

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

**ENTRY NO. 01119392**

10/09/2019 09:38:22 AM B: 2533 P: 1037

Easements PAGE 1/9

RHONDA FRANCIS, SUMMIT COUNTY RECORDER

FEE 0.00 BY SNYDERVILLE BASIN WATER



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**

PROMONTORY DEVELOPMENT, LLC, an Arizona 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:

**SBWRD EASEMENT 'A'**

A 50.00 foot wide easement, being 25.00 feet perpendicularly distant on each side of the following described centerline, located in the Northwest Quarter of Section 12, Township 1 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah, and being more particularly described as follows:

Beginning at a point which is South 89°20'39" East 2,201.77 feet along the section line and South 00°39'21" West 213.23 feet from the Southwest Corner of Section 1, Township 1 South, Range 4 East, Salt Lake Base and Meridian, said point being on a 100.00 foot radius non-tangent curve to the left, center bears South 74°03'02" East, thence Southerly 14.48 feet along the arc of said curve through a central angle of 08°17'45" (chord bears South 11°48'05" West 14.47 feet); thence South 07°39'12" West 13.48 feet to a point on a 300.00 foot radius curve to the left, the center of which bears South 82°20'48" East; thence Southerly 84.46 feet along the arc of said curve through a central angle of 16°07'51" (chord bears South 00°24'43" East 84.18 feet) to a point on a 150.00 foot radius reverse curve to the right, the center of which bears South 81°31'22" West; thence Southerly 133.73 feet along the arc of said curve through a central angle of 51°04'58" (chord bears South 17°03'51" West 129.35 feet); thence South 42°36'20" West 108.56 feet to a point on a 150.00 foot radius curve to the right, the center of which bears North 47°23'40" West; thence Southwesterly 83.77 feet along the arc of said curve through a central angle of 31°59'47" (chord bears South 58°36'13" West 82.68 feet); thence South 74°36'06" West 81.26 feet to a point on a 200.00 foot radius curve to the left, the center of which bears South 15°23'54" East; thence Southwesterly 54.98 feet along the arc of said curve through a central angle of 15°45'00" (chord bears South 66°43'36" West 54.81 feet) to the Point of Terminus.

Basis of Bearing

South 89°20'39" East between the Southwest and the Southeast Corners of Section 1, Township 1 South, Range 4 East, Salt Lake Base and Meridian.

This easement is contained within Parcel NS-3

**SBWRD EASEMENT 'B'**

A 50.00 foot wide easement, being 25.00 feet perpendicularly distant on each side of the following described centerline, located in the Northwest Quarter of Section 12, Township 1 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah, and being more particularly described as follows:

Beginning at a point which is South 89°20'39" East 1,891.53 feet along the section line and South 00°39'21" West 618.36 feet from the Southwest Corner of Section 1, Township 1 South, Range 4 East, Salt Lake Base and Meridian, said point being on a 500.00 foot radius non-tangent curve to the right, center bears South 67°20'41" West, thence Southerly 92.48 feet along the arc of said curve through a central angle of 10°35'52" (chord bears South 17°21'23" East 92.35 feet); thence South 12°03'27" East 131.41 feet to a point on a 1,000.00 foot radius curve to the right, the center of which bears South 77°56'33" West; thence Southerly 278.88 feet along the arc of said curve through a central angle of 15°58'42" (chord bears South 04°04'06" East 277.97 feet); thence South 03°55'15" West 69.76 feet to a point on a 310.00 foot radius curve to the right, the center of which bears North 86°04'45" West; thence Southwesterly 398.48 feet along the arc of said curve through a central angle of 73°38'58" (chord bears South 40°44'44" West 371.61 feet); thence South 77°33'54" West 209.30 feet to a point on a 180.00 foot radius non-tangent curve to the right, the center of which bears North 12°25'55" West; thence Northwesterly 254.39 feet along the arc of said curve through a central angle of 80°58'29" (chord bears North 61°56'41" West 233.74 feet); thence North 21°27'26" West 169.87 feet to a point on a 180.00 foot radius curve to the left, the center of which bears South 68°32'34" West; thence Northwesterly 218.44 feet along the arc of said curve through a central angle of 69°31'57" (chord bears North 56°13'25" West 205.28 feet); thence South 89°00'37" West 72.87 feet to a point on a 200.00 foot radius non-tangent curve to the right, the center of which bears North 00°59'26" West; thence Northwesterly 353.87 feet along the arc of said curve through a central angle of 101°22'31" (chord bears North 40°18'10" West 309.48 feet); thence North 10°23'05" East 212.43 feet to a point on a 500.00 foot radius curve to the left, the center of which bears North 79°36'55" West; thence Northerly 159.77 feet along the arc of said curve through a central angle of 18°18'31" (chord bears North 01°13'50" East 159.09 feet) to a point on a 300.00 foot radius reverse curve to the right, the center of which bears North 82°04'35" East; thence Northerly 180.75 feet along the arc of said curve through a central angle of 34°31'17" (chord bears North 09°20'13" East 178.03 feet) to the Point of Terminus.

