

WHEN RECORDED RETURN TO:

**Summit County Engineer
60 North Main
P.O. Box 128
Coalville, Utah 84017**

ENTRY NO. 00973667

06/27/2013 02:50:17 PM B: 2194 P: 0901

Easements PAGE 1/6

MARY ANN TRUSSELL, SUMMIT COUNTY RECORDER

FEE 0.00 BY SUMMIT COUNTY



HIGHLAND DRIVE TRAIL EASEMENT

Summit County, a political subdivision of the State of Utah, having a mailing address of 60 N. Main, P.O. Box 128, Coalville, Utah 84017, Grantor, does hereby grant and convey to the Snyderville Basin Special Recreation District, a special service district of the State of Utah, having a mailing address of 5715 Trailside Drive, Park City, Utah 84098, Grantee, its successors and assigns, for the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, a perpetual, non-exclusive right of way and easement twenty (20) feet in width to construct, maintain, operate, repair, inspect and protect a detached, non-motorized trail (hereafter the "Highland Drive Trail"), at its sole cost and expense, over, under, through and across the following described land in Summit County, State of Utah (hereafter the "Easement Property"):

See property description in Exhibit "A" attached hereto
and incorporated herein by reference

TO HAVE AND TO HOLD the same unto the said Grantee, its successors and assigns, with the right of ingress and egress to and from said right of way and easement to construct, maintain, operate, repair, inspect and protect the same. During temporary periods, Grantee may use such portion of the land adjoining said Easement Property as may be reasonably necessary in connection with the construction, maintenance, operation, repair, inspection and protection of the right of way, easement and Highland Drive Trail. The Grantor shall have the right to use the said premises except for the purposes for which the Highland Drive Trail is granted to the said Grantee, provided such use does not interfere with the Highland Drive Trail or any other rights granted to the Grantee hereunder.

All activities by the Grantee with respect to the right of way and easement granted herein shall be pursued diligently to completion and Grantee shall in all instances maintain the Highland Drive Trail, which maintenance shall include, but shall not be limited to sweeping, snow plowing, weed spraying, crack sealing, seal coating, and otherwise keeping the trail in a serviceable and safe condition.

Grantee shall use best efforts to avoid any lien or claim of mechanics, laborers or materialmen to be filed against the Easement Property, or any part or parts thereof, for any work, labor or materials furnished, alleged to have been furnished or to be furnished pursuant to any agreement by Grantee. Notwithstanding, in the event a lien or claim is filed, Grantee shall

within thirty (30) days after the date of the filing or recording of any such lien, take the necessary actions to have the lien discharged of record, or, if Grantee contests the amount allegedly due or the right of the lienor to make its lien claim, Grantee shall cause a bond for at least 150% of the amount of the disputed lien claim to be issued in favor of Grantor to protect Grantor from any damage resulting from the lien during the entire time of any proceeding in which Grantee contests the lien.

Grantee shall have a right of ingress and egress to and from the Easement Property across those portions of the real property owned by Grantor that are contiguous to the Easement Property and which are reasonably required to gain access to the Easement Property. Provided, however, Grantor reserves the right to construct improvements on any and all such property at its sole discretion and without the consent of Grantee so long as Grantee has reasonable access to the Easement Property in order to use the right of way and easement in accordance with the provisions hereof.

Grantor reserves unto itself forever, the right to cross over or under said Highland Drive Trail, to place or grant other easements along or across said Easement Property so long as such other uses do not prevent Grantee's use of the Highland Drive Trail for the limited purposes herein granted.

The Grantor shall not build or construct nor permit to be built or constructed any building or other improvement over or across said right of way and easement nor change the contour thereof without written consent of the Grantee. This restriction does not prohibit the installation of normal pavement, curb and gutter, curb cuts, driveways and grass and other types of ground cover on the surface of the Easement Property as part of the future improvement of Grantor's land.

Grantee acknowledges that Grantor has no obligations with respect to the preparation or maintenance of the Highland Drive Trail, and Grantee waives all claims against Grantor with respect thereto except for any claims arising from or relating to the intentional or negligent acts or omissions of the Grantor or its officers, directors, owners, agents, representatives, affiliates, partners, associates and employees.

