

Colonial WPA
to main line
PHASES 3B/C

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

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

ALAN SPRIGGS, SUMMIT CO RECORDER
2003 JUL 21 12:14 PM FEE \$1.00 BY DMG
REQUEST - SNYDERVILLE BASIN SID

Iron Mountain Associates, L.L.C., a(n) Utah Limited Liability Company, By WPA, Ltd, Its Manager, By White Pine Associates, Its General Partner, 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 as follows:

Sewer Line Easement Description for SS-A1 LINE

A 20.00 foot wide sanitary sewer line easement located in Section 11, 13 and 14, Township 2 South, Range 3 East, Salt Lake Base and Meridian.

A permanent easement being a strip of land 10.00 feet wide either side of the following described centerline, being more particularly described as follows:

Beginning at a point being N00°15'36"E, 64.78 feet and S89°44'24"E, 244.49 feet from the Southwest Corner of Section 12, Township 2 South, Range 3 East, Salt Lake Base and Meridian, (Basis of Bearing being N00°15'36"E, 2618.85 feet between the West Quarter Corner of Section 12 and the Southwest Corner of Section 12); and running thence Southwesterly 58.92 feet along the arc of a 202.68 foot radius curve to the right, chord bears S24°39'21"W, 58.72 feet; thence Southwesterly 154.24 feet along the arc of a 428.91 foot radius curve to the right, chord bears S43°20'16"W, 153.41 feet; thence Southwesterly 71.38 feet along the arc of a 200.00 foot radius curve to the left, chord bears S43°24'56"W, 71.00 feet; thence Southwesterly 74.85 feet along the arc of a 247.64 foot radius curve to the right, chord bears S41°51'00"W, 74.56 feet; thence S45°34'33"W, 136.56 feet; thence S45°14'43"W, 106.78 feet; thence Southwesterly 102.20 feet along the arc of a 1297.45 foot radius curve to the left, chord bears S39°02'42"W, 102.17 feet; thence S28°04'43"W, 265.93 feet; thence Southwesterly 136.04 feet along the arc of a 459.06 foot

radius curve to the left, chord bears S26 °46'18"W, 135.55 feet; thence S14 °44'16"W, 45.90 feet to the point of terminus.

Sewer Line Easement Description for SS-A2 LINE

A 20.00 foot wide sanitary sewer line easement located in Section 14, Township 2 South, Range 3 East, Salt Lake Base and Meridian.

A permanent easement being a strip of land 10.00 feet wide either side of the following described centerline, being more particularly described as follows:

Beginning at a point being S00 °15'36"W, 860.43 feet and N89 °44'24"W, 415.26 feet from the Northeast Corner of Section 14, Township 2 South, Range 3 East, Salt Lake Base and Meridian, (Basis of Bearing being N00 °15'36"E, 2618.85 feet between the West Quarter Corner of Section 12 and the Southwest Corner of Section 12); and running thence Southwesterly 164.49 feet along the arc of a 669.20 foot radius curve to the right, chord bears S14 °21'35"W, 164.07 feet; thence S39 °50'11"W, 226.13 feet; thence Southwesterly 20.63 feet along the arc of a 50.00 foot radius curve to the right, chord bears S53 °49'30"W, 20.48 feet; thence S65 °38'34"W, 145.64 feet; thence Northwesterly 47.24 feet along the arc of a 50.00 foot radius curve to the right, chord bears N87 °17'31"W, 45.50 feet; thence N60 °13'35"W, 56.93 feet to the point of terminus.

Sewer Line Easement Description for SS-A3 LINE

A 20.00 foot wide sanitary sewer line easement located in Section 14, Township 2 South, Range 3 East, Salt Lake Base and Meridian.

A permanent easement being a strip of land 10.00 feet wide either side of the following described centerline, being more particularly described as follows:

Beginning at a point being S00 °15'36"W, 1236.70 feet and N89 °44'24"W, 843.18 feet from the Northeast Corner of Section 14, Township 2 South, Range 3 East, Salt Lake Base and Meridian, (Basis of Bearing being N00 °15'36"E, 2618.85 feet between the West Quarter Corner of Section 12 and the Southwest Corner of Section 12); and running thence S37 °39'30"W, 14.64 feet; thence Southwesterly 112.77 feet along the arc of a 205.00 foot radius curve to the right, chord bears S53 °25'05"W, 111.36 feet; thence Southwesterly 23.26 feet along the arc of a 95.00 foot radius curve to the left, chord bears S62 °09'54"W, 23.20 feet to the point of terminus.

