

ENTRY NO. 01209819

09/21/2023 09:20:28 AM B: 2794 P: 1923

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RHONDA FRANCIS, SUMMIT COUNTY RECORDER

FEE 0.00 BY SNYDERVILLE BASIN WATER RECLAMATION DISTRICT



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

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

Liberty Capital Lending, a(n) 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 Southwest quarter of Section 15, Township 1 South, Range 4 East, Salt Lake Base & Meridian, Summit County, Utah more particularly described as follows:

Commencing at the southwest corner of said Section 15, a found stone and running thence South 89°43'02" East, a distance of 938.57 feet along the southerly line of said Section 15 and thence North, a distance of 1,309.39 feet to the true Point of Beginning, and running thence South 86°09'00" West 20.00 feet; thence North 03°51'38" West 121.82 feet; thence North 15°04'34" East 90.88 feet; thence North 74°55'26" West 334.41 feet; thence North 15°04'34" East 20.00 feet; thence South 74°55'26" East 334.41 feet; thence North 15°04'34" East 75.00 feet; thence South 70°36'41" East 20.06 feet; thence South 15°04'34" West 181.04 feet; thence South 03°51'38" East 118.49 feet to the Point of Beginning.

Containing 12,761 square feet or 0.29 acres, more or less.

This easement is contained within Parcel No. ESSCVC-100

SBWRD EASEMENT 'B'

An easement lying within, in the Southwest quarter of Section 15, Township 1 South, Range 4 East, Salt Lake Base & Meridian, Summit County, Utah more particularly described as follows:

Commencing at the southwest corner of said Section 15, a found stone and running thence South 89°43'02" East, a distance of 768.95 feet along the southerly line of said Section 15 and thence

North, a distance of 1,297.09 feet to the true Point of Beginning, and running thence South 86°10'53" West 20.00 feet; thence North 03°51'37" West 68.28 feet; thence North 80°35'29" West 82.43 feet; thence North 65°46'42" West 91.99 feet; thence North 59°26'42" West 32.56 feet to a point on a 728.00 foot radius non-tangent curve to the left, the center of which bears North 63°59'35" West; thence Northeasterly 20.09 feet along the arc of said curve through a central angle of 01°34'51" (chord bears North 25°12'59" East 20.09 feet); thence South 59°26'42" East 33.32 feet; thence South 65°46'42" East 88.29 feet; thence South 80°35'29" East 48.29 feet; thence North 86°08'22" East 76.11 feet; thence South 03°51'38" East 20.00 feet; thence South 86°08'22" West 15.00 feet to a point on a 15.00 foot radius curve to the left, the center of which bears South 03°51'38" East; thence Southwesterly 23.56 feet along the arc of said curve through a central angle of 90°00'00" (chord bears South 41°08'22" West 21.21 feet); thence South 03°51'38" East 60.00 feet to the Point of Beginning.

Containing 6,665 square feet or 0.15 acres, more or less.

This easement is contained within Parcel No. ESSCVC-100

SBWRD EASEMENT 'C'

An easement lying within, in the Southwest quarter of Section 15, Township 1 South, Range 4 East, Salt Lake Base & Meridian, Summit County, Utah more particularly described as follows:

Commencing at the southwest corner of said Section 15, a found stone and running thence South 89°43'02" East, a distance of 493.78 feet along the southerly line of said Section 15 and thence North, a distance of 1,204.62 feet to the true Point of Beginning, and running thence North 30°33'18" East 98.68 feet to a point on a 375.00 foot radius non-tangent curve to the left, the center of which bears North 28°43'37" East; thence Southeasterly 20.04 feet along the arc of said curve through a central angle of 03°03'41" (chord bears South 62°48'14" East 20.03 feet); thence South 30°33'18" West 53.23 feet to a point on a 15.00 foot radius curve to the left, the center of which bears South 59°26'42" East; thence Southeasterly 27.81 feet along the arc of said curve through a central angle of 106°12'58" (chord bears South 22°33'11" East 23.99 feet); thence South 75°39'40" East 137.30 feet to a point on a 90.00 foot radius curve to the left, the center of which bears North 14°20'20" East; thence Easterly 14.46 feet along the arc of said curve through a central angle of 09°12'15" (chord bears South 80°15'47" East 14.44 feet) to a point on a 422.50 foot radius non-tangent curve to the right, the center of which bears North 84°42'49" West; thence Southerly 20.01 feet along the arc of said curve through a central angle of 02°42'48" (chord bears South 06°38'34" West 20.01 feet) to a point on a 110.00 foot radius non-tangent curve to the right, the center of which bears North 05°24'33" East; thence Westerly 17.14 feet along the arc of said curve through a central angle of 08°55'47" (chord bears North 80°07'33" West 17.13 feet); thence North 75°39'40" West 183.93 feet to the Point of Beginning.

Containing 5,538 square feet or 0.13 acres, more or less.

This easement is contained within Parcel No. ESSCVC-100

SBWRD EASEMENT 'D'

An easement lying within, in the Southwest quarter of Section 15, Township 1 South, Range 4 East, Salt Lake Base & Meridian, Summit County, Utah more particularly described as follows:

Commencing at the southwest corner of said Section 15, a found stone and running thence South 89°43'02" East, a distance of 659.82 feet along the southerly line of said Section 15 and thence North, a distance of 1,032.95 feet to the true Point of Beginning, and running thence South 14°20'20" West 20.00 feet; thence North 75°39'40" West 308.55 feet to a point on a 472.00 foot radius non-tangent curve to the right, the center of which bears South 65°56'06" East; thence Northeasterly 20.37 feet along the arc of said curve through a central angle of 02°28'23" (chord bears North 25°18'06" East 20.37 feet); thence South 75°39'40" East 304.67 feet to the Point of Beginning.

Containing 6,134 square feet or 0.14 acres, more or less.

This easement is contained within Parcel No. ESSCVