bears South 78°15'48" East; thence northeasterly along the arc of said curve 257.17 feet through a central angle of 26°19'27" to a point on a 325.00 foot reverse curve to the left of which the radius point bears North 51°56'21" West; thence northeasterly along the arc of said curve 81.28 feet through a central angle of 14°19'44"; thence North 23°43'55" East 337.98 feet to a point on a 725.00 foot radius curve to the left of which the radius point bears North 66°16'05" West; thence northerly along

the arc of said curve 285.27 feet through a central angle of 22°32'40" to a point on a 575.58 foot radius compound curve to the left of which the radius point bears North 88°48'45" West; thence northerly along the arc of said curve 119.30 feet through a central angle of 11°52'33" to a 325.00 foot radius reverse curve to the right of which the radius point bears North 79°18'42" East; thence northerly along the arc of said curve 76.37 feet through a central angle of 13°27'50" to a point on a 168.63 foot radius compound curve to the right of which the radius point bears South 87°13'28" East; thence northeasterly along the arc of said curve 177.52 feet through a central angle of 60°18'59"; thence North 63°05'30" East 116.81 feet to a point on a 625.00 foot radius curve to the right of which the radius point bears South 26°54'30" East; thence easterly along the arc of said curve 155.41 feet through a central angle of 14°14'48"; thence North 77°20'18" East 65.40 feet to a point on a 175.00 foot radius curve to the right of which the radius point bears South 12°39'42" East; thence southeasterly along the arc of said curve 290.23 feet through a central angle of 95°01'25" to a point on a 725.00 foot radius reverse curve to the left of which the radius point bears North 82°21'42" East; thence southerly along the arc of said curve 329.34 feet through a central angle of 26°01'39" to a point on a 775.00 foot radius reverse curve to the right of which the radius point bears South 56°20'03" West; thence southeasterly along the arc of said curve 285.77 feet through a central angle of 21°07'36" to a point on a 375.00 foot radius reverse curve to the left of which the radius point bears North 77°27'40" East; thence southeasterly along the said arc of said curve 216.83 feet through a central angle of 33°07'47" to a point on a 1,025.00 foot radius reverse curve to the right of which the radius point bears South 44°19'52" West; thence southeasterly along the arc of said curve 302.92 feet through a central angle of 16°55'57" to a point on a 325.00 foot radius reverse curve to the left of which the radius point bears North 61°15'49" East; thence southeasterly along the arc of said curve 48.46 feet through a central angle of 08°32'36"; thence South 37°16'47" East 189.89 feet to a point on a 375.00 foot radius curve to the left of which the radius point bears North 52°43'13" East; thence southeasterly along the arc of said curve 97.76 feet through a central angle of 14°56'10"; thence South 52°12'57" East 74.75 feet to a point on a 340.00 foot radius curve to the left of which the radius point bears North 37°47'03" East; thence southeasterly along the arc of said curve 152.67 feet through a central angle of 25°43'36"; thence South 77°56'33" East 176.15 feet to a point on a 351.56 foot radius curve to the right of which the radius point bears South 12°03'27" West; thence southeasterly along the arc of said curve 185.62 feet through a central angle of 30°15'03"; thence South 47°41'30" East 172.80 feet to a point on a 275.00 foot radius curve to the right of which the radius point bears South 42°18'30" West; thence southeasterly along the arc of said curve 62.75 feet through a central angle of 13°04'22"; thence South 17°09'46" East 54.56 feet; thence South 52.55 feet to the Point of Beginning.

*Flagstaff Mountain Resort - Northside Court*

A parcel of land located in the northwest quarter of Section 28, Township 2 South, Range 4 East, Salt Lake Base and Meridian.

Beginning at a point that is South  $00^{\circ}30'49''$  East 1221.87 feet along Section Line and East 727.54 feet from the northwest corner of Section 28, Township 2 South, Range 4 East, Salt Lake Base and Meridian said point also being on a 15.00 foot radius curve to the left of which the radius point bears South  $75^{\circ}12'45''$  East; and running thence southeasterly along the arc of said curve 24.64 feet through a central angle of  $94^{\circ}08'05''$  to a point on a 5868.51 foot radius compound curve to the left of which the radius point bears North  $10^{\circ}39'10''$  East; thence easterly along the arc of said curve a distance of 205.62 feet through a central angle of  $02^{\circ}00'27''$  to a point on a 25.00 foot radius compound curve to the left of which the radius point bears North  $08^{\circ}38'43''$  East; thence easterly along the arc of said curve 19.38 feet through a central angle of  $44^{\circ}24'55''$  to a point on a 45.00 foot radius reverse curve to the right of which the radius point bears South  $35^{\circ}46'12''$  East; thence southerly along the arc of said curve 211.14 feet through a central angle of  $268^{\circ}49'50''$  to a point on a 25.00 foot radius reverse curve to the left of which the radius point bears South  $53^{\circ}03'38''$  West; thence northwesterly along the arc of said curve 19.38 feet through a central angle of  $44^{\circ}24'55''$  to a point on a 5918.51 foot radius reverse curve to the right of which the radius point bears North  $08^{\circ}38'43''$  East; thence westerly along the arc of said curve 212.15 feet through a central angle of  $02^{\circ}03'14''$  to a point on a 15.00 foot radius reverse curve to the left of which the radius point bears South  $10^{\circ}41'56''$  West; thence southwestwesterly along the arc of said curve 22.69 feet through a central angle of  $86^{\circ}39'46''$ ; thence North  $14^{\circ}02'10''$  East 70.83 feet to a point on a 725.00 foot radius curve to the right of which the radius point bears South  $75^{\circ}57'50''$  East; thence northerly along the arc of said curve 9.50 feet through a central angle of  $00^{\circ}45'04''$  to the Point of Beginning.