Sewer Line Easement Description for SS-B1 LINE

A 20.00 foot wide sanitary sewer line easement located in Section 11, Township 2 South, Range 3 East, Salt Lake Base and Meridian.

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A permanent easement being a strip of land 10.00 feet wide either side of the following described centerline, being more particularly described as follows:

Beginning at a point being N00°15'36"E, 1172.01 feet and N89°44'24"W, 1250.46 feet from the Southeast Corner of Section 11, Township 2 South, Range 3 East, Salt Lake Base and Meridian, (Basis of Bearing being N00°15'36"E, 2618.85 feet between the West Quarter Corner of Section 12 and the Southwest Corner of Section 12); and running thence S32°49'05"E, 92.19 feet; thence Southeasterly 21.70 feet along the arc of a 50.00 foot radius curve to the right, chord bears S20°23'01"E, 21.53 feet; thence S07°56'57"E, 27.82 feet; thence Southeasterly 53.34 feet along the arc of a 225.94 foot radius curve to the left, chord bears S18°46'38"E, 53.21 feet; thence Southeasterly 63.81 feet along the arc of a 318.91 foot radius curve to the right, chord bears S16°4'04"E, 63.70 feet; thence S11°47'48"E, 49.31 feet; thence Southeasterly 108.27 feet along the arc of a 304.77 foot radius curve to the right, chord bears S02°36'58"E, 107.70 feet; thence Southwesterly 61.31 feet along the arc of a 228.00 foot radius curve to the right, chord bears S20°00'48"W, 61.13 feet; thence S25°34'06"W, 142.11 feet; thence Southwesterly 143.34 feet along the arc of a 2581.74 foot radius curve to the right, chord bears S28°13'12"W, 143.32 feet to the point of terminus.

Sewer Line Easement Description for SS-B2 LINE

A 20.00 foot wide sanitary sewer line easement located in Section 11 and 14, Township 2 South, Range 3 East, Salt Lake Base and Meridian.

A permanent easement being a strip of land 10.00 feet wide either side of the following described centerline, being more particularly described as follows:

Beginning at a point being N00°15'36"E, 467.26 feet and N89°44'24"W, 1286.21 feet from the Southeast Corner of Section 11, Township 2 South, Range 3 East, Salt Lake Base and Meridian, (Basis of Bearing being N00°15'36"E, 2618.85 feet between the West Quarter Corner of Section 12 and the Southwest Corner of Section 12); and running thence S23°33'20"E, 112.86 feet; thence Southeasterly 8.38 feet along the arc of a 50.00 foot radius curve to the right, chord bears S18°45'13"E, 8.37 feet; thence S13°57'06"E, 55.65 feet; thence S15°18'43"E, 96.04 feet; thence S17°23'11"E, 30.84 feet; thence Southeasterly 9.25 feet along the arc of a 50.00 foot radius curve to the right, chord bears S12°05'06"E, 9.24 feet; thence S06°47'01"E, 29.81 feet; thence Southwesterly 39.20 feet along the arc of a 41.19 foot radius curve to the right, chord bears S29°47'15"W, 37.73 feet; thence Southwesterly 36.48 feet along the arc of a 180.58 foot radius curve to the right, chord bears S69°41'10"W, 36.42 feet; thence Southwesterly 17.57 feet along the arc of a 100.00 foot radius curve to the right, chord bears S80°38'27"W, 17.54 feet; thence Southwesterly 55.86 feet along the arc of a 100.00 foot radius curve to the left, chord bears

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S69 °40'07"W, 55.14 feet; thence Southwesterly 40.98 feet along the arc of a 303.35 foot radius curve to the left, chord bears S49 °47'39"W, 40.95 feet; thence Southwesterly 15.83 feet along the arc of a 46.30 foot radius curve to the right, chord bears S70 °21'22"W, 15.76 feet; thence Southwesterly 48.85 feet along the arc of a 60.18 foot radius curve to the left, chord bears S55 °54'21"W, 47.52 feet; thence S36 °20'11"W, 53.36 feet; thence Southwesterly 16.92 feet along the arc of a 200.00 foot radius curve to the right, chord bears S38 °45'35"W, 16.91 feet; thence Southwesterly 66.62 feet along the arc of a 742.45 foot radius curve to the left, chord bears S38 °36'45"W, 66.59 feet to the point of terminus.

