

ENTRY NO. 01105969

02/12/2019 09:05:22 AM B: 2496 P: 0845

Easements PAGE 1/5

SUMMIT COUNTY, UTAH RECORDER

T FEE 0.00 BY SNYDERVILLE BASIN WATER RECLAMATION DISTRI



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

Storied Deer Valley 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 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:

A sewer line easement located in the south half of Section 21, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said easement being described as follows:

Beginning at a point that is North 88°09'24" East 317.72 feet along Section Line and North 221.69 feet from an aluminum monument at the north quarter corner of Section 28, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said point also being on the northerly line of that certain Grant of Easement, recorded December 22, 2003, as Entry No. 683570, in the Office of the Recorder, Summit County, Utah; and running thence North 15°31'13" West 57.39 feet; thence North 18°16'38" West 212.53 feet; thence North 41°03'05" West 115.59 feet; thence North 67°58'03" West 157.61 feet; thence North 22°01'57" East 20.00 feet; thence South 67°58'03" East 162.39 feet; thence South 41°03'05" East 124.41 feet; thence South 18°16'38" East 216.38 feet; thence South 19°54'46" East 55.51 feet to a point on said Grant of Easement; thence coincident with said Grant of Easement South 67°00'03" West 24.43 feet to the point of beginning.

Description contains 0.26 acres.

This easement is contained within Parcel VEPNS-1

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

Revised and Readopted 2/16

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.

Also granting to the Snyderville Basin Water Reclamation District a perpetual right of ingress and egress to the above described permanent easement over, across, and through the premises of the Grantor situated in Summit County, Utah which are more specifically described as follows:

An access easement located in the south half of Section 21, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said easement being described as follows:

Beginning at a point that is North 88°09'24" East 308.58' feet along Section Line and North 148.09' feet from an aluminum monument at the north quarter corner of Section 28, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said point also being on the northerly line of the Marsac Avenue Right of Way, recorded June 28, 2002, as Entry No. 623451, and on the boundary of Lot 1, Village at Empire Pass North Subdivision, recorded January 23, 2018, as Entry No. 1085414 in the office of the Recorder, Summit County, Utah, and on a curve to the right having a radius of 725.00 feet, of which the radius point bears North 62°41'35" East; and running thence, coincident with said Right of Way and Lot 1 boundary, Northwesterly along the arc of said curve 42.47 feet through a central angle of 03°21'23" to a point on a non tangent curve to the left having a radius of 13.00 feet, of which the radius point bears North 15°07'54" East; thence Northeasterly along the arc of said curve 17.95 feet through a central angle of 79°06'12" to a point of compound curve to the left having a radius of 35.00 feet, of which the radius point bears North 63°58'18" West; thence Northerly along the arc of said curve 26.23 feet through a central angle of 42°56'25"; thence North 16°54'42" West 206.98 feet to a point on a curve to the left having a radius of 275.00 feet, of which the radius point bears South 73°05'18" West; thence along the arc of said curve 202.16 feet through a central angle of 42°07'14" to a point of compound curve to the left having a radius of 50.00 feet, of which the radius point bears South 30°58'04" West; thence Westerly along the arc of said curve 67.79 feet through a central angle of 77°40'56" to a point of reverse curve to the right having a radius of 50.00 feet, of which the radius point bears North 46°42'52" West; thence Northerly along the arc of said curve 219.77 feet through a central angle of 251°50'20"; thence South 64°52'32" East 72.11 feet to a point on a curve to the right having a radius of 305.00 feet, of which the radius point bears South 25°07'28" West; thence along the arc of said curve 255.32 feet through a central angle of 47°57'50"; thence South 16°54'42" East 206.98 feet to a point on a curve to the right having a radius of 65.00 feet, of which the radius point bears South 73°05'18" West; thence along the arc of said curve 74.44 feet through a central angle of 65°36'47" to a point of reverse curve to the left having a radius of 30.00 feet, of which the radius point bears South 41°17'56" East; thence Southwesterly along the arc of said curve 14.36 feet through a central angle of 27°25'53" to the point of beginning. Description contains 0.57 acres.

The easements granted herein are 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 Grantees 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 29th day of January, 2019.

Storied Deer Valley, LLC

By: Mark Enderle

Name: Mark Enderle

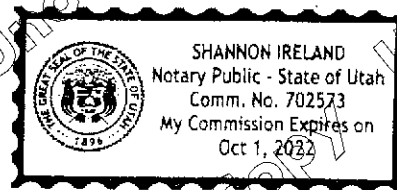
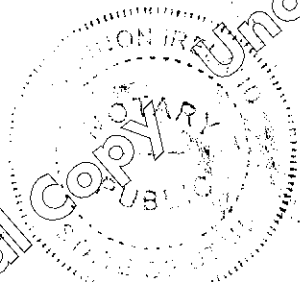
Title: Chief Executive Officer

STATE OF UTAH)
 : ss.
COUNTY OF SUMMIT)

On this 29th day of January, 2019, personally appeared before me Mark Enderle, 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 Storied Deer Valley, LLC., with actual and requisite authority, and said signer acknowledged to me that he/she executed the same.

S
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A
L

Shannon Ireland
Notary Public



**MOONSHADOW CONDOMINIUMS
SBWRD SEWER EASEMENT**

LOT 1, VILLAGE AT EMPIRE
PASS NORTH SUBDIVISION
ENTRY NO. 1085414

MARSAC AVENUE RIGHT OF WAY
ENTRY NO. 623451

**SBWRD SEWER
EASEMENT**

GRANT OF EASEMENT
ENTRY NO. 683570

POB

NORTH 221.69'

NE CORNER
SECTION 28, T2S, R4E, SLB&M
POSITION OCCUPIED BY HOUSE

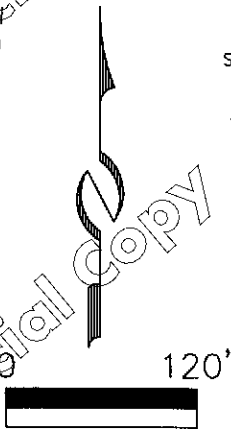
FOUND ALUMINUM MONUMENT
NORTH 1/4 CORNER
SECTION 28, T2S, R4E, SLB&M

312.72'

N 88°09'24" E 2591.73'
SECTION LINE (BETWEEN SECTION CORNERS)

**BASIS OF BEARING - SECTION LINE
N 01°06'33" W 5304.41'**

FOUND ALUMINUM MONUMENT
SOUTH 1/4 CORNER
SECTION 28, T2S, R4E, SLB&M



**MOONSHADOW CONDOMINIUMS
PUBLIC UTILITY ACCESS EASEMENT**

LOT 1, VILLAGE AT EMPIRE
PASS NORTH SUBDIVISION
ENTRY NO. 1085414

MARSAC AVENUE RIGHT OF WAY
ENTRY NO. 623451

**PUBLIC UTILITY
ACCESS EASEMENT**

FOUND ALUMINUM MONUMENT
NORTH 1/4 CORNER
SECTION 28, T2S, R4E, SLB&M

NE CORNER
SECTION 28, T2S, R4E, SLB&M
POSITION OCCUPIED BY HOUSE

308.58'
N 88°09'24" E 2591.73'
SECTION LINE (BETWEEN SECTION CORNERS)

**BASIS OF BEARING - SECTION LINE
N 01°06'33" W 5304.41'**

FOUND ALUMINUM MONUMENT
SOUTH 1/4 CORNER
SECTION 28, T2S, R4E, SLB&M