Basis of Bearing

South 89°20'39" East between the Southwest and the Southeast Corners of Section 1, Township 1 South, Range 4 East, Salt Lake Base and Meridian.

This easement is contained within Parcel NS-3

### SBWRD EASEMENT 'C'

A 50.00 foot wide easement, being 25.00 feet perpendicularly distant on each side of the following described centerline, located in the Northwest Quarter of Section 12, Township 1 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah, and being more particularly described as follows:

Beginning at a point which is South 89°20'39" East 1,708.80 feet along the section line and South 00°39'21" West 1,469.95 feet from the Southwest Corner of Section 1, Township 1 South, Range 4 East, Salt Lake Base and Meridian, and running thence South 12°27'45" East 59.76 feet to a point on a 300.00 foot radius curve to the right, the center of which bears South 77°32'15" West; thence Southerly 263.72 feet along the arc of said curve through a central angle of 50°22'02" (chord bears South 12°43'16" West 255.31 feet); thence South 37°54'17" West 115.77 feet to a point on a 600.00 foot radius curve to the right, the center of which bears North 52°05'43" West; thence Southwesterly 84.97 feet along the arc of said curve through a central angle of 08°06'51" (chord bears South 41°57'43" West 84.90 feet); thence South 46°01'08" West 171.05 feet to the point of terminus, said point of terminus also being the center of a 46.00 radius circle.

#### Basis of Bearing

South 89°20'39" East between the Southwest and the Southeast Corners of Section 1, Township 1 South, Range 4 East, Salt Lake Base and Meridian.

This easement is contained within Parcel NS-3

### SBWRD EASEMENT 'D'

A 50.00 foot wide easement, being 25.00 feet perpendicularly distant on each side of the following described centerline, located in the Northwest Quarter of Section 12, Township 1 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah, and being more particularly described as follows:

Beginning at a point which is South 89°20'39" East 870.01 feet along the section line and South 00°39'21" West 359.57 feet from the Southwest Corner of Section 1, Township 1 South, Range 4 East, Salt Lake Base and Meridian, said point being on a 300.00 foot radius non-tangent curve to the right, center bears South 63°24'08" East, thence Northeasterly 381.67 feet along the arc of said curve through a central angle of 72°53'35" (chord bears North 63°02'40" East 356.44 feet); to a point on a 275.00 foot radius compound curve to the right, the center of which bears South 09°29'27" West; thence Southeasterly 270.52 feet along the arc of said curve through a central angle of 56°21'45" (chord bears South 52°19'40" East 259.74 feet) to a point on a 225.00 foot radius reverse curve to the left, the center of which bears North 65°51'12" East; thence Southeasterly 240.23 feet along the arc of said curve through a central angle of 61°10'29" (chord bears South 54°44'02" East 228.98 feet); thence South 85°19'16" East 167.69 feet to a point on a 150.00 foot radius curve to the right, the center of which bears South 04°40'44" West; thence Southeasterly 164.06 feet along the arc of said curve through a central angle of 62°39'57" (chord bears South 53°59'18" East 156.00 feet); thence South 22°39'19" East 38.67 feet to the Point of Terminus.

Basis of Bearing

South 89°20'39" East between the Southwest and the Southeast Corners of Section 1, Township 1 South, Range 4 East, Salt Lake Base and Meridian.