Sewer Line Easement Description for SS-B3 LINE

A 20.00 foot wide sanitary sewer line easement located in Section 11 and 14, Township 2 South, Range 3 East, Salt Lake Base and Meridian.

A permanent easement being a strip of land 10.00 feet wide either side of the following described centerline, being more particularly described as follows:

Beginning at a point being N00 °15'36"E, 141.63 feet and N89 °44'24"W, 1183.49 feet from the Southeast Corner of Section 11, Township 2 South, Range 3 East, Salt Lake Base and Meridian, (Basis of Bearing being N00 °15'36"E, 2618.85 feet between the West Quarter Corner of Section 12 and the Southwest Corner of Section 12); and running thence S14 °19'06"E, 299.10 feet; thence Southeasterly 101.29 feet along the arc of a 410.63 foot radius curve to the right, chord bears S13 °07'57"E, 101.03 feet to the point of terminus.

Sewer Line Easement Description for SS-D LINE

A 20.00 foot wide sanitary sewer line easement located in Section 11, Township 2 South, Range 3 East, Salt Lake Base and Meridian.

A permanent easement being a strip of land 10.00 feet wide either side of the following described centerline, being more particularly described as follows:

Beginning at a point being N00 °15'36"E, 694.12 feet and N89 °44'24"W, 2269.66 feet from the Southeast Corner of Section 11, Township 2 South, Range 3 East, Salt Lake Base and Meridian, (Basis of Bearing being N00 °15'36"E, 2618.85 feet between the West Quarter Corner of Section 12 and the Southwest Corner of Section 12); and running thence Southwesterly 108.12 feet along the arc of a 84.65 foot radius curve to the right, chord bears S60 °10'22"W, 100.91 feet; thence N81 °53'35"W, 149.38 feet; thence Southwesterly 88.03 feet along the arc of a 92.16 foot radius curve to the left, chord bears S74 °52'04"W, 84.72 feet; thence S33 °39'17"W, 108.36 feet to the point of terminus.

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Sewer Line Easement Description for SS-E LINE

A 20.00 foot wide sanitary sewer line easement located in Section 11, Township 2 South, Range 3 East, Salt Lake Base and Meridian.

A permanent easement being a strip of land 10.00 feet wide either side of the following described centerline, being more particularly described as follows:

Beginning at a point being N00°15'36"E, 1464.82 feet and N89°44'24"W, 1179.49 feet from the Southeast Corner of Section 11, Township 2 South, Range 3 East, Salt Lake Base and Meridian, (Basis of Bearing being N00°15'36"E, 2618.85 feet between the West Quarter Corner of Section 12 and the Southwest Corner of Section 12); and running thence Southeasterly 58.04 feet along the arc of a 107.28 foot radius curve to the left, chord bears S08°24'17"E, 57.34 feet; thence Southeasterly 64.36 feet along the arc of a 509.30 foot radius curve to the left, chord bears S34°19'17"E, 64.32 feet; thence Southwesterly 67.95 feet along the arc of a 61.91 foot radius curve to the right, chord bears S04°31'05"W, 64.60 feet; thence S42°41'58"W, 142.81 feet; thence Southwesterly 75.25 feet along the arc of a 100.00 foot radius curve to the right, chord bears S64°15'22"W, 73.48 feet; thence S85°48'47"W, 160.35 feet; thence Southwesterly 15.05 feet along the arc of a 50.00 foot radius curve to the left, chord bears S77°11'19"W, 15.00 feet; thence Southwesterly 158.23 feet along the arc of a 435.58 foot radius curve to the right, chord bears S78°58'16"W, 157.36 feet; thence Northwesterly 194.48 feet along the arc of a 577.81 foot radius curve to the right, chord bears N80°58'49"W, 193.56 feet; thence Northwesterly 108.47 feet along the arc of a 544.30 foot radius curve to the left, chord bears N77°2'51"W, 108.30 feet; thence Southwesterly 95.32 feet along the arc of a 333.36 foot radius curve to the left, chord bears S89°03'05"W, 95.00 feet; thence Southwesterly 17.85 feet along the arc of a 50.00 foot radius curve to the left, chord bears S70°37'57"W, 17.76 feet; thence S60°24'18"W, 289.21 feet; thence Southwesterly 14.77 feet along the arc of a 50.00 foot radius curve to the left, chord bears S51°56'28"W, 14.72 feet; thence S41°57'36"W, 67.24 feet to the point of terminus.