*Flagstaff Mountain Resort - Hawkeye Place*

A parcel of land located in the northwest quarter of Section 28, Township 2 South, Range 4 East, Salt Lake Base and Meridian.

Beginning at a point that is South  $00^{\circ}30'49''$  East 1676.78 feet along Section Line and East 591.41 feet from the northwest corner of Section 28, Township 2 South, Range 4 East, Salt Lake Base and Meridian said point also being on a 15.00 foot radius curve to the left of which the radius point bears South  $75^{\circ}03'01''$  East; thence southeasterly along the arc of said curve 28.55 feet through a central angle of  $109^{\circ}03'32''$ ; thence North  $85^{\circ}53'28''$  East 7.76 feet to a point on a 25.00 foot radius curve to the left of which the radius point bears North  $04^{\circ}06'32''$  West; thence northeasterly along the arc of said curve 20.55 feet through a central angle of  $47^{\circ}06'08''$ ; thence North  $38^{\circ}47'20''$  East 57.02 feet to a point on a 191.71 foot radius curve to the right of which the

radius point bears South 51°12'40" East; thence northeasterly along the arc of said curve 116.32 feet through a central angle of 34°45'44" to a point on a 25.00 foot radius reverse curve to the left of which the radius point bears North 16°26'56" West; thence northeasterly along the arc of said curve 16.63 feet through a central angle of 38°06'09" to a point on a 45.00 foot radius reverse curve to the right of which the radius point bears South 54°33'05" East; thence southerly along the arc of said curve 210.26 feet through a central angle of 267°42'56" to a point on a 25.00 foot radius reverse curve to the left of which the radius point bears South 33°09'51" West; thence westerly along the arc of said curve 23.82 feet through a central angle of 54°35'19" to a point on a 141.71 foot radius compound curve to the left of which the radius point bears South 21°25'28" East; thence southwesterly along the arc of said curve 73.67 feet through a central angle of 29°47'12"; thence South 38°47'20" West 57.02 feet to a point on a 75.00 foot radius curve to the right of which the radius point bears North 51°12'40" West; thence southwesterly along the arc of said curve 61.66 feet through a central angle of 47°06'08"; thence South 85°53'28" West 23.94 feet to a point on a 15.00 foot radius curve to the left of which the radius point bears South 04°06'32" East; thence southwesterly along the arc of said curve 22.43 feet through a central angle of 85°40'55" to a point on a 1149.60 foot radius curve to the left of which the radius point bears North 89°47'27" West; thence northerly along the arc of said curve 2.23 feet through a central angle of 00°06'41" to a point on a 322.06 foot radius curve to the right of which the radius point bears South 89°54'08" East; thence northerly along the arc of said curve 83.48 feet through a central angle of 14°51'07" to the Point of Beginning.

*Northside Village Subdivision II - Utility Easement - Lot B*

A parcel of land located in the northwest quarter of Section 28, Township 2 South, Range 4 East, Salt Lake Base and Meridian;

Beginning at a point that is South 00°30'49" East 1181.58 feet along Section Line and East 153.62 feet from the northwest corner of Section 28, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said point also being on the easterly line of a 30' foot wide utility easement recorded November 21, 2001 as Entry No. 604046 in Book 1412, Pages 1269-1273 in the office of the Summit County Recorder; and running thence South 66°04'08" East 429.40 feet; thence North 39°33'43" East 142.36 feet; thence South 86°33'43" East 33.05 feet; thence South 14°02'10" West 205.27 feet to a point on a 1175.00 foot radius curve to the right of which the radius point bears North 75°57'50" West; thence southerly along the arc of said curve 67.70 feet through a central angle of 03°18'04"; thence North 31°09'59" West 140.77 feet; thence North 66°04'08" West 398.25 feet; thence South 65°47'12" West 19.00 feet to a point on a 1974.42 foot radius curve to the left and on the easterly line of said 30' foot wide utility easement; thence along the easterly easement line the following two (2) courses: 1) northerly along the arc of said curve 39.55 feet (chord bears North 06(20'00" East 39.55 feet) to a point on a 4885.00 foot

radius curve to the right; thence 2) northerly along the arc of said curve 17.30 feet (chord bears North 05°51'40" East 17.30 feet) to the Point of Beginning.

*Northside Village Subdivision II - 30' Wide Ski and Utility Easement - Lot B*

A parcel of land located in the northwest quarter of Section 28, Township 2 South, Range 4 East, Salt Lake Base and Meridian.

