

**GRANT OF EASEMENT
FOR CONSTRUCTION AND MAINTENANCE OF PIPELINE(S)
AND RELATED FACILITIES**

Allred Summit, LLC, Grantor(s), 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 water and related facilities 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 below or on exhibit 1 to this easement as follows:

Allred Summit, LLC / PP-49-A-4
Portion of Section 12 Township 1 South, Range 3 East
Salt Lake Base and Meridian
Wastewater Trunk Line Easement Descriptions
Snyderville Basin Water Reclamation District

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ALAN SPRIGGS, SUMMIT CO RECORDER
2005 APR 14 11:13 AM FEE \$1.00 BY GGB
REQUEST: SNYDERVILLE BASIN SID

Permanent Easement

A variable width easement over that portion of the southwest quarter of Section 12 in Township 1 South, Range 3 East, Salt Lake Base and Meridian, in the County of Summit, State of Utah, more particularly described as follows:

Beginning at a found rebar along the northeasterly right of way line of Interstate I-80 frontage road, said point being N 0°02'58" E along the west line of the southwest quarter of said Section 12, a distance of 2351.56 feet and East 1060.65 feet from the southwest corner of said Section 12;

Thence N 50°41'41" E, a distance of 28.09 feet;

Thence N 38°40'14" W, a distance of 56.08 feet;

Thence N 27°47'32" E, a distance of 199.71 feet;

Thence N 45°52'03" E, a distance of 72.24 feet to the north line of said southwest quarter of said Section 12, from which a found rebar marking an angle point in the westerly line of the Mike Milner parcel as shown on a Record of Survey recorded April 17, 1998 file number S-2965 in the office of the county recorder of said county bears S 89°40'33" E, a distance of 133.98 feet;

Thence N 89°40'33" W along said north line of said southwest quarter, a distance of 59.68 feet to the beginning of a non-tangent curve concave to the southeast the radial center of which bears S 48°35'29" E, a distance of 410.00 feet;

Thence southwesterly along the arc of said curve through a central angle of 2°21'59", a distance of 16.93 feet (chord bears S 40°13'32" W, a distance of 16.93 feet);

Thence S 39°02'32" W, a distance of 19.55 feet;
Thence S 27°47'32" W, a distance of 213.92 feet to a point on the northeasterly right of way line of said Interstate I-80 frontage road;
Thence S 35°29'26" E along said northeasterly right of way line, a distance of 87.86 feet to the point of beginning.

Containing 11,954.07 square feet more or less.

All bearings and distances are based upon the Utah Coordinate System of 1983 North Zone.

Temporary Construction Easement A

A variable width easement over that portion of the southwest quarter of Section 12 in Township 1 South, Range 3 East, Salt Lake Base and Meridian, in the County of Summit, State of Utah, more particularly described as follows:

Commencing at a found rebar along the northeasterly right of way line of Interstate I-80 frontage road, said point being N 0°02'58" E along the west line of the southwest quarter of said Section 12, a distance of 2351.56 feet and East 1060.65 feet from the southwest corner of said Section 12;

Thence N 35°29'26" W along said northeasterly right of way line, a distance of 87.86 feet to the **True Point of Beginning**;

Thence N 35°29'26" W continuing along said northeasterly right of way line, a distance of 24.63 feet;

Thence N 27°47'32" E, a distance of 206.95 feet;

Thence N 45°52'03" E, a distance of 20.63 feet to the north line of said southwest quarter of said Section 12, from which a found rebar marking an angle point in the westerly line of the Mike Milner parcel as shown on a Record of Survey recorded April 17, 1998 file number S-2965 in the office of the county recorder of said county bears S 89°40'33" E, a distance of 226.79 feet;

Thence S 89°40'33" E along said north line of said southwest quarter, a distance of 25.99 feet to the beginning of a non-tangent curve concave to the southeast the radial center of which bears S 48°35'29" E, a distance of 440.00 feet;

Thence southwesterly along the arc of said curve through a central angle of 2°21'59", a distance of 16.93 feet (chord bears S 40°13'32" W, a distance of 16.93 feet);

Thence S 39°02'32" W, a distance of 19.55 feet;

Thence S 27°47'32" W, a distance of 213.92 feet to the point of beginning.