Sewer Line Easement Description for SS-G1 LINE

A 20.00 foot wide sanitary sewer line easement located in Section 11, Township 2 South, Range 3 East, Salt Lake Base and Meridian.

A permanent easement being a strip of land 10.00 feet wide either side of the following described centerline, being more particularly described as follows:

Beginning at a point being N00°15'36"E, 948.53 feet and N89°44'24"W, 2346.10 feet from the Southeast Corner of Section 11, Township 2 South, Range 3 East, Salt Lake Base and Meridian, (Basis of Bearing being N00°15'36"E, 2618.85 feet between the West Quarter Corner of Section

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12 and the Southwest Corner of Section 12); and running thence S01 °58'44"E, 173.19 feet; thence Southeasterly 93.97 feet along the arc of a 105.74 foot radius curve to the left, chord bears S36 °14'09"E, 90.91 feet; thence S61 °49'38"E, 150.83 feet; thence Southeasterly 35.24 feet along the arc of a 50.00 foot radius curve to the right, chord bears S41 °38'16"E, 34.51 feet; thence S23 °06'43"E, 44.00 feet; thence Southeasterly 28.64 feet along the arc of a 106.51 foot radius curve to the right, chord bears S16 °31'16"E, 28.55 feet; thence Southwesterly 126.18 feet along the arc of a 765.79 foot radius curve to the right, chord bears S01 °05'20"W, 126.04 feet; thence Southwesterly 21.87 feet along the arc of a 50.00 foot radius curve to the right, chord bears S18 °20'29"W, 21.70 feet; thence Southwesterly 86.44 feet along the arc of a 123.73 foot radius curve to the right, chord bears S50 °53'13"W, 84.69 feet; thence Southwesterly 14.06 feet along the arc of a 50.00 foot radius curve to the left, chord bears S62 °50'45"W, 14.01 feet; thence S54 °47'30"W, 21.48 feet; thence Southwesterly 59.55 feet along the arc of a 88.54 foot radius curve to the left, chord bears S36 °11'46"W, 58.43 feet to the point of terminus.

Sewer Line Easement Description for SS-G2 LINE

A 20.00 foot wide sanitary sewer line easement located in Section 11, Township 2 South, Range 3 East, Salt Lake Base and Meridian.

A permanent easement being a strip of land 10.00 feet wide either side of the following described centerline, being more particularly described as follows:

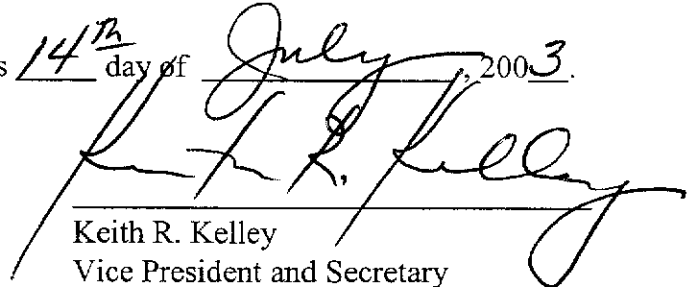
Beginning at a point being N00 °15'36"E, 271.77 feet and N89 °44'24"W, 2241.49 feet from the Southeast Corner of Section 11, Township 2 South, Range 3 East, Salt Lake Base and Meridian, (Basis of Bearing being N00 °15'36"E, 2618.85 feet between the West Quarter Corner of Section 12 and the Southwest Corner of Section 12); and running thence S59 °45'39"E, 79.52 feet; thence Southeasterly 34.53 feet along the arc of a 64.67 foot radius curve to the right, chord bears S49 °17'28"E, 34.13 feet; thence Southeasterly 113.34 feet along the arc of a 88.43 foot radius curve to the left, chord bears S81 °58'10"E, 105.74 feet; thence N60 °59'20"E, 74.20 feet to the point of terminus.

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 judgement 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 14th day of July, 2003.


Keith R. Kelley
Vice President and Secretary

STATE OF UTAH)
COUNTY OF SUMMIT)

On the 14th day of July, 2003, personally appeared before me Keith R. Kelley the signor of the foregoing instrument, who did personally acknowledge to me that the foregoing easement was executed by the Grantor.

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NOTARY PUBLIC
RESIDING AT: Heber City, Utah

My Commission Expires:

7-19-04