Beginning at a point that is South 00°30'49" East 836.65 feet along Section Line and East 1072.86 feet from the northwest corner of Section 28, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence North 01°32'28" West 55.48 feet to a point on a 40.00 foot radius curve to the right; thence northeasterly along the arc of said curve 34.49 feet (chord bears North 35°53'37" East 33.43 feet); thence North 60°35'42" East 152.35 feet to a point on a 40.00 foot radius curve to the left of which the radius point bears North 29°24'19" West; thence northeasterly along the arc of said curve 45.65 feet through a central angle of 65°23'39"; thence North 04°47'58" West 45.50 feet to a point on a 85.00 foot radius curve to the left of which the radius point bears South 85°12'02" West; thence northwesterly along the arc of said curve 105.55 feet through a central angle of 71°08'46" to a point on a 185.00 foot radius compound curve to the left of which the radius point bears South 14°03'17" West; thence westerly along the arc of said curve 59.17 feet through a central angle of 18°19'26" to a point on a 747.40 foot radius reverse curve to the right of which the radius point bears North 04°16'09" West; thence westerly along the arc of said curve 84.70 feet through a central angle of 06°29'36"; thence North 87°46'33" West 188.96 feet to a point on a 254.02 foot radius curve to the left of which the radius point bears South 02°13'26" West; thence westerly along the arc of said curve 163.60 feet through a central angle of 36°54'00"; thence South 55°19'27" West 32.03 feet to a point on a 337.28 foot radius curve to the left of which the radius point bears South 34°40'33" East; thence southwesterly along the arc of said curve 132.51 feet through a central angle of 22°30'39" to a point on a 215.00 foot radius reverse curve to the right of which the radius point bears North 57°11'12" West; thence southwesterly along the arc of said curve 82.43 feet through a central angle of 21°58'02" to a point on a 184.44 foot radius reverse curve to the left of which the radius point bears South 35°13'10" East; thence southwesterly along the arc of said curve 46.54 feet through a central angle of 14°27'23"; thence South 40°19'27" West 232.81 feet to a point on a 985.00 foot radius curve to the left of which the radius point bears South 49°40'33" East; thence southwesterly along the arc of said curve 294.62 feet through a central angle of 17°08'15" to a point on a 552.77 foot compound curve to the left of which the radius point bears South 66°48'48" East; thence southwesterly along the arc of said curve 4.61 feet through a central angle of 00°28'39"; thence North 66°04'08" West 18.60 feet to a point on a 4885.00 foot radius curve to the right; thence northerly along the arc of said curve 37.41 feet (chord bears North 06°10'55" East 37.41 feet) to a point on a 1015.00 foot radius curve to the right; thence northeasterly along the arc of



said curve 272.18 feet (chord bears North 32°38'31" East 271.37 feet); thence North 40°19'27" East 232.81 feet to a point on a 214.44 foot radius curve to the right of which the radius point bears South 49°40'33" East; thence northeasterly along the arc of said curve 54.11 feet through a central angle of 14°27'23" to a point on a 185.00 foot radius reverse curve to the left of which the radius point bears North 35°13'10" West; thence northeasterly along the arc of said curve 70.93 feet through a central angle of 21°58'02" to a point on a 367.28 foot radius reverse curve to the right of which the radius point bears South 57°11'12" East; thence northeasterly along the arc of said curve 144.30 feet through a central angle of 22°30'39"; thence North 55°19'27" East 32.03 feet to a point on a 284.02 foot radius curve to the right of which the radius point bears South 34°40'33" East; thence easterly along the arc of said curve 182.92 feet through a central angle of 36°54'00"; thence South 87°46'33" East 188.96 feet to a point on a 717.40 foot radius curve to the left of which the radius point bears North 02°13'27" East; thence easterly along the arc of said curve 81.30 feet through a central angle of 06°29'36" to a point on a 215.00 foot radius reverse curve to the right of which the radius point bears South 04°16'09" East; thence easterly along the arc of said curve 68.76 feet through a central angle of 18°19'26" to a point on a 115.00 foot radius compound curve to the right of which the radius point bears South 14°03'17" West; thence southeasterly along the arc of said curve 142.80 feet through a central angle of 71°08'46"; thence South 04°47'58" East 45.50 feet to a point on a 70.00 foot radius curve to the right of which the radius point bears South 85°12'02" West; thence southwesterly along the arc of said curve 79.89 feet through a central angle of 65°23'39"; thence South 60°35'42" West 98.55 feet; thence South 01°32'28" East 46.11 feet to a point on a 1220.62 foot radius curve to the right; thence easterly along the arc of said curve 24.90 feet (chord bears South 87°06'34" East 24.90 feet) to a point on a 65.00 foot radius curve to the right of which the radius point bears South 03°28'30" West; thence southeasterly along the arc of said curve 61.29 feet through a central angle of 54°01'17"; thence South 32°30'13" East 14.91 feet to a point on a 1183.33 foot radius curve to the left; thence westerly along the arc of said curve 164.98 feet (chord bears North 87°32'49" West 164.85 feet) to the Point of Beginning.

*POD B2 UTILITY EASEMENT*

A parcel of land located in the southwest quarter of Section 28, Township 2 South, Range 4 East, Salt Lake Base and Meridian.

Beginning at a point that is North 00°30'49" West 2243.78 feet along Section Line and East 173.99 feet from the southwest corner of Section 28, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence South 53°15'03" East 51.54 feet; thence South 36°44'57" West 20.00 feet; thence North 53°15'03" West 50.43 feet to a point on a curve to the left having a radius of 80.00 feet (chord bears North 33°33'14" East 20.03 feet) to the point of beginning.