This easement is contained within Parcel NS-3

**SBWRD EASEMENT 'E'**

A 50.00 foot wide easement, being 25.00 feet perpendicularly distant on each side of the following described centerline, located in the Northwest Quarter of Section 12 and the Southwest Quarter of Section 1, Township 1 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah, and being more particularly described as follows:

Beginning at a point which is South 89°20'39" East 870.01 feet along the section line and South 00°39'21" West 359.57 feet from the Southwest Corner of Section 1, Township 1 South, Range 4 East, Salt Lake Base and Meridian, said point being on a 1,000.00 foot radius non-tangent curve to the right, center bears North 35°31'17" East, thence Northwesterly 169.80 feet along the arc of said curve through a central angle of 09°43'45" (chord bears North 49°36'50" West 169.60 feet); thence North 44°44'58" West 221.93 feet to a point on a 150.00 foot radius curve to the right, the center of which bears North 45°15'02" East; thence Northerly 272.63 feet along the arc of said curve through a central angle of 104°08'12" (chord bears North 07°19'08" East 236.62 feet) to a point on a 500.00 foot radius compound curve to the right, the center of which bears South 30°36'46" East; thence Easterly 317.08 feet along the arc of said curve through a central angle of 36°20'05" (chord bears North 77°33'16" East 311.79 feet) to a point on a 100.00 foot radius non-tangent curve to the right, the center of which bears North 05°43'19" East; thence Northerly 348.61 feet along the arc of said curve through a central angle of 199°44'19" (chord bears North 15°35'28" East 197.04 feet) to a point on a 1,000.00 foot radius non-tangent curve to the right, the center of which bears North 25°27'38" East; thence Northwesterly 163.73 feet along the arc of said curve through a central angle of 09°22'52" (chord bears North 59°50'56" West 163.55 feet); thence North 55°09'31" West 272.29 feet to a point on a 500.00 foot radius curve to the right, the center of which bears North 34°50'29" East; thence Northwesterly 202.28 feet along the arc of said curve through a central angle of 23°10'47" (chord bears North 43°34'07" West 200.90 feet) to a point on a 150.00 foot radius reverse curve to the left, the center of which bears South 58°01'16" West; thence Northwesterly 144.01 feet along the arc of said curve through a central angle of 55°00'35" (chord bears North 59°29'01" West 138.55 feet); thence North 86°59'19" West 133.42 feet to a point on a 150.00 foot radius curve to the right, the center of which bears North 03°00'41" East; thence Northwesterly 220.71 feet along the arc of said curve through a central angle of 84°18'22" (chord bears North 44°50'08" West 201.33 feet); thence North 02°40'57" West 272.44 feet to a point on a 250.00 foot radius curve to the right, the center of which bears North 87°19'03" East; thence Northeasterly 282.17 feet along the arc of said curve through a central angle of 64°40'05" (chord bears North 29°39'06" East 267.43 feet); thence North 61°59'08" East 143.69 feet to a point on a 350.00 foot radius curve to the right, the

center of which bears South 28°00'52" East; thence Easterly 443.58 feet along the arc of said curve through a central angle of 72°36'55" (chord bears South 81°42'24" East 414.48 feet) to the Point of Terminus.

Basis of Bearing

South 89°20'39" East between the Southwest and the Southeast Corners of Section 1, Township 1 South, Range 4 East, Salt Lake Base and Meridian.

This easement is contained within Parcels *NS-1* & *NS-3*

**SBWRD EASEMENT 'F'**

A 40.00 foot wide easement, being 20.00 feet perpendicularly distant on each side of the following described centerline, located in the Southwest Quarter of Section 1, Township 1 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah, and being more particularly described as follows:

Beginning at a point which is South 89°20'39" East 703.21 feet along the section line and North 00°39'21" East 184.18 feet from the Southwest Corner of Section 1, Township 1 South, Range 4 East, Salt Lake Base and Meridian, and running thence North 18°39'05" West 42.81 feet to a point on a 140.00 foot radius curve to the left, the center of which bears South 71°20'55" West; thence Northwesterly 98.70 feet along the arc of said curve through a central angle of 40°23'33" (chord bears North 38°50'52" West 96.67 feet) to a point on a 200.00 foot radius reverse curve to the right, the center of which bears North 30°57'22" East; thence Northwesterly 87.79 feet along the arc of said curve through a central angle of 25°09'01" (chord bears North 46°28'08" West 87.09 feet) to a point on a 350.00 foot radius reverse curve to the left, the center of which bears South 56°06'23" West; thence Northwesterly 169.74 feet along the arc of said curve through a central angle of 27°47'10" (chord bears North 47°47'12" West 168.08 feet); thence North 61°40'47" West 27.27 feet to a point on a 140.00 foot radius curve to the right, the center of which bears North 28°19'13" East; thence Northwesterly 149.84 feet along the arc of said curve through a central angle of 61°19'19" (chord bears North 31°01'07" West 142.79 feet) to a point on a 80.00 foot radius reverse curve to the left, the center of which bears South 89°38'32" West; thence Northwesterly 154.74 feet along the arc of said curve through a central angle of 110°49'29" (chord bears North 55°46'12" West 131.72 feet); thence South 68°49'03" West 80.31 feet to a point on a 25.00 foot radius curve to the left, the center of which bears South 21°10'57" East; thence Southwesterly 39.27 feet along the arc of said curve through a central angle of 90°00'00" (chord bears South 23°49'03" West 35.36 feet); thence South 21°10'57" East 10.00 feet to the point of terminus, said point of terminus also being the center of a 46.00 radius circle.