Further, Grantee indemnifies and holds the Grantor, its officers, directors, owners, agents, representatives, affiliates, partners, associates and employees harmless from any and all claims, suits, actions, damages and costs of every name and description arising out of, or resulting from, the construction, maintenance and use of the Highland Drive Trail.

This right of way and easement grant shall be binding upon and inure to the benefit of the successors and assigns of the Grantor and the successors and assigns of the Grantee.

This right of way and easement grant may be assigned in whole or in part by Grantee with the prior written consent of the Grantor, which consent shall not be unreasonably withheld.

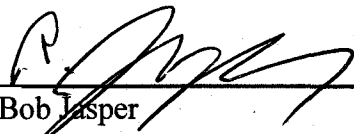
The term "Grantor" as used herein shall mean only the owner or owners of the fee title to

the Easement Property at the time in question and in the event of any transfer of such title or interest, the Grantor herein named (and in case of any subsequent transfers, the then Grantor) shall be relieved from and after the date of such transfer of all liability as respects Grantor's obligations, if any, thereafter to be performed. The obligations contained in this Highland Drive Trail Easement to be performed by Grantor, shall, subject as aforesaid, be binding upon Grantor's successors and assigns, only during their respective periods of ownership.

It is hereby understood that this Highland Drive Trail Easement constitutes the entire understanding and agreement between the parties, and supersedes any previous agreement, representation, or understanding between the parties relating to the subject matter hereof.

IN WITNESS WHEREOF, the Grantor has cause his/her/its name to be hereunto affixed this 27 day of JUNE, 2013 A.D.

SUMMIT COUNTY

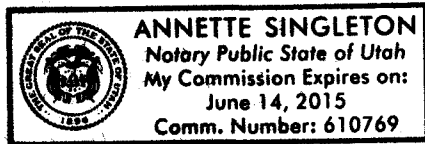
BY: 
Bob Jasper 6-27-2013

ITS: Manager

STATE OF UTAH)
) :ss
COUNTY OF SUMMIT)

On the 27th day of JUNE, 2013, personally appeared before me, a Notary Public, Bob Jasper, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same as County Manager of Summit County, Utah.

SEAL:



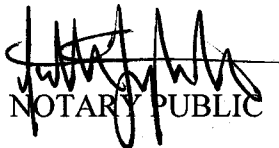

NOTARY PUBLIC

EXHIBIT "A"

HIGHLAND DRIVE TRAIL LEGAL DESCRIPTION

LEGAL DESCRIPTION

A parcel of land situated in the North ½ of Section 20, the North ½ of Section 21 and the South Half of Section 16, Township 1 South, Range 4 East, Salt Lake Meridian, Summit County, Utah, more particularly described as follows:

Commencing at the Northeast Corner of said Section 20, and thence South 31°35'28" East 2221.31 feet to the POINT OF BEGINNING, being a point on a trail;