Also granting to the Snyderville Basin Water Reclamation District a perpetual right of ingress and egress to and from and along said right-of-way and with the right to operate, maintain, repair, replace, augment and/or remove the pipelines deemed necessary by the District for the collection and transportation of wastewater; also 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 endanger the safety of or interfere with the operation of Grantee's facilities. The Grantor and its successors in interest hereby forever relinquish the right to construct any improvement which would interfere with the operation, replacement or repair of the pipelines constructed and maintained under the provisions of this 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 operate, maintain, repair or replace the sewer pipeline constructed by or for the Grantee.

The easement granted herein is subject to the condition that the Grantee shall indemnify and hold harmless the Grantor, its heirs and successors against any and all liability caused by the acts of the Grantee, its contractors or agents, during the construction, operation or maintenance of the sewer pipeline provided for in this easement; the Grantor's right to indemnification or to be held harmless by the Grantee under the terms of this paragraph are expressly conditioned upon prompt and immediate notice to the Grantee of any claim or demand which would cause a claim against the Grantee and upon the Grantee's right to defend any claim against the Grantor which would cause a claim of indemnification against the Grantor. This provision shall not be interpreted or construed to waive the rights of the Grantee to the affirmative defenses to claims provided under the Utah Governmental Immunity Act.

WITNESS the hand of said Grantor this 3<sup>rd</sup> day of JUNE, 2002.

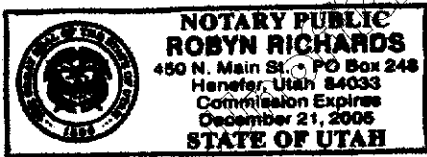
Blue Ledge Corporation

*[Signature]*

by Hank Rothwell, President

STATE OF UTAH )  
COUNTY OF SUMMIT )

On the 3<sup>rd</sup> day of June, 2002, personally appeared before me Hank Rothwell, the signor of the foregoing instrument, who did personally acknowledge to me that the foregoing easement was executed by the Grantor.



*[Signature]*

NOTARY PUBLIC

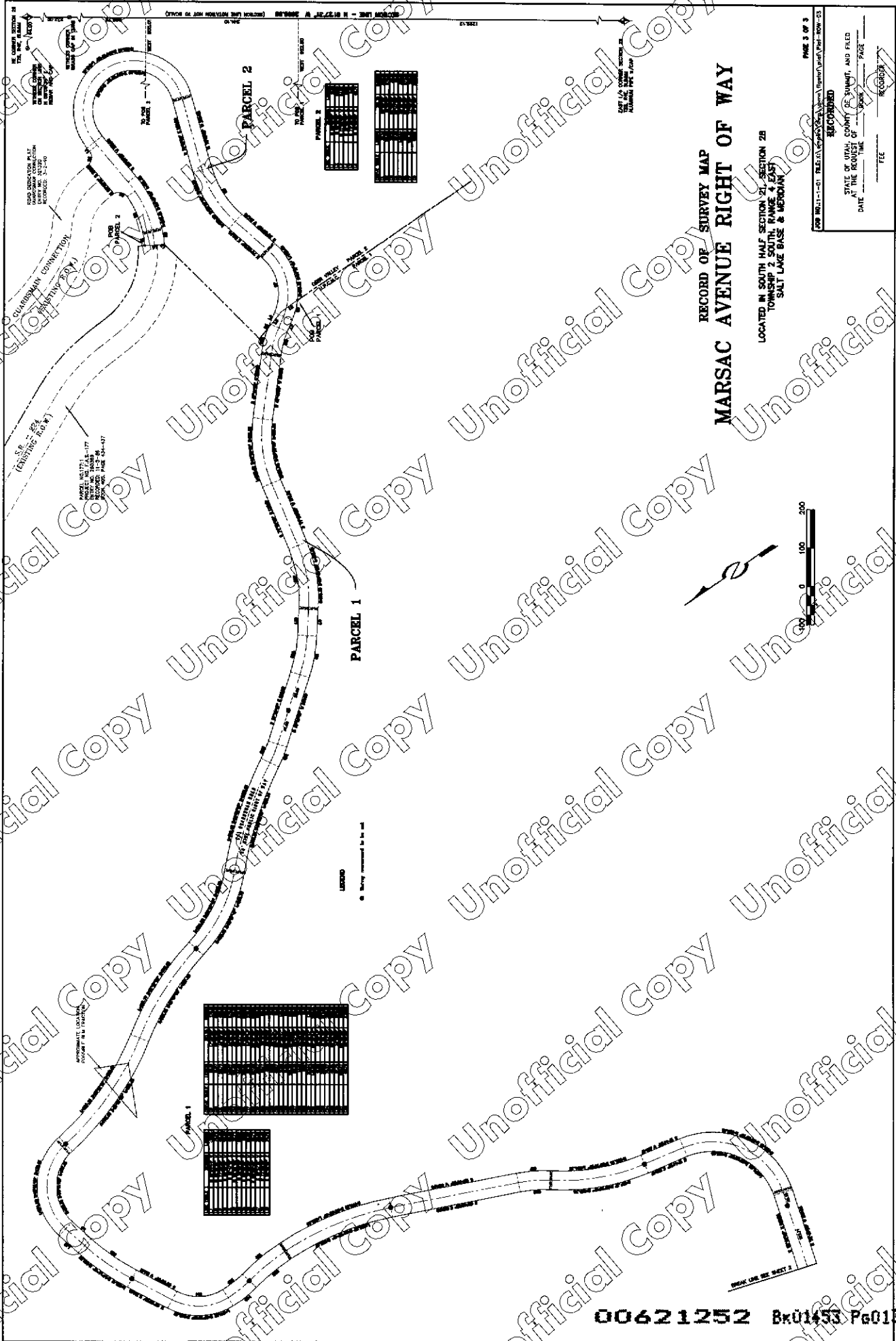
RESIDING AT:

