

ENTRY NO. 01063496

02/08/2017 02:45:01 PM B: 2396 P: 1255

Easements PAGE 177
MARY ANN TRUSSELL, SUMMIT COUNTY RECORDER
FEE 0.00 BY SNYDERVILLE BASIN SID



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

RECORDING FEES EXEMPT PER U.C.A. § 63J-1-505

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

Liberty Capital Lending, a Utah Limited Liability Company, Village Development Group a Utah Corporation and Gayle Larsen, Grantors, do 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 permanent non-exclusive easement and right-of-way for the purpose of constructing, operating and maintaining one or more underground pipelines and appurtenances 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 as follows:

SBWRD EASEMENT 'A'

An easement lying within, in the North half of Section 22, Township 1 South, Range 4 East, Salt Lake Base & Meridian, Summit County, Utah more particularly described as follows:

Commencing at the northwest corner of said Section 22, a found stone and running thence South 89°43'02" East, a distance of 1,331.82 feet along the northerly line of said Section 22 and thence South, a distance of 584.64 feet to the true **Point of Beginning**. Thence North 89°54'51" East 20.00 feet; thence South 00°05'09" East 165.46 feet; thence North 89°53'51" East 169.06 feet; thence North 00°06'09" West 15.19 feet; thence North 89°54'51" East 20.00 feet; thence South 00°06'09" East 15.18 feet; thence North 89°53'51" East 105.09 feet; thence North 00°06'09" West 15.15 feet; thence North 89°53'51" East 20.00 feet; thence South 00°06'09" East 15.15 feet; thence North 89°53'51" East 198.95 feet; thence South 48°16'17" East 213.75 feet; thence North 76°22'47" East 152.92 feet; thence North 77°33'34" East 301.49 feet; thence North 58°25'15" East 18.61 feet to a point on a 909.70 foot radius non-tangent curve to the right, the center of which bears South 39°38'01" West; thence Southeasterly 23.14 feet along the arc of said curve through a central angle of 01°27'27"; thence South 58°25'15" West 29.50 feet; thence South 77°33'34" West 304.97 feet; thence South 76°22'47" West 161.80 feet; thence North 48°16'17" West 219.02 feet; thence South 89°53'51" West 525.46 feet; thence North 00°05'09" West 185.47 feet to the Point of Beginning.

Containing 29,493 square feet or 0.68 acres, more or less.

This easement is contained within Parcel SS-30-A

SBWRD EASEMENT 'B'

An easement lying within, in the North half of Section 22, Township 1 South, Range 4 East, Salt Lake Base & Meridian, Summit County, Utah more particularly described as follows:

Commencing at the northwest corner of said Section 22, a found stone and running thence South 89°43'02" East, a distance of 2,122.86 feet along the northerly line of said Section 22 and thence South, a distance of 512.18 feet to the true **Point of Beginning**. Thence North 89°54'51" East 20.00 feet; thence South 00°05'09" East 39.51 feet; thence South 83°08'51" East 67.89 feet; thence North 78°23'33" East 76.20 feet; thence North 68°34'50" East 3.77 feet; thence South 21°19'39" East 20.00 feet; thence South 68°34'50" West 5.45 feet; thence South 78°23'33" West 81.16 feet; thence North 83°08'51" West 79.39 feet; thence South 89°54'51" West 244.03 feet; thence North 00°05'09" West 20.00 feet; thence North 89°54'51" East 234.63 feet; thence North 00°05'09" West 38.37 feet to the Point of Beginning.

Containing 8,899 square feet or 0.20 acres, more or less.

This easement is contained within Parcel SS-30-A, SS-48-B-1

SBWRD EASEMENT 'C'

A 20' wide easement being 10.00 feet either side of the following described centerline, in the North half of Section 22, Township 1 South, Range 4 East, Salt Lake Base & Meridian, Summit County, Utah more particularly described as follows:

Commencing at the northwest corner of said Section 22, a found stone and running thence South 89°43'02" East, a distance of 2,135.25 feet along the northerly line of said Section 22 and thence South, a distance of 236.97 feet to the true **Point of Beginning**. Thence South 00°05'09" East 53.50 feet; thence North 89°54'51" East 112.37 feet to the Point of Terminus.

This easement is contained within Parcel SS-30-A, SS-48-B-1

SBWRD EASEMENT 'D'

An easement lying within, in the North half of Section 22, Township 1 South, Range 4 East, Salt Lake Base & Meridian, Summit County, Utah more particularly described as follows:

Commencing at the northwest corner of said Section 22, a found stone and running thence South 89°43'02" East, a distance of 1,805.69 feet along the northerly line of said Section 22 and thence South, a distance of 523.62 feet to the true **Point of Beginning**. Thence South 55°27'41" East 15.25 feet; thence South 00°05'08" East 24.30 feet; thence North 55°27'41" West 29.06 feet; thence North 34°32'19" East 20.00 feet to the Point of Beginning.

Containing 443 square feet or 0.01 acres, more or less.

