

ENTRY NO. 01165637

06/10/2021 09:44:38 AM E: 2670 P: 1786

Easements PAGE 1/1
RHONDA FRANCIS, 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 PER - U.C.A. § 63J-1-505

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

Storied Deer Valley, LLC, a Delaware limited liability company, Grantor, do 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:

**SANITARY SEWER EASEMENT 'A'
MOONSHADOW CONDOMINIUMS**

An easement located in the southwest quarter of the southeast quarter of Section 21, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said easement being described as follows:

Beginning at a point that is North 88°09'24" East 281.56 feet coincident with the section line and North 207.52 feet from an aluminum monument at the north quarter corner of Section 28, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said point being on the easterly right-of-way of Marsac Avenue Right of Way, recorded June 28, 2002, as Entry No. 623451 in the Office of the Recorder, Summit County, Utah, and also being on a curve to the right having a radius of 725.00 feet, of which the radius point bears North 67°47'27" East; and running thence coincident with said Marsac Avenue Right of Way and northerly along the arc of said curve 5.82 feet through a central angle of 00°27'35"; thence North 64°50'29" East 40.14 feet to the westerly boundary of that certain Grant of Easement recorded February 12, 2019, as Entry No. 1105969, in Book 2496 at Page 845 in the Office of the Recorder, Summit County, Utah; thence coincident with said Grant of Easement South 15°31'13" East 7.39 feet to the northerly boundary of that certain Grant of Nonexclusive Easement recorded December 22, 2003, as Entry No. 683570 in Book 1589 at Page 1191 in the Office of the Recorder, Summit County, Utah; thence coincident with said Grant of Nonexclusive Easement South 67°00'03" West 39.25 feet to the point of beginning.

Description contains 260 sq ft.

**SANITARY SEWER EASEMENT 'B'
MOONSHADOW CONDOMINIUMS**

An easement located in the southwest quarter of the southeast quarter of Section 21, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said easement being described as follows:

Beginning at a point that is North 88°09'24" East 293.15 feet coincident with the section line and North 180.34 feet from an aluminum monument at the north quarter corner of Section 28, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said point being on the easterly right-of-way of Marsac Avenue Right of Way, recorded June 28, 2002, as Entry No. 623451 in the Office of the Recorder, Summit County, Utah, and also being on a curve to the right having a radius of 725.00 feet, of which the radius point bears North 65°28'57" East; and running thence coincident with said Marsac Avenue Right of Way and Northwesterly along the arc of said curve 9.21 feet through a central angle of 00°43'39" to the southwesterly corner of that certain Grant of Nonexclusive Easement recorded December 22, 2003, as Entry No. 683570 in Book 1589 at Page 1191 in the Office of the Recorder, Summit County, Utah; thence coincident with the southerly boundary of said Easement the following two (2) courses: 1) North 67°00'03" East 70.53 feet to a point on a curve to the left having a radius of 282.39 feet, of which the radius point bears North 22°59'57" West; thence 2) along the arc of said curve 102.89 feet through a central angle of 20°52'31"; thence South 38°30'28" West 47.97 feet; thence South 64°50'29" West 128.89 feet to the point of beginning.

Description contains 1,188 sq ft

**SANITARY SEWER EASEMENT 'C'
MOONSHADOW CONDOMINIUMS**

An easement located in the southwest quarter of the southeast quarter of Section 21, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said easement being described as follows:

Beginning at a point that is North 88°09'24" East 340.21 feet coincident with the section line and North 230.52 feet from an aluminum monument at the north quarter corner of Section 28, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said point being on the easterly boundary of that certain Grant of Easement recorded February 12, 2019, as Entry No. 1105969 in the Office of the Recorder, Summit County, Utah and running thence coincident with said Grant of Easement North 19°54'46" West 52.31 feet; thence South 36°19'14" East 39.64 feet; thence North 64°50'29" East 87.80 feet to a point on a non-tangent curve to the right having a radius of 262.39 feet, of which the radius point bears North 43°43'20" West, said point being on the northerly boundary of that certain Grant of Nonexclusive Easement recorded December 22, 2003, as Entry No. 683570 in Book 1589 at Page 1191 in the Office of the Recorder, Summit County, Utah; thence coincident with said Grant of Nonexclusive Easement the following two (2) courses: 1) along the arc of said curve 94.90 feet through a central angle of 20°43'23"; thence 2) South 67°00'03" West 6.84 feet to the point of beginning.

Description contains 1,200 sq ft

This easement is contained within Parcel MOONSH-A and the Recreation Opens Space Zoning and Common Area of the Moonshadow Condominiums Plat, which consists of the following Parcels: MOONSH-A, MOONSH-B, MOONSH-C, MOONSH-D, MOONSH-E, MOONSH-F, MOONSH-G & MOONSH-H.

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

Revised and Readopted 4/20

SANITARY SEWER EASEMENTS MOONSHADOW CONDOMINIUMS

SANITARY SEWER
EASEMENT
ENTRY NO. 0105969

SANITARY SEWER
EASEMENT
ENTRY NO. 683570

EASEMENT 'C'
POB

EASEMENT 'A'
POB

EASEMENT 'B'
POB

MOONSHADOW CONDOMINIUMS
ENTRY NO. 1113512

LOT 2, VILLAGE AT EMPIRE
PASS NORTH SUBDIVISION
ENTRY NO. 1085414

MARSAC AVENUE
ENTRY NO. 02224515
RIGHT OF WAY

MARSAC LOOE LOT 61
TAX PARCEL PCA-S-384

NORTH 207.52'

NORTH 180.34'

NORTH 230.52'

11.59'

281.56'

47.06'

2251.52'

N 88°09'24" E 2591.73'
SECTION LINE (BETWEEN SECTION CORNERS)

FOUND ALUMINUM MONUMENT
NORTH 1/4 CORNER
SECTION 28, T2S, R4E, SLB&M

NE CORNER
SECTION 28, T2S, R4E, SLB&M
POSITION OCCUPIED BY HOUSE

