

**ENTRY NO. 01030496**

10/15/2015 09:33:15 AM B: 2319 P: 1646

Easements PAGE 1/5

MARY ANN TRUSSELL, SUMMIT COUNTY RECORDER

FEE 0.00 BY SNYDERVILLE BASIN SID



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

RECORDING FEES EXEMPT AS PER SECTION 63J-1-505

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

FROSTWOOD 6 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:

**Frostwood F6 Sanitary Sewer Easements**

**Easement Number 1:**

A strip of land 50.00 feet wide, the sidelines of which are to be lengthened or shortened as necessary so as to begin at the Westerly sideline of Cooper Lane (a 60 foot public right of way), the centerline of which is more particularly described as follows:

Commencing at the West Quarter of Section 31, Township 1 South, Range 4 East, Salt Lake Base and Meridian, and running Thence, North 00°00'06" West, along the section line, a distance of 749.05 feet; Thence, East, a distance of 206.19 feet, to the intersection of the centerline of Frost Haven Road (a 50.00 foot private road) and the Westerly sideline of said Cooper Lane, and the Point of Beginning for this description; Thence, North 76°57'46" West, a distance of 40.70 feet; Thence, Northerly along the arc of a curve to the right, having a radius of 75.00 feet, through a central angle of 90°00'00", a distance of 117.81 feet (chord bears North 31°57'46" West 106.07 feet); Thence, North 13°02'14" East, a distance of 15.69 feet; Thence, Northerly along the arc of a curve to the left, having a radius of 300.00 feet, through a central angle of 12°55'11", a distance of 67.65 feet (chord bears North 06°34'39" East 67.50 feet); Thence, North 00°07'03" East, a distance of 34.82 feet; Thence along the arc of a curve to the left, having a radius of 70.00 feet, through a central angle of 81°28'03", a distance of 99.53 feet (chord bears North 40°36'58" West 91.36 feet); Thence, North 81°20'59" West, a distance of 26.68 feet; Thence along the arc of a curve to the right, having a radius of 175.00 feet, through a central angle of 81°47'40", a distance of 249.83 feet (chord bears North 40°27'09" West 229.15 feet); Thence, North 00°26'41" East, a distance of 115.60 feet to the terminus of this description.

**Easement Number 2:**

A strip of land 50.00 feet wide, the sidelines of which are to be lengthened or shortened as necessary so as to begin at the Northwesternerly sideline of Frost Haven Road, herein described above, the centerline of which is more particularly described as follows:

Commencing at the West Quarter of Section 31, Township 1 South, Range 4 East, Salt Lake Base and Meridian, and running Thence, North 00°00'06" West, along the section line, a distance of 1010.35 feet; Thence, East, a distance of 105.50 feet, to the intersection of said Frost Haven Road and Mountain Holly Court (a 50.00 foot private road), and the Point of Beginning for this description; Thence, North 50°48'00" East, a distance of 16.30 feet; Thence, Northerly along the arc of a curve to the left, having a radius of 100.00 feet, through a central angle of 33°35'44", a distance of 58.64 feet (chord bears North 34°00'07" East 57.80 feet); Thence, North 17°12'15" East, a distance of 90.15 feet to the terminus of this description.

**Easement Number 3:**

A strip of land of uniform width of 30.00 feet, the sidelines of which are to be lengthened or shortened as necessary so as to begin at the Westerly sideline of Cooper Lane, herein described above, the centerline of which is more particularly described as follows:

Commencing at the West Quarter of Section 31, Township 1 South, Range 4 East, Salt Lake Base and Meridian, and running Thence, North 00°00'06" West, along the section line, a distance of 1062.92 feet; Thence, East, a distance of 278.91 feet, to the Westerly sideline of said Cooper Lane, and the Point of Beginning for this description; Thence, Westerly along the arc of a non-tangent curve to the right (center bears North 13°03'21" West), having a radius of 97.22 feet, through a central angle of 30°18'54", a distance of 51.44 feet (chord bears North 87°53'54" West 50.84 feet); Thence, North 72°44'26" West, a distance of 49.65 feet to the Easterly sideline of Mountain Holly Court (a private road) and the terminus of this description.