Henrieville, Utah

My Commission Expires:

December 21, 2005

Y:\DOC\UPCMC\Flogstaff\GRANT1.DOC



**RECORD OF SURVEY MAP**  
**MARSAC AVENUE RIGHT OF WAY**

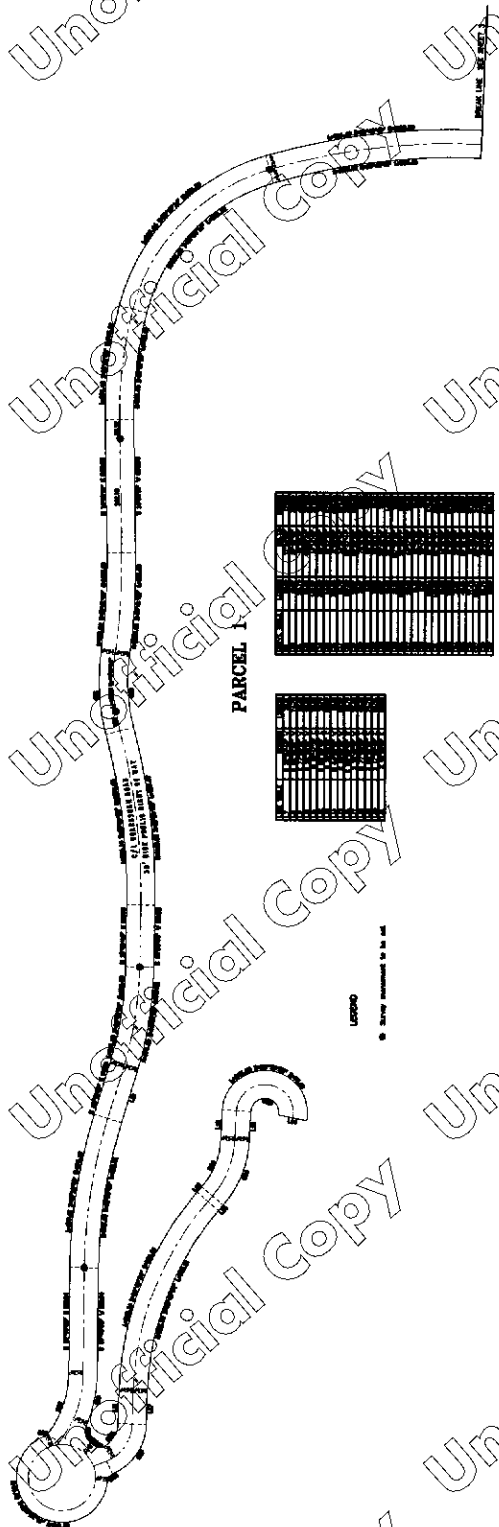
LOCATED IN SOUTH HALF SECTION 21, SECTION 28  
 TOWNSHIP 2 SOUTH, RANGE 4 EAST  
 SALT LAKE BASE & MERIDIAN

STATE OF UTAH  
 COUNTY OF SUMMIT, AND FILED  
 DATE \_\_\_\_\_ TIME \_\_\_\_\_ PAGE \_\_\_\_\_  
 FOR RECORD  
 FEE \_\_\_\_\_ RECORD # \_\_\_\_\_

Unofficial Copy

# MARSAC AVENUE RIGHT OF WAY

LOCATED IN SOUTH HALF SECTION 21, SECTION 28  
TOWNSHIP 2, SOUTH RANGE 4, EAST  
SALT LAKE BASE & MERIDIAN



FILE NO. 12-1-101 FILED AT SALT LAKE COUNTY CLERK'S OFFICE

RECORDED

STATE OF UTAH, COUNTY OF SUMMIT, AND FILED

DATE \_\_\_\_\_ TIME \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

FEE \_\_\_\_\_ RECORDED \_\_\_\_\_

PAGE 2 OF 3



NORTHWEST CORNER  
SECTION 28

S 00°30'49" E  
1221.87'