Containing 5,221.03 square feet more or less.

All bearings and distances are based upon the Utah Coordinate System of 1983 North Zone.

Temporary Construction Easement B

A variable width easement over that portion of the southwest quarter of Section 12 in Township

1 South, Range 3 East, Salt Lake Base and Meridian, in the County of Summit, State of Utah, more particularly described as follows:

Commencing at a found rebar along the northeasterly right of way line of Interstate I-80 frontage road, said point being N 0°02'58" E along the west line of the southwest quarter of said Section 12, a distance of 2351.56 feet and East 1060.65 feet from the southwest corner of said Section 12;

Thence N 50°41'41" E, a distance of 28.09 feet to the **True Point of Beginning**;

Thence N 38°40'14" W, a distance of 56.08 feet;

Thence N 27°47'32" E, a distance of 199.71 feet;

Thence N 45°52'03" E, a distance of 72.24 feet to the north line of said southwest quarter of said Section 12, from which a found rebar marking an angle point in the westerly line of the Mike Milner parcel as shown on a Record of Survey recorded April 17, 1998 file number S-2965 in the office of the county recorder of said county bears S 89°40'33" E, a distance of 141.12 feet;

Thence S 89°40'33" E along said north line of said southwest quarter, a distance of 7.14 feet;

Thence S 45°52'03" W, a distance of 76.54 feet;

Thence S 27°47'32" W, a distance of 189.78 feet;

Thence S 38°23'53" E, a distance of 55.03 feet;

Thence S 50°41'41" W, a distance of 10.11 feet to the point of beginning.

Containing 1,914.66 square feet more or less.

All bearings and distances are based upon the Utah Coordinate System of 1983 North Zone.

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 with the right to operate, maintain, repair, replace, augment and/or remove the pipelines and facilities of the District as deemed necessary by the District. The Grantor and its successors in interest hereby forever relinquish the right to plant vegetation or 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 permanent structures will be constructed over the surface of the easement granted herein, without the express written consent in advance of the District, which would interfere with the right of the District to operate, maintain, repair or replace the District's facilities. The easement granted herein is subject to the condition that the District shall indemnify and hold harmless, the Grantor, its heirs and successors against any and all liability caused by the acts of the District, its contractors or agents, during the construction, operation or maintenance of the facilities to be located in this easement; the Grantor's right to indemnification or to be held harmless by the District under the terms of this paragraph is expressly conditioned upon prompt and immediate notice to the District of any claim or demand which would cause a claim against the District and upon the right of the District to defend any claim against the Grantor subject to indemnification. This provision shall not be interpreted or construed to waive the rights of the District to assert affirmative defenses to claims provided under the Utah Governmental Immunity Act.

WITNESS the hand of said Grantor this 12 day of April, 2005.

Allred Summit, LLC
by Museena, member.

Allred Summit, LLC

STATE OF UTAH

COUNTY OF SUMMIT

On the 12 day of April, 2005, personally appeared before me
M. H. Allred the signor of the foregoing instrument, who did personally acknowledge
to me that the foregoing easement was executed by the Grantor.