**Easement Number 4:**

A strip of land 20.00 feet wide, the sidelines of which are to be lengthened or shortened as necessary so as to begin at the Westerly sideline of Cooper Lane (a 60 foot public right of way), the centerline of which is more particularly described as follows:

Commencing at the West Quarter of Section 31, Township 1 South, Range 4 East, Salt Lake Base and Meridian, and running Thence, North 00°00'06" West, along the section line, a distance of 846.50 feet; Thence, East, a distance of 228.76 feet, to a point on the Westerly sideline of said Cooper Lane, and the Point of Beginning for this description; Thence, North 76°57'46" West, a distance of 10.00 feet to the terminus of this description.

**Easement Number 5:**

An easement beginning at point on the Westerly sideline of Frost Haven Road (a 50 foot private road), more particularly described as follows:

Commencing at the West Quarter of Section 31, Township 1 South, Range 4 East, Salt Lake Base and Meridian, and running Thence, North 00°00'06" West, along the section line, a distance of 1220.26 feet; Thence, West, a distance of 87.72 feet, to a point on the Westerly sideline of said Frost Haven Road, and the Point of Beginning for this description; Thence, Northeasterly along the arc of

a curve to the right (center bears South 89°33'19" East), having a radius of 22.50 feet, through a central angle of 90°00'14", a distance of 35.34 feet (chord bears North 45°26'47" East 31.82 feet); Thence, South 89°33'06" East, a distance of 9.50 feet; Thence, North 00°26'54" East, a distance of 31.50 feet; Thence, north 89°33'06" West, a distance of 9.50 feet; Thence, Northwesterly along the arc of a curve to the right, having a radius of 22.50 feet, through a central angle of 89°59'46", a distance of 35.34 feet (chord bears North 44°33'13" West 31.82 feet); Thence, South 00°26'41" West, a distance of 76.50 feet, to the Point and the terminus of this description.

This easement is contained within Parcel FRSTW-F6-1AM

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 9<sup>th</sup> day of Oct, 2005.

Frost Wood 6 LLC  
[ Grantor's Name ]

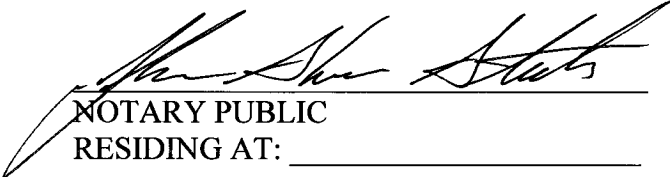
By: [Signature]

Name: Kent A. Hoggan

Title: manager

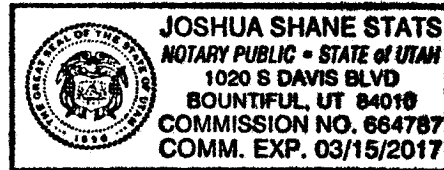
STATE OF UTAH )  
COUNTY OF ~~SUMMIT~~ DAVIS )

On the 9<sup>th</sup> day of OCT, 2015, personally appeared before me KENT HIGGAN the signor of the foregoing instrument, who did personally acknowledge to me that the foregoing easement was executed by the Grantor.