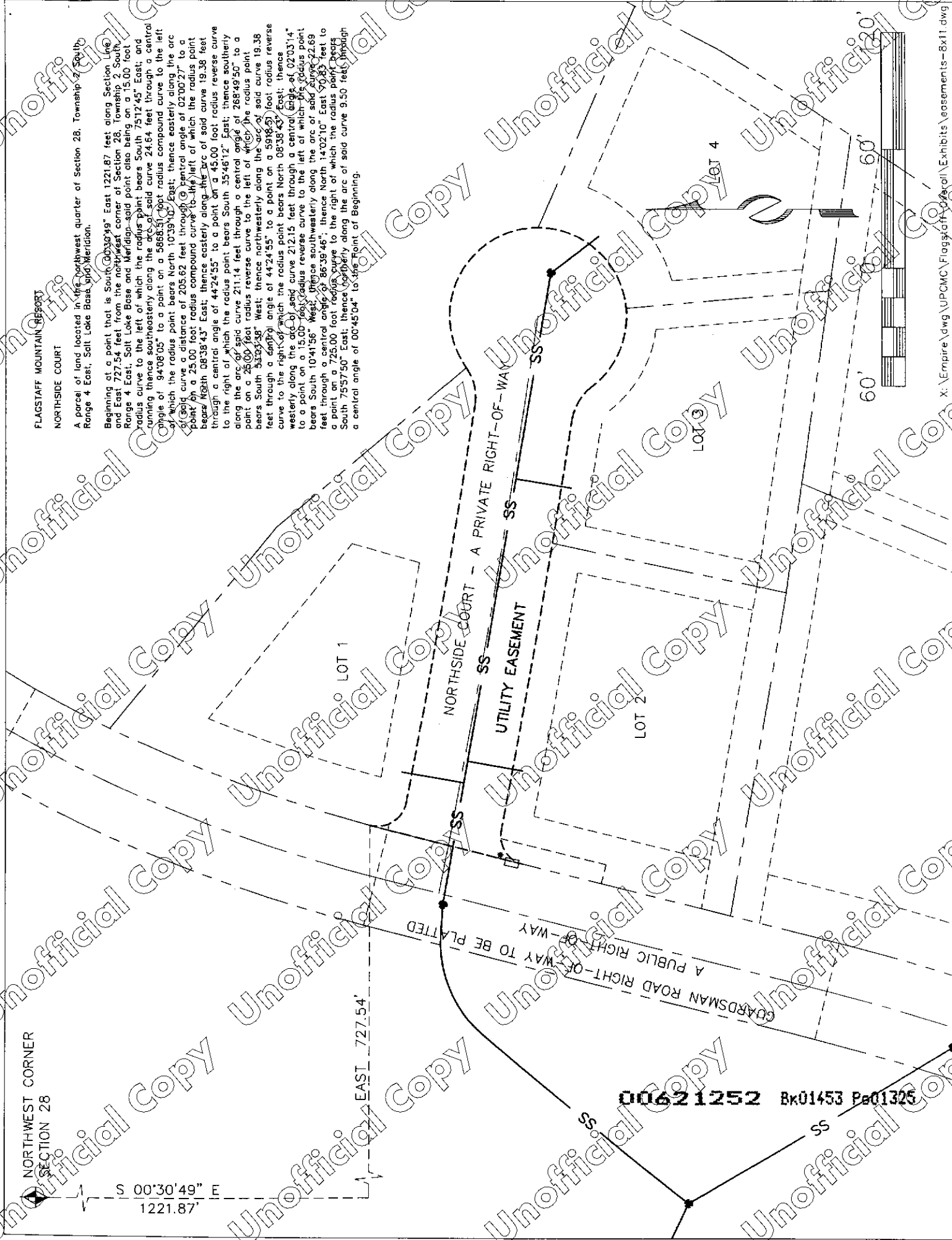
EAST 727.54'

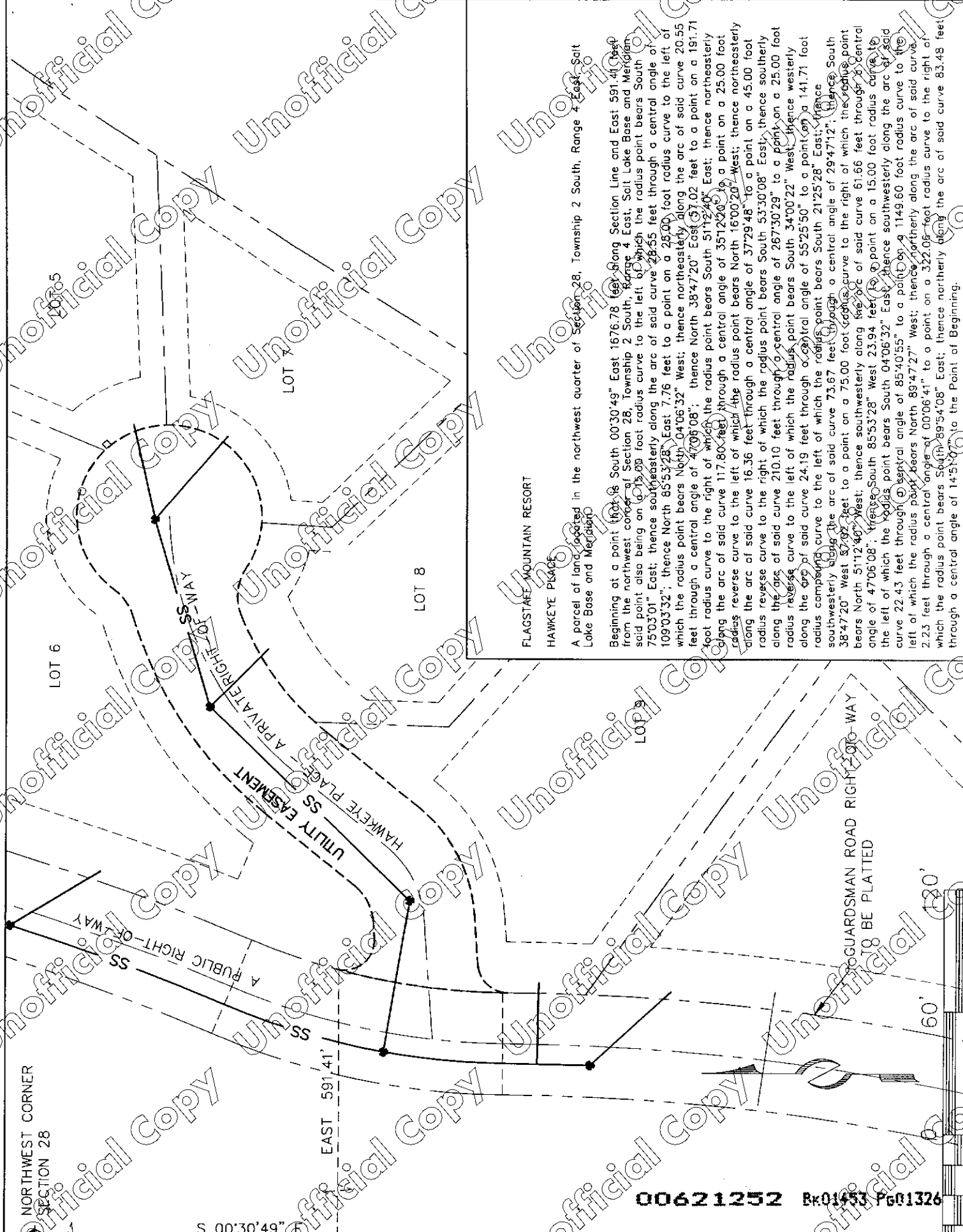
00621252 Bk01453 Pg01305

FLAGSTAFF MOUNTAIN RESORT  
NORTHSIDE COURT

A parcel of land located in the northwest quarter of Section 28, Township 27 South, Range 4 East, Salt Lake Base and Meridian.

Beginning at a point that is South 00°30'49" East 1221.87 feet along Section Line and East 727.54 feet from the northwest corner of Section 28, Township 27 South, Range 4 East, Salt Lake Base and Meridian; said point also being on a 15.00 foot radius curve to the left of which the radius point bears South 75°12'45" East; and running thence southeasterly along the arc of said curve 24.64 feet through a central angle of 94°08'05" to a point on a 5868.51 foot radius compound curve to the left of which the radius point bears North 10°39'10" East; thence easterly along the arc of said curve a distance of 205.62 feet through a central angle of 02°00'27" to a point on a 25.00 foot radius compound curve to the left of which the radius point bears North 08°38'43" East; thence easterly along the arc of said curve 19.38 feet through a central angle of 44°24'55" to a point on a 45.00 foot radius reverse curve to the right of which the radius point bears South 35°46'12" East; thence southerly along the arc of said curve 211.14 feet through a central angle of 268°49'50" to a point on a 25.00 foot radius reverse curve to the left of which the radius point bears South 53°33'36" West; thence northwesterly along the arc of said curve 19.38 feet through a central angle of 44°24'55" to a point on a 5918.51 foot radius reverse curve to the right of which the radius point bears North 08°38'43" East; thence westerly along the arc of said curve 212.15 feet through a central angle of 02°03'14" to a point on a 15.00 foot radius reverse curve to the left of which the radius point bears South 10°41'56" West; thence southwesterly along the arc of said curve 22.68 feet through a central angle of 86°39'46" to a point on a 14.0210 foot radius reverse curve to the right of which the radius point bears South 75°57'50" East; thence northerly along the arc of said curve 9.50 feet through a central angle of 00°45'04" to the Point of Beginning.





**FLAGSTAFF MOUNTAIN RESORT  
HAWKEYE PLACE**

A parcel of land located in the northwest quarter of Section 28, Township 2 South, Range 4 East, Salt Lake Base and Meridian

Beginning at a point (marked) 1676.78 feet along Section Line and East 591.41 feet from the northwest corner of Section 28, Township 2 South, Range 4 East, Salt Lake Base and Meridian said point also being on a 15.00 foot radius curve to the left of which the radius point bears South 75°03'01" East; thence southwesterly along the arc of said curve 28.55 feet through a central angle of 109°03'32"; thence North 85°53'28" East 7.76 feet to a point on a 25.00 foot radius curve to the left of which the radius point bears North 04°06'32" West; thence northeasterly along the arc of said curve 20.55 feet through a central angle of 47°08'08"; thence North 38°47'20" East 57.02 feet to a point on a 191.71 foot radius curve to the right of which the radius point bears South 51°12'40" East; thence northeasterly along the arc of said curve 117.80 feet through a central angle of 351°22'00" to a point on a 25.00 foot radius reverse curve to the left of which the radius point bears North 16°00'20" West; thence northeasterly along the arc of said curve 16.36 feet through a central angle of 37°29'48" to a point on a 45.00 foot radius reverse curve to the right of which the radius point bears South 53°30'08" East; thence southerly along the arc of said curve 210.10 feet through a central angle of 267°30'29" to a point on a 25.00 foot radius reverse curve to the left of which the radius point bears South 34°00'22" West; thence westerly along the arc of said curve 24.19 feet through a central angle of 55°25'50" to a point on a 141.71 foot radius compound curve to the left of which the radius point bears South 21°25'28" East; thence southwesterly along the arc of said curve 73.67 feet through a central angle of 29°47'12"; thence South 38°47'20" West 57.02 feet to a point on a 75.00 foot radius curve to the right of which the radius point bears North 51°12'40" West; thence southwesterly along the arc of said curve 61.66 feet through a central angle of 47°06'08"; thence South 85°53'28" West 23.94 feet to a point on a 15.00 foot radius curve to the left of which the radius point bears South 04°06'32" East; thence southwesterly along the arc of said curve 22.43 feet through a central angle of 85°40'55" to a point on a 1149.60 foot radius curve to the left of which the radius point bears North 89°47'27" West; thence northerly along the arc of said curve 2.23 feet through a central angle of 00°06'41" to a point on a 322.08 foot radius curve to the right of which the radius point bears South 89°54'08" East; thence northerly along the arc of said curve 83.48 feet through a central angle of 14°51'07" to the Point of Beginning.

NORTHWEST CORNER  
SECTION 28

S 00°30'49" E  
1181.58'

EAST 153.62'

LEGAL DESCRIPTION  
FLAGSTAFF MOUNTAIN RESORT  
UTILITY EASEMENT - LOT B

A parcel of land located in the northwest quarter of Section 28, Township 2 South, Range 4 East, Salt Lake Base and Meridian.

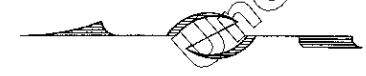
Beginning at a point that is South 00°30'49" East 1181.58 feet along Section Line and East 153.62 feet from the northwest corner of Section 28, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said point also being on the easterly line of a 30' foot wide utility easement recorded November 21, 2001 as Entry No. 604046 in Book 1412, Pages 1269-1273 in the office of the Summit County Recorder; and running thence South 66°04'08" East 429.40 feet; thence North 39°33'43" East 142.36 feet; thence South 86°33'43" East 33.05 feet; thence South 14°02'10" West 205.27 feet to a point on a 1175.00 foot radius curve to the right of which the radius point bears North 75°57'50" West; thence southerly along the arc of said curve 87.70 feet through a central angle of 03°18'04"; thence North 31°09'59" West 140.77 feet; thence North 66°04'08" West 398.25 feet; thence South 65°47'12" West 39.00 feet to a point on a 1974.42 foot radius curve to the left and on the easterly line of said 30' foot wide utility easement; thence along the easterly easement line the following two (2) courses: (1) northerly along the arc of said curve 39.55 feet (chord bears North 06°20'00" East 39.55 feet) to a point on a 4885.00 foot radius curve to the right; thence (2) northerly along the arc of said curve 17.30 feet (chord bears North 05°51'40" East 17.30 feet) to the Point of Beginning.

A PUBLIC RIGHT-OF-WAY TO BE PLATTED  
GUARDSMAN ROAD RIGHT-OF-WAY

UTILITY EASEMENT

SBWRD EASEMENT  
RECORDED NOV. 21, 2001  
ENTRY NO. 604046  
BOOK 1412, PAGE 1269-1273

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Unofficial Copy

NORTHWEST CORNER  
SECTION 28

SPURD EASEMENT  
RECORDED ENTRY 21, 2001  
ENTRY NO. 268946  
BOOK 1412, PAGE 01269-1273

30' WIDE SKI AND UTILITY EASEMENT -- LOT 8

UTILITY EASEMENT

GUARDSMAN ROAD RIGHT-OF-WAY TO BE RELATED  
TO A PUBLIC RIGHT-OF-WAY

S 00°30'49" E  
836.65'

EAST  
1072.86'

0062 1252 Bk01453 Pg01328





SBWRD EASEMENT  
 RECORDED: NOV. 21, 2001  
 ENTRY NO.: 604046  
 BOOK 1412, PAGE 1269-1273

GUARDSMAN ROAD

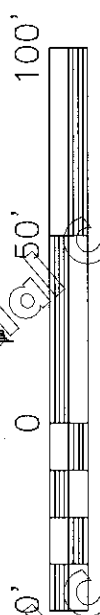
UTILITY EASEMENT

EAST 173.99'

RIGHT-OF-WAY TO BE LATED  
 AT THE RIGHT-OF-WAY

S 00°30'49" E 2243.78'

SOUTHWEST CORNER  
 SECTION 28



LEGAL DESCRIPTION

FLAGSTAFF MOUNTAIN RESORT  
 POD B2 UTILITY EASEMENT

A parcel of land located in the southwest quarter of Section 28, Township 2 South, Range 4 East, Salt Lake Base and Meridian.

Beginning at a point that is North 00°30'49" West 2243.78 feet along Section Line and East 173.99 feet from the southwest corner of Section 28, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence South 53°15'03" East 51.54 feet; thence South 36°44'57" West 20.00 feet; thence North 53°15'03" West 50.42 feet to a point on a curve to the left having a radius of 80.00 feet (chord bears North 33°33'14" East 20.03 feet) to the point of beginning.

0052 1252 Bx01453 Pe01329