This easement is contained within Parcel SS-48-B-1

SBWRD EASEMENT 'E'

An easement lying within, in the North half of Section 22, Township 1 South, Range 4 East, Salt Lake Base & Meridian, Summit County, Utah more particularly described as follows:

Commencing at the northwest corner of said Section 22, a found stone and running thence South 89°43'02" East, a distance of 1,275.87 feet along the northerly line of said Section 22 and thence South, a distance of 286.00 feet to the true **Point of Beginning**. Thence North 89°54'51" East 17.00 feet; thence South 00°05'09" East 20.00 feet; thence South 89°54'51" West 17.00 feet; thence North 00°05'09" West 20.00 feet to the Point of Beginning.

Containing 340 square feet or 0.01 acres, more or less.

This easement is contained within Parcel SS-30-A

SBWRD EASEMENT 'F'

An easement lying within, in the South half of Section 15, Township 1 South, Range 4 East, Salt Lake Base & Meridian, Summit County, Utah more particularly described as follows:

Commencing at the northwest corner of said Section 22, a found stone and running thence South 89°43'02" East, a distance of 1,287.81 feet along the northerly line of said Section 22 and thence North, a distance of 192.86 feet to the true **Point of Beginning**. Thence North 04°57'15" West 20.00 feet; thence North 85°02'45" East 20.43 feet to a point on a 472.50 foot radius non-tangent curve to the right, the center of which bears South 86°49'20" West; thence Southerly 20.03 feet along the arc of said curve through a central angle of 02°25'43"; thence South 85°02'45" West 19.39 feet to the Point of Beginning.

Containing 400 square feet or 0.01 acres, more or less.

This easement is contained within Parcel SS-30-A

SBWRD EASEMENT 'G'

An easement lying within, in the South half of Section 15, Township 1 South, Range 4 East, Salt Lake Base & Meridian, Summit County, Utah more particularly described as follows:

Commencing at the northwest corner of said Section 22, a found stone and running thence South 89°43'02" East, a distance of 1,549.28 feet along the northerly line of said Section 22 and thence North, a distance of 445.63 feet to the true **Point of Beginning**. Thence North 00°05'09" West 20.00 feet; thence North 89°54'51" East 20.00 feet; thence South 00°05'09" East 20.00 feet; thence South 89°54'51" West 20.00 feet to the Point of Beginning.

Containing 400 square feet or 0.01 acres, more or less.

This easement is contained within Parcel SS-30-A

SBWRD EASEMENT 'H'

An easement lying within, in the South half of Section 15, Township 1 South, Range 4 East, Salt Lake Base & Meridian, Summit County, Utah more particularly described as follows:

Commencing at the northwest corner of said Section 22, a found stone and running thence South 89°43'02" East, a distance of 1,799.32 feet along the northerly line of said Section 22 and thence North, a distance of 422.25 feet to the true **Point of Beginning**. Thence North 00°05'09" West 20.00 feet; thence North 89°54'51" East 20.00 feet; thence South 00°05'09" East 20.00 feet; thence South 89°54'51" West 20.00 feet to the Point of Beginning.

Containing 400 square feet or 0.01 acres, more or less.

This easement is contained within Parcel SS-30-A

SBWRD EASEMENT 'I'

An easement lying within, in the South half of Section 15, Township 1 South, Range 4 East, Salt Lake Base & Meridian, Summit County, Utah more particularly described as follows:

Commencing at the northwest corner of said Section 22, a found stone and running thence South 89°43'02" East, a distance of 1,548.90 feet along the northerly line of said Section 22 and thence North, a distance of 699.27 feet to the true **Point of Beginning**, thence North 00°05'09" West 20.00 feet; thence North 89°54'51" East 20.00 feet; thence South 00°05'09" East 20.00 feet; thence South 89°54'51" West 20.00 feet to the Point of Beginning.

Containing 400 square feet or 0.01 acres, more or less.

This easement is contained within Parcel SS-30-A

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 and appurtenances 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 allow or construct any surface or underground 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 underground or surface improvement, trees or structures will be constructed under or over the surface of the easement granted herein, without the express written consent in advance of the Grantee, which would interfere with the exercise of the rights 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 1 day of Feb, 2017.

Liberty Capital Lending, L.L.C

By: [Signature]

Name: Matthew Lowe

Title: Manager

STATE OF UTAH)

: ss.

COUNTY OF SUMMIT)

On this 1st day of February, 2017, personally appeared before me Matthew John Lowe, who being duly sworn, did say that he/she is the signer of the within instrument, and that the within and foregoing Grant of Easement was signed on behalf of Liberty Capital Lending, with actual and requisite authority, and said signer acknowledged to me that he/she executed the same.

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[Signature]
Notary Public

WITNESS the hand of said Grantor this 1 day of Feb, 2017.

Village Development Group Inc.

By: [Signature]

Name: Matthew Lowe

Title: Manager

STATE OF UTAH)

: ss.

COUNTY OF SUMMIT)

On this 1st day of February, 2017, personally appeared before me Matthew John Lowe, who being duly sworn, did say that he/she is the signer of the within instrument, and that the within and foregoing Grant of Easement was signed on behalf of Village Development Group Inc., with actual and requisite authority, and said signer acknowledged to me that he/she executed the same.

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[Signature]
Notary Public

WITNESS the hand of said Grantor this 6th day of February, 2017.

Gayle Larsen

By: Gayle Larson
Joseph S. Tench
Attorney-in-fact

Name: Joseph S. Tench

Title: Attorney-in-fact for
Gayle Larson

STATE OF UTAH)
) : ss.
COUNTY OF SUMMIT)

On this 6th day of February, 2017, personally appeared before me Gayle Larsen, who being duly sworn, did say that he/she is the signer of the within instrument, and that the within and foregoing Grant of Easement was signed with actual and requisite authority, and said signer acknowledged to me that he/she executed the same.

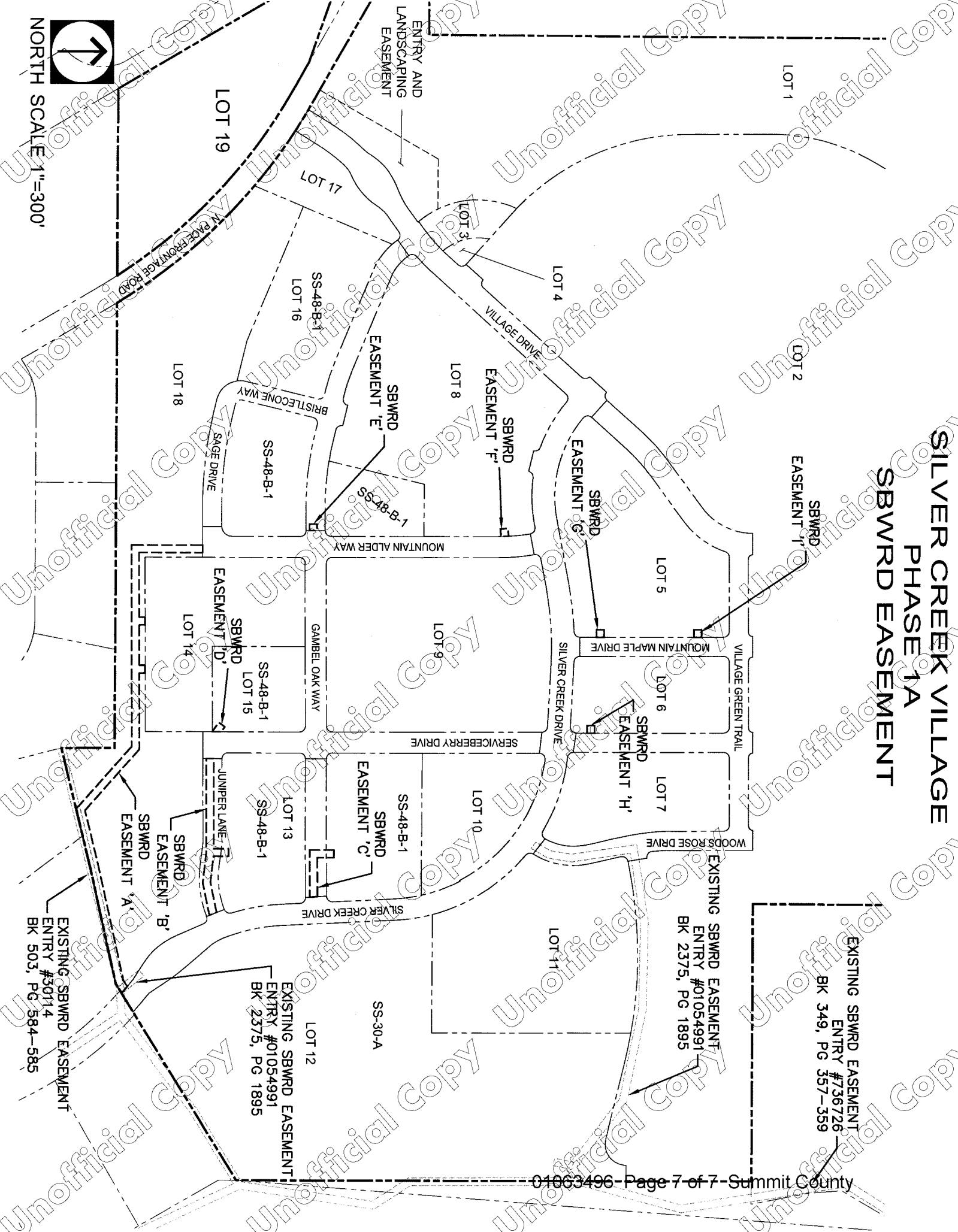
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[Signature]
Notary Public

SILVER CREEK VILLAGE PHASE 1A SBWRD EASEMENT

NORTH SCALE 1"=300'

EXISTING SBWRD EASEMENT
ENTRY #736726
BK 349, PG 357-359

EXISTING SBWRD EASEMENT
ENTRY #01054991
BK 2375, PG 1895

EXISTING SBWRD EASEMENT
ENTRY #50114
BK 503, PG 584-585