

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

ENTRY NO. 00933692

11/09/2011 10:21:59 AM B: 2102 P: 1967

Easements PAGE 1/3

ALAN SPRIGGS, SUMMIT COUNTY RECORDER

FEE 0.00 BY SNYDERVILLE BASIN SID



Page 3

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

Boyer Snyderville Junction, LLC, a 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:

(Parcel PCTC-4)

Tech Center Drive Sewer Easement

Beginning at a point being South 00°01'25" East 1233.26 feet along the Section Line and East 264.63 feet from the Northwest Corner of said Section 19, Township 1 South, Range 4 East, Salt Lake Base and Meridian; and running thence South 00°13'50" West 30.00 feet; thence North 89°46'10" West 135.03 feet; thence North 89°52'01" West 384.51 feet; thence South 00°12'27" West 344.42 feet; thence South 89°51'58" East 379.82 feet; thence North 89°10'06" East 307.68 feet; thence South 00°49'54" East 34.00 feet; thence South 89°10'06" West 307.97 feet; thence North 89°51'58" West 410.15 feet; thence North 00°12'27" East 378.42 feet; thence North 89°51'58" West 330.39 feet; thence North 89°51'58" West 287.01 feet; thence South 89°41'10" West 291.91 feet; thence South 73°26'37" West 133.31 feet; thence South 60°23'49" West 120.11 feet; thence North 29°36'11" West 30.00 feet; thence North 60°23'49" East 123.54 feet; thence North 73°26'37" East 141.02 feet; thence North 89°41'10" East 296.31 feet; thence South 89°51'58" East 287.13 feet; thence South 89°51'58" East 345.41 feet; thence South 89°52'01" East 399.51 feet; thence South 89°46'10" East 135.05 feet to the point of beginning.

Contains 86,342 Square Feet or 1.982 Acres

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 31st day of August, 2011.

[Signature]

By: Boyer Snyderville Junction, LC

Name: Jacob L. Boyer
Manager

Title: _____

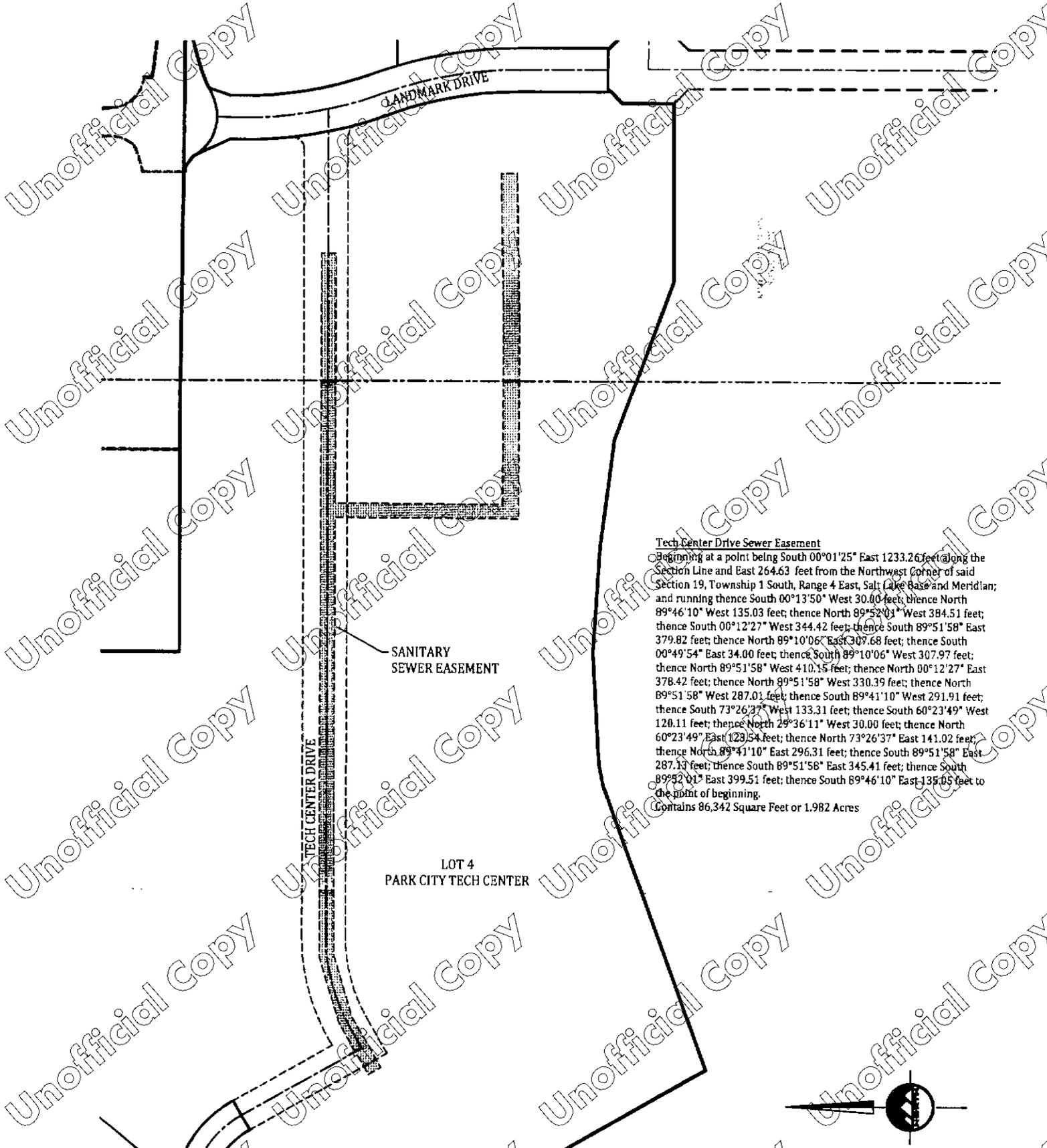
STATE OF UTAH)
COUNTY OF SUMMIT Salt Lake)

On the 31st day of August, 2011, personally appeared before me 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: Salt Lake City, UT

My Commission Expires:
July 26, 2015





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 Contains 86,342 Square Feet or 1.982 Acres

SANITARY SEWER EASEMENT

LOT 4
 PARK CITY TECH CENTER



PROJECT # DATE 4252F 8/30/11 EX 1.0 <small>FILES 2 11110 - sewer base</small>	PARK CITY TECH CENTER TECH CENTER DRIVE KIMBALL JUNCTION SUMMIT COUNTY, UTAH SANITARY SEWER EASEMENT EXHIBIT	FOR: BOYER SNYDERVILLE JUNCTION LC SALT LAKE CITY, UTAH	45 West 10000 South Suite 500 Sandy, UT 84070 Phone: 801.255.0529 Fax: 801.255.4449 www.ensignutah.com	
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