

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

01137685 B: 2586 P: 1227

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Rhonda Francis Summit County Recorder

07/30/2020 02:28:17 PM Fee \$40.00

By Cottonwood Title Insurance Agency, Inc.

Electronically Recorded

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

CW Larsen Village, LLC, a Utah limited liability company and Strata SCV Investments, LC, Grantors, 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:

SBWRD EASEMENT 'A'

An easement lying within, in the Northwest quarter of Section 22, Township 1 South, Range 4 East, Salt Lake Base & Meridian, Summit County, Utah more particularly described as follows:

Commencing at the northwest corner of said Section 22, a found stone and running thence South 89°43'02" East, a distance of 1,746.24 feet along the northerly line of said Section 22 and thence South, a distance of 552.82 feet to the true **Point of Beginning**, and running thence South 89°51'57" East 72.02 feet; thence South 00°05'09" East 20.00 feet; thence North 89°51'57" West 72.09 feet; thence North 00°08'03" East 20.00 feet to the Point of Beginning.

Containing 1,441 square feet or 0.03 acres, more or less.

This easement is contained within Parcels SCVC-14 & SCVC-15

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.

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:

SBWRD ACCESS EASEMENT 'B'

An easement lying within, in the Northwest quarter of Section 22, Township 1 South, Range 4 East, Salt Lake Base & Meridian, Summit County, Utah more particularly described as follows:

Commencing at the northwest corner of said Section 22, a found stone and running thence South 89°43'02" East, a distance of 1,762.70 feet along the northerly line of said Section 22 and thence South, a distance of 552.78 feet to the true **Point of Beginning**, and running thence North 45°08'03" East 14.14 feet; thence North 00°08'03" East 40.00 feet; thence South 89°51'57" East 20.00 feet; thence South 00°08'03" West 40.00 feet; thence South 44°51'57" East 14.14 feet; thence North 89°51'57" West 40.00 feet to the Point of Beginning.

Containing 1,100 square feet or 0.03 acres, more or less.

This easement is contained within Parcel SCVC-15

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 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 30th day of July, 2020.

CW Larsen Village, LLC

By: [Signature]
Name: Colin H. Wright
Title: Manager

STATE OF UTAH)
 Davis : ss.
COUNTY OF SUMMIT)

On this 30th day of July, 20 20, personally appeared before me Colin H. Wright, 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 CW Larsen Village, LLC, with actual and requisite authority, and said signer acknowledged to me that he/she executed the same.

S
E
A
L

[Signature]
Notary Public



SCVC
LOT 9 SUBDIVISION
#1110753

SILVER CREEK VILLAGE CENTER
SCVC-14 & SCVC-15
SBWRD EASEMENT EXHIBIT

GAMBEL OAK WAY

SERVICE BERRY DRIVE

JUNIPER LANE

SCVC-14

SCVC-15

SBWRD
EASEMENT 'A'

P.O.B. 'B'

SBWRD ACCESS
EASEMENT 'B'

P.O.B. 'A'

SCVC-13

SCVC-18

NORTH
SCALE 1"=60'

