

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

ENTRY NO. 01104264

01/07/2018 09:53:39 AM B: 2492 P: 1321
Easements PAGE 1/3
SUMMIT COUNTY, UTAH RECORDER
FEE \$ 00 BY SNYDERVILLE BASIN WATER RECLAMATION DISTRIC

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

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

Forestdale Investments, LLC, a Utah 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 and shown on attached Exhibit 1:

A 20' FOOT WIDE EASEMENT, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, THE CENTER LINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT A STONE MONUMENT MARKING THE SOUTHEAST CORNER OF SAID SECTION 35, THENCE N89°52'35"W 1159.64 FEET ALONG THE SECTION LINE AND NORTH 1367.18 FEET TO A POINT ON GRANTOR'S EAST PROPERTY LINE, THE CENTERLINE OF SAID EASEMENT AND THE POINT OF BEGINNING:

THENCE N89°47'08"W 44.57 FEET TO POINT "A"; THENCE N89°47'08"W 8.91 FEET TO A POINT OF CURVATURE OF A 36.31 FOOT RADIUS CURVE TO THE LEFT, THENCE SOUTHWESTERLY 54.06 FEET ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 85°18'45" AND BEING SUBTENDED BY A CHORD THAT BEARS S47°33'29"W 49.20 FEET; THENCE S0°05'37"W 99.12 FEET TO GRANTOR'S SOUTH PROPERTY LINE AND THE TERMINUS OF SAID EASEMENT, AND FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 35 BEARS S45°16'37"E 1758.70 FEET, TOGETHER WITH:

EASEMENT A: A 20' FOOT WIDE EASEMENT THE CENTER LINE OF WHICH BEGINS AT THE HEREINABOVE DESCRIBED POINT "A"; THENCE N0°12'52"E 33.81 FEET TO A POINT OF CURVATURE OF A 93.24 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHWESTERLY 82.40 FEET ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 50°38'08" AND BEING SUBTENDED BY A CHORD THAT BEARS N25°06'12"W 79.75 FEET TO THE TERMINUS OF SAID EASEMENT

THE SIDE LINES OF SAID 20' FOOT EASEMENT TO BE EXTENDED OR SHORTENED TO MATCH GRANTOR'S PROPERTY LINES.

This easement is contained within Parcel SS-65-A-3-1

Also granting to the Snyderville Basin Water Reclamation District the right to construct and maintain an access road and associated culverts within the easement area and to trim, clear or remove, at any time from said easement area 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.

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, while exercising the rights of 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 5th day of DECEMBER, 2018.

Forestdale Investments, LLC

By _____

Name: VAUGHN BURBIDGE

Title: MANAGER

STATE OF UTAH)
 : ss.
COUNTY OF SUMMIT)

On this 5th day of DEC, 2018, personally appeared before me VAUGHN BURBIDGE, who being duly sworn, did say that he/she is the signer of the within instrument, and that the within and foregoing Grant of Access Easement was signed on behalf of Forestdale Investments, LLC, with actual and requisite authority, and said signer acknowledged to me that he/she executed the same.

S
E
A
L



Notary Public



SCALE 1" = 50'

R=93.24
L=82.40
Δ=50°38'08"
CH=N25°06'12"W 79.75'

STATE OF UTAH
(PARCEL NO. SS-64-1000-UP-X)

N00°12'52"E 33.81'
N89°47'08"W 44.57'

R=36.31
L=54.06
Δ=85°18'45"
CH=S47°33'29"W 49.20'

P.O.B.

N89°47'08"W 8.91'

10000' (TYP)

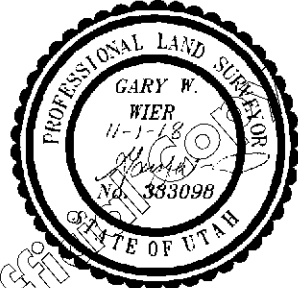
S00°05'37"W 99.12'

FORESTDALE INVESTMENTS
(PARCEL NO. SS-65-A-3-1)

EXISTING 20' SS EASEMENT

LEGEND

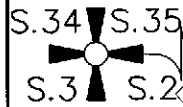
ROCKY MTN POWER
(PARCEL NO. SS-65-1)



FOUND ALUM. CAP
MONUMENT SW. COR. S.35,
T.1S., R.4E., SLB&M

- TIE POINT FOR BRANCH EASEMENTS
- FOUND 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- SECTION LINE
- PROPERTY LINE
- EXISTING SS EASEMENT
- EXISTING FENCE
- CENTERLINE NEW EASEMENT
- EXISTING EDGE OF GRAVEL
- NEW 20' ACCESS EASEMENT
- NEW GRAVEL ROAD
- EXISTING GRAVEL ROAD

NORTH
1367.18'



S. 1/4. COR. S.35,
T.1S., R.4E., SLB&M

5320.77'
N89°52'35"W
BASIS OF BEARING

1159.64'



LAND SURVEYORS INC.
P.O. BOX 979
RIVERTON, UTAH 84066
(801) 302-3843

SILVER CREEK SEWER PHASE 2
20' WIDE ACCESS EASEMENT

FORESTDALE INVESTMENTS
01104264 Page 3 of 5 Summit County
PARCEL NO. SS-65-A-3-1

SHEET NO.
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