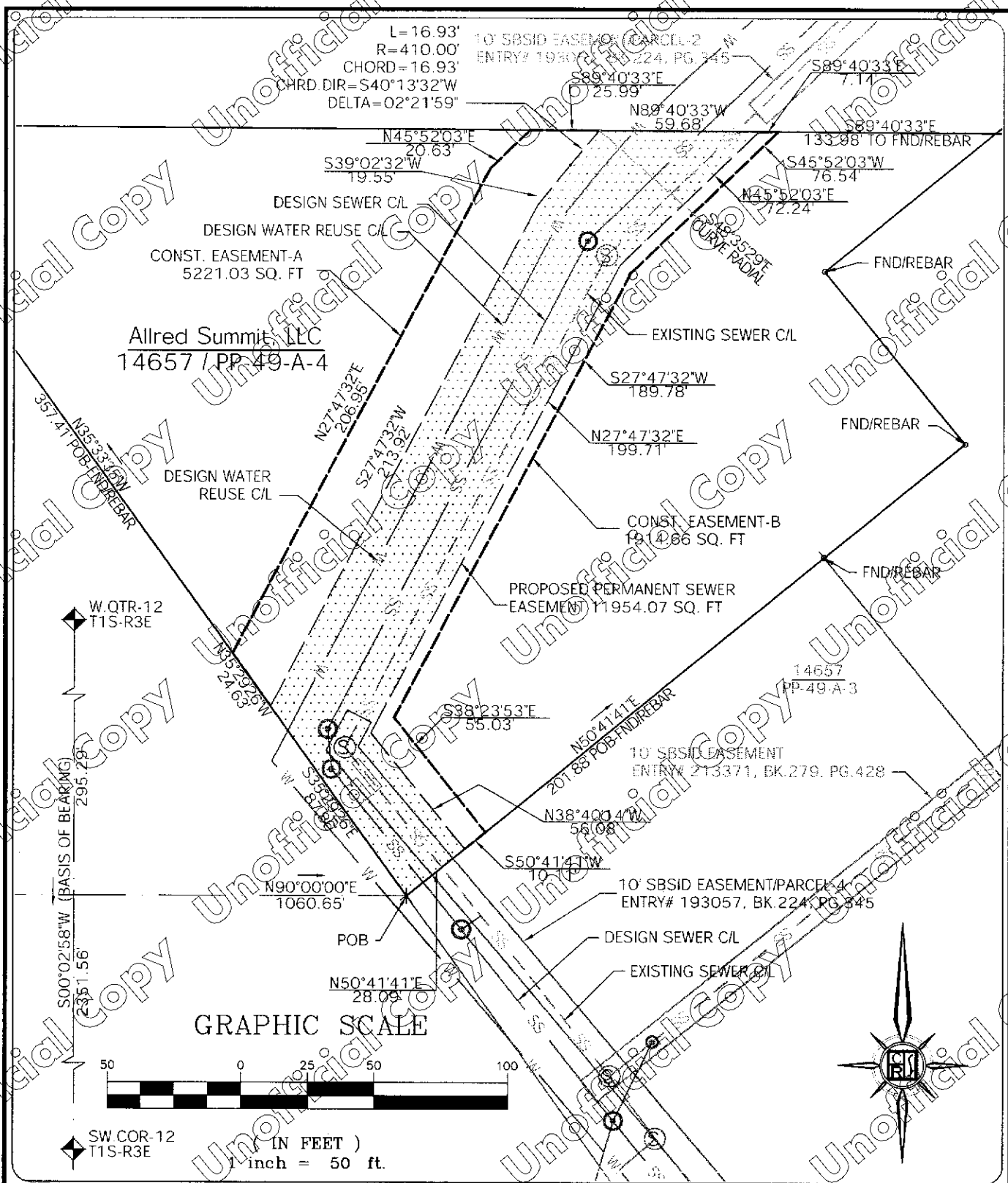
NOTARY PUBLIC
RESIDING AT:

Darlene Z. White
Summit County


My Commission Expires:



Unofficial Copy



CALDWELL RICHARDS SORENSEN



ANSWERS TO INFRASTRUCTURE™

031105.11 SBWRD EASEMENT EXHIBIT

Allred Summit, LLC

Tax Parcel / PP-49-A-4 / Report# 14657

PARK CITY, UTAH 84098

RECORDER'S NOTE

LEGIBILITY OF WRITING, TYPING OR PRINTING UNSATISFACTORY IN THIS DOCUMENT WHEN RECEIVED.

BK1692 PG1167