Basis of Bearing

South 89°20'39" East between the Southwest and the Southeast Corners of Section 1, Township 1 South, Range 4 East, Salt Lake Base and Meridian.

This easement is contained within Parcel *NS-1*

### **SBWRD EASEMENT 'G'**

A 40.00 foot wide easement, being 20.00 feet perpendicularly distant on each side of the following described centerline, located in the Southwest Quarter of Section 1, Township 1 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah, and being more particularly described as follows:

Beginning at a point which is South 89°20'39" East 538.03 feet along the section line and South 00°39'21" West 7.25 feet from the Southwest Corner of Section 1, Township 1 South, Range 4 East, Salt Lake Base and Meridian, and running thence North 82°32'02" West 95.74 feet to a point on a 133.00 foot radius curve to the left, the center of which bears South 07°27'58" West; thence Southwesterly 191.05 feet along the arc of said curve through a central angle of 82°18'19" (chord bears South 56°18'49" West 175.05 feet); thence South 15°08'39" West 27.98 feet to a point on a 35.00 foot radius curve to the left, the center of which bears South 74°51'21" East; thence Southerly 27.24 feet along the arc of said curve through a central angle of 44°35'30" (chord bears South 07°09'06" East 26.56 feet); thence South 29°26'51" East 35.50 feet to the point of terminus, said point of terminus also being the center of a 46.00 radius circle.

#### Basis of Bearing

South 89°20'39" East between the Southwest and the Southeast Corners of Section 1, Township 1 South, Range 4 East, Salt Lake Base and Meridian.

This easement is contained within Parcels *NS-1* & *NS-3*

### **SBWRD EASEMENT 'H'**

A 40.00 foot wide easement, being 20.00 feet perpendicularly distant on each side of the following described centerline, located in the Southwest Quarter of Section 1, Township 1 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah, and being more particularly described as follows:

Beginning at a point which is South 89°20'39" East 463.76 feet along the section line and North 00°39'21" East 1,611.55 feet from the Southwest Corner of Section 1, Township 1 South, Range 4 East, Salt Lake Base and Meridian, and running thence South 00°04'22" East 10.89 feet to a point on a 500.00 foot radius curve to the right, the center of which bears South 89°55'38" West; thence Southerly 95.93 feet along the arc of said curve through a central angle of 10°59'34" (chord bears South 05°25'25" West 95.78 feet) to a point on a 400.00 foot radius reverse curve to the left, the center of which bears South 79°04'48" East; thence Southerly 136.92 feet along the arc of said curve through a central angle of 19°36'46" (chord bears South 01°06'49" West 136.25 feet); thence South 08°41'34" East 67.02 feet to a point on a 200.00 foot radius curve to the right, the center of which bears South 81°18'26" West; thence Southerly 158.86 feet along the arc of said curve through a central angle of 45°30'38" (chord bears South

14°03'45" West 154.72 feet); thence South 36°49'04" West 56.05 feet to the point of terminus, said point of terminus also being the center of a 46.00 radius circle.

Basis of Bearing

South 89°20'39" East between the Southwest and the Southeast Corners of Section 1, Township 1 South, Range 4 East, Salt Lake Base and Meridian.

This easement is contained within Parcel *NS-1*

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 27th day of September, 2019

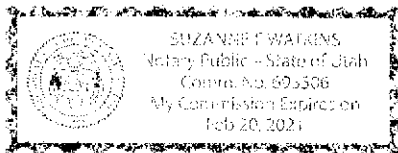
PROMONTORY DEVELOPMENT, LLC, an Arizona limited liability company

By: *Robin Milne*  
Name: Robin Milne  
Title: General Manager

STATE OF UTAH            )  
  : ss.  
COUNTY OF SUMMIT    )

On this 27th day of September, 2019, personally appeared before me Robin Milne, 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 Promontory Development, LLC, with actual and requisite authority, and said signer acknowledged to me that he/she executed the same.