thence South 56°50'33" East 23.52 feet to a point on a non-tangent curve to the right having a radius of 251.03 feet and a chord that bears South 78°12'38" East 91.04 feet;
thence along said curve a distance of 91.55 feet;
thence South 71°49'52" East 79.17 feet;
thence South 69°06'55" East 69.25 feet;
thence South 74°13'56" East 41.21 feet;
thence South 76°24'48" East 38.52 feet to a point on a non-tangent curve to the right having a radius of 714.93 feet and a chord that bears South 77°36'04" East 130.89 feet;
thence along said curve a distance of 131.08 feet;
thence South 70°30'40" East 34.45 feet to a point on a non-tangent curve to the left having a radius of 364.98 feet and a chord that bears South 76°55'55" East 80.57 feet;
thence along said curve a distance of 80.73 feet;
thence South 81°00'40" East 173.57 feet;
thence South 85°43'33" East 156.61 feet;
thence South 87°51'54" East 184.45 feet to a point on a non-tangent curve to the left having a radius of 2921.07 feet and a chord that bears North 80°08'13" East 977.65 feet;
thence along said curve a distance of 982.27 feet;
thence North 71°21'18" East 88.88 feet to a point on a non-tangent curve to the left having a radius of 117.10 feet and a chord that bears North 63°36'33" East 45.39 feet;
thence along said curve a distance of 45.68 feet to a point on a non-tangent curve to the right having a radius of 370.08 feet and a chord that bears North 63°34'28" East 48.67 feet;
thence along said curve a distance of 48.70 feet to a compound curve to the right having a radius of 556.99 feet, a central angle of 09°25'58" and a chord that bears North 72°03'39" East 91.60 feet;
thence along said curve a distance of 91.70 feet to a point on a non-tangent curve to the left having a radius of 203.09 feet and a chord that bears North 79°43'57" East 53.42 feet;
thence along said curve a distance of 53.57 feet;
thence North 66°47'29" East 38.29 feet;
thence North 61°13'25" East 60.00 feet;
thence North 58°49'22" East 181.31 feet;
thence North 59°56'33" East 105.36 feet to a point on a non-tangent curve to the right having a radius of 767.71 feet and a chord that bears North 62°49'17" East 85.09 feet;
thence along said curve a distance of 85.14 feet to a point on a non-tangent curve to the left having a radius of 347.00 feet and a chord that bears North 57°33'27" East 67.05 feet;
thence along said curve a distance of 67.15 feet to a compound curve to the left having a radius of 1399.87 feet, a central angle of 01°29'33" and a chord that bears North 51°16'02" East 36.46 feet;
thence along said curve a distance of 36.47 feet;
thence North 58°11'15" East 382.94 feet;
thence North 59°04'42" East 255.93 feet;
thence North 58°05'20" East 224.63 feet;
thence North 59°52'46" East 84.91 feet;
thence North 58°46'57" East 213.74 feet;

thence North 58°43'52" East 84.50 feet;
thence North 63°36'12" East 54.38 feet to a point on a non-tangent curve to the left having a radius of 90.26 feet and a chord that bears North 60°05'47" East 45.43 feet;
thence along said curve a distance of 45.92 feet;
thence North 51°44'09" East 87.73 feet;
thence North 60°11'22" East 140.61 feet;
thence North 58°37'41" East 424.02 feet to a point on a non-tangent curve to the left having a radius of 1944.36 feet and a chord that bears North 62°23'23" East 137.68 feet;
thence along said curve a distance of 137.71 feet;
thence North 56°31'05" East 83.20 feet;
thence North 54°22'55" East 54.55 feet;
thence North 57°31'21" East 71.08 feet;
thence North 58°03'40" East 159.81 feet;
thence North 60°29'53" East 88.34 feet to a point on a non-tangent curve to the right having a radius of 1352.33 feet and a chord that bears North 64°45'34" East 274.51 feet;
thence along said curve a distance of 274.98 feet to a point on a non-tangent curve to the right having a radius of 284.76 feet and a chord that bears North 76°15'12" East 57.17 feet;
thence along said curve a distance of 57.27 feet;
thence North 84°05'39" East 132.97 feet;
thence North 88°26'00" East 85.93 feet;
thence South 88°47'48" East 139.90 feet;
thence North 89°25'26" East 145.07 feet;
thence North 88°10'53" East 75.88 feet;
thence South 89°17'26" East 288.57 feet;
thence South 89°43'15" East 367.47 feet;
thence North 83°50'37" East 35.01 feet;
thence South 88°39'15" East 319.40 feet;
thence South 89°25'39" East 206.41 feet;
thence South 87°27'19" East 88.00 feet;
thence South 88°07'21" East 133.33 feet;
thence South 84°34'29" East 43.03 feet;
thence South 77°00'36" East 29.10 feet;
thence South 12°59'24" West 12.00 feet;
thence North 77°00'36" West 28.31 feet;
thence North 84°34'29" West 41.86 feet;
thence North 88°07'21" West 133.03 feet;
thence North 87°27'19" West 87.86 feet;
thence North 89°25'39" West 206.29 feet;
thence North 88°39'15" West 318.70 feet;
thence South 83°50'37" West 34.90 feet;
thence North 89°43'15" West 368.19 feet;
thence North 89°17'26" West 288.35 feet;
thence South 88°10'53" West 75.75 feet;
thence South 88°26'00" West 85.18 feet;
thence South 84°05'39" West 132.30 feet to a point on a non-tangent curve to the left having a radius of 272.76 feet and a chord that bears South 76°13'48" West 54.56 feet;
thence along said curve a distance of 54.65 feet to a point on a non-tangent curve to the left having a radius of 1340.33 feet and a chord that bears South 64°45'23" West 272.25 feet;
thence along said curve a distance of 272.72 feet;
thence South 60°29'53" West 88.25 feet;
thence South 58°03'40" West 159.50 feet;
thence South 57°31'21" West 70.69 feet;
thence South 54°22'55" West 54.44 feet;

