

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

01137683 B: 2586 P: 1222

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Rhonda Francis Summit County Recorder

07/30/2020 02:26:31 PM Fee \$40.00

By Cottonwood Title Insurance Agency, Inc.

Electronically Recorded

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

CW Larsen Village, LLC, a Utah 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'

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 1,872.69 feet along the northerly line of said Section 22 and thence South, a distance of 174.90 feet to the true **Point of Beginning**, and running thence North 89°55'07" East 273.00 feet; thence North 00°05'13" West 123.36 feet; thence North 89°54'47" East 20.00 feet; thence South 00°05'13" East 207.08 feet; thence South 89°54'51" West 20.00; thence North 00°05'13" West 63.72 feet ; thence South 89°55'07" West 273.00 feet; thence North 00°05'09" West 20.00 feet to the Point of Beginning.

Containing 9,602 square feet or 0.22 acres, more or less.

This easement is contained within Parcel SCVC-13

SBWRD 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 2,145.87 feet along the northerly line of said Section 22 and thence South, a distance of 311.88 feet to the true **Point of Beginning**, and running thence North

89°54'51" East 20.00 feet; thence South 00°05'09" East 224.91 feet; thence North 82°05'08" West 20.20 feet; thence North 00°05'09" West 222.10 feet to the Point of Beginning.

Containing 4,470 square feet or 0.10 acres, more or less.

This easement is contained within Parcel SCVC-13

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.

SCVC
LOT 9 SUBDIVISION
#1110753

SILVER CREEK VILLAGE CENTER
SCVC-13 SBWRD EASEMENT EXHIBIT

SCVC-14

SCVC-15

SERVICE BERRY DRIVE

SCVC-10

JUNIPER LANE

SCVC-18

GAMBEL OAK WAY

P.O.B. 'A'

SBWRD
EASEMENT 'A'

P.O.B. 'B'

SBWRD
EASEMENT 'B'

SILVER CREEK DRIVE

SCVC-11

SCVC-12



NORTH
SCALE 1"=100'