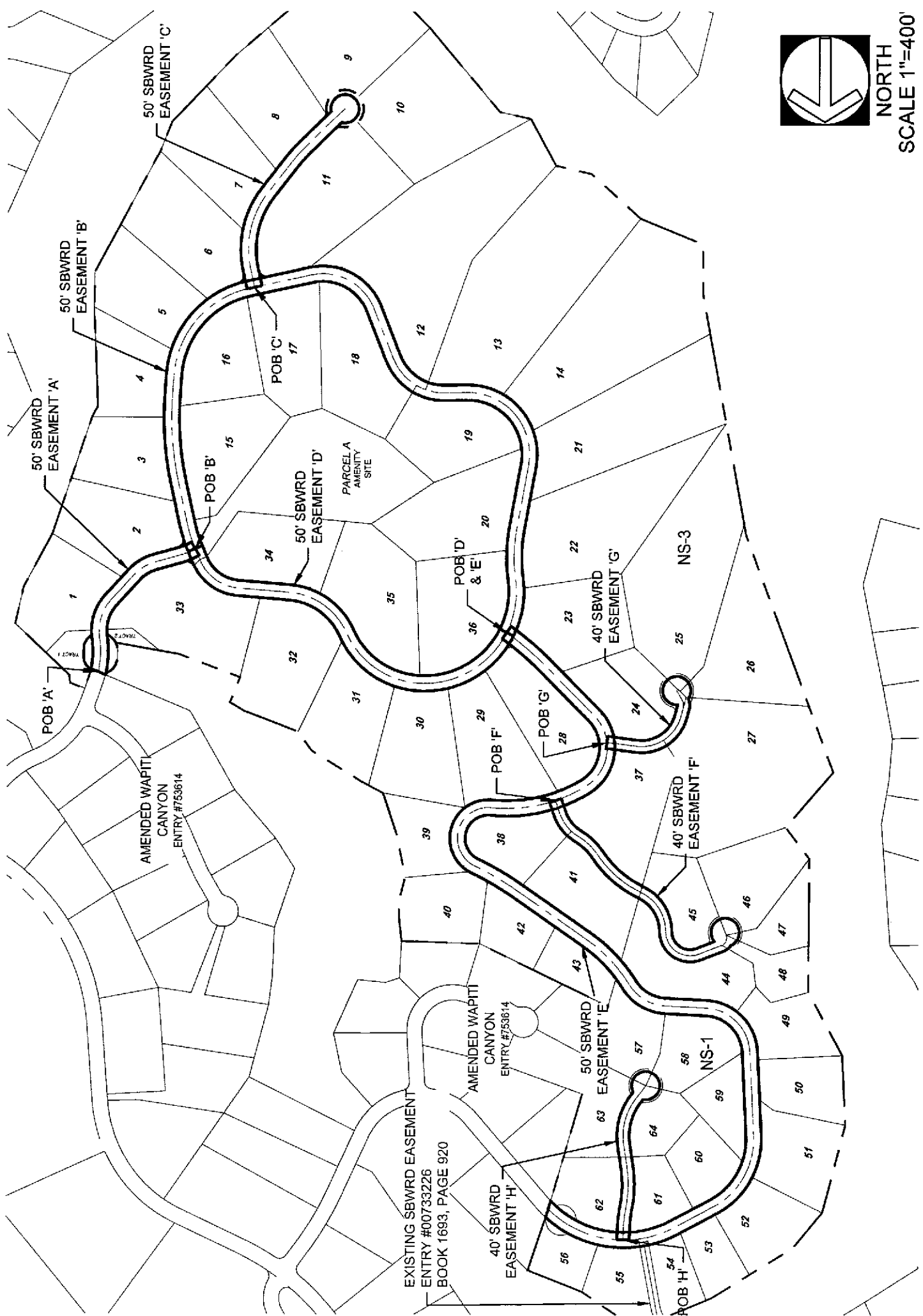
S  
E  
A  
L



*Suzanne F. Watkins*  
Notary Public



# PINNACLE AT PROMONTORY SBWRD EASEMENTS



NORTH  
SCALE 1"=400'

INT. CONSULTANTS/ENGINEERS/ARCHITECTS/PLANNERS/SURVEYORS/ESSENTIALS