thence South 56°31'05" West 83.83 feet to a point on a non-tangent curve to the right having a radius of 1956.36 feet and a chord that bears South 62°22'29" West 138.32 feet;
thence along said curve a distance of 138.35 feet;
thence South 58°37'41" West 423.58 feet;
thence South 60°11'22" West 139.89 feet;
thence South 51°44'09" West 86.21 feet to a point on a non-tangent curve to the right having a radius of 102.26 feet and a chord that bears South 59°56'55" West 49.66 feet;
thence along said curve a distance of 50.16 feet;
thence South 63°36'12" West 52.74 feet;
thence South 58°43'52" West 84.00 feet;
thence South 58°46'57" West 213.85 feet;
thence South 59°52'46" West 84.84 feet;
thence South 58°05'20" West 224.55 feet;
thence South 59°04'42" West 255.94 feet;
thence South 58°11'15" West 382.05 feet to a point on a non-tangent curve to the right having a radius of 1411.87 feet and a chord that bears South 51°17'02" West 35.97 feet;
thence along said curve a distance of 35.97 feet to a compound curve to the right having a radius of 359.00 feet, a central angle of 11°08'14" and a chord that bears South 57°34'56" West 69.67 feet;
thence along said curve a distance of 69.78 feet to a point on a non-tangent curve to the left having a radius of 755.71 feet and a chord that bears South 62°49'55" West 84.10 feet;
thence along said curve a distance of 84.14 feet;
thence South 59°56'33" West 105.27 feet;
thence South 58°49'22" West 181.44 feet;
thence South 61°13'25" West 60.84 feet;
thence South 66°47'29" West 39.43 feet to a point on a non-tangent curve to the right having a radius of 215.09 feet and a chord that bears South 79°30'24" West 56.03 feet;
thence along said curve a distance of 56.19 feet to a point on a non-tangent curve to the left having a radius of 544.99 feet and a chord that bears South 72°00'15" West 88.55 feet;
thence along said curve a distance of 88.64 feet to a compound curve to the left having a radius of 358.08 feet, a central angle of 07°25'14" and a chord that bears South 63°38'03" West 46.34 feet;
thence along said curve a distance of 46.38 feet to a point on a non-tangent curve to the right having a radius of 129.10 feet and a chord that bears South 63°42'17" West 48.90 feet;
thence along said curve a distance of 49.19 feet;
thence South 71°21'18" West 88.44 feet to a point on a non-tangent curve to the right having a radius of 2933.07 feet and a chord that bears South 80°08'25" West 981.82 feet;
thence along said curve a distance of 986.46 feet;
thence North 87°51'54" West 184.92 feet;
thence North 85°43'33" West 157.33 feet;
thence North 81°00'40" West 173.83 feet to a point on a non-tangent curve to the right having a radius of 376.98 feet and a chord that bears North 76°54'49" West 82.99 feet;
thence along said curve a distance of 83.16 feet;
thence North 70°30'40" West 34.26 feet to a point on a non-tangent curve to the left having a radius of 702.93 feet and a chord that bears North 77°38'10" West 129.17 feet;
thence along said curve a distance of 129.36 feet;
thence North 76°24'48" West 39.43 feet;
thence North 74°13'56" West 41.97 feet;
thence North 69°06'55" West 69.50 feet;
thence North 71°49'52" West 79.31 feet to a point on a non-tangent curve to the left having a radius of 239.03 feet and a chord that bears North 78°33'55" West 90.43 feet;
thence along said curve a distance of 90.97 feet;
thence North 56°50'33" West 26.98 feet;
thence North 33°09'27" East 12.00 feet to the POINT OF BEGINNING.

Contains 96035 square feet or 2.205 acres, more or less.