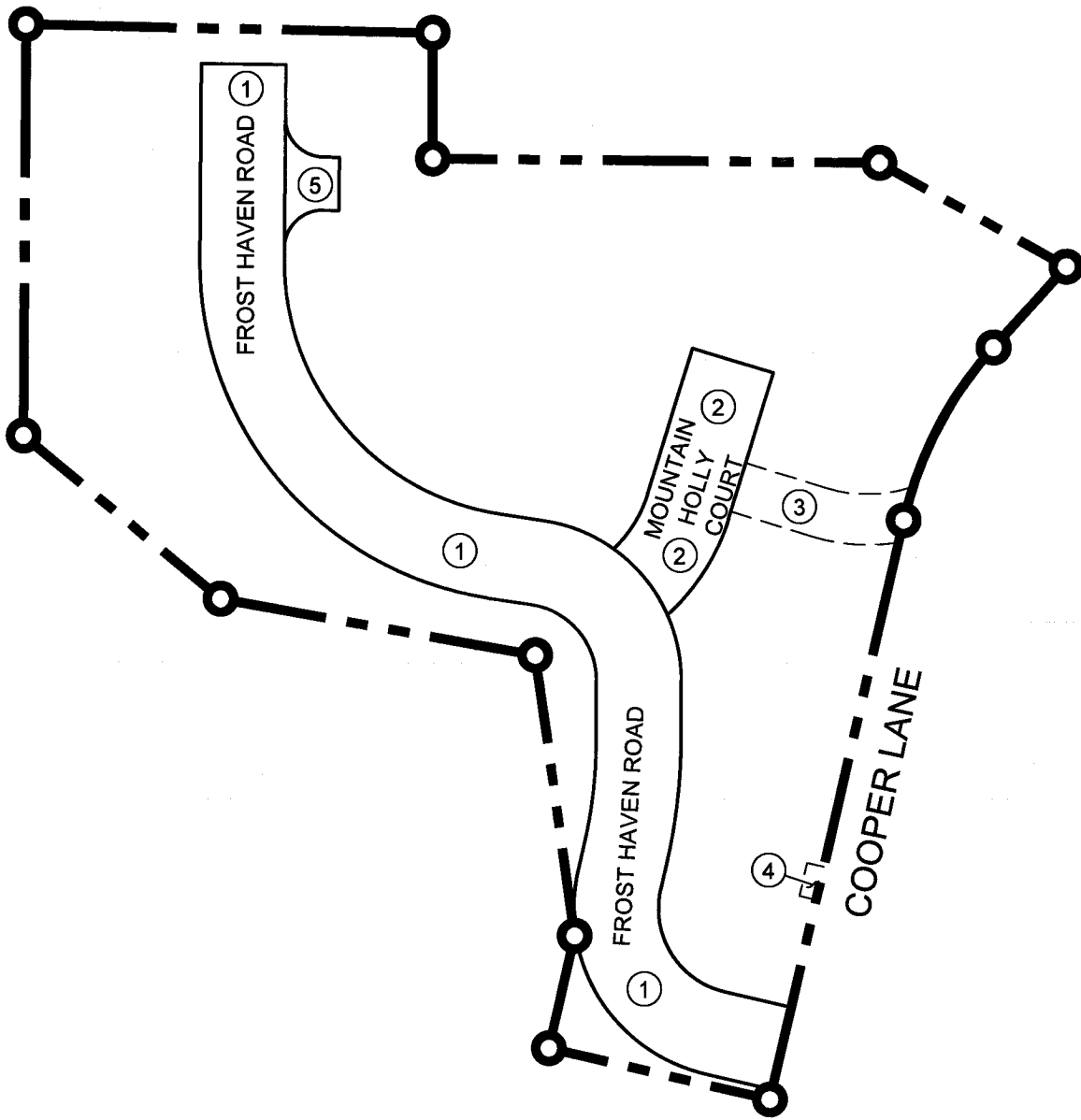
  
NOTARY PUBLIC  
RESIDING AT: \_\_\_\_\_

My Commission Expires:

3/15/17



Revised and Readopted 4/12



SCALE: 1"=100'  
 DRAWN BY: JLS  
 CHECKED BY: RHD  
 DATE: 10.08.2015  
 PROJECT No. 2044

FROSTWOOD F6  
 SEWER EASEMENT EXHIBIT  
 SUMMIT COUNTY, UT



**infinity**  
 CONSULTANTS  
 3940 Traverse Mountain Blvd., Suite 206  
 Lehi, Utah 84043 • Tel: 801.541.3040

SHEET  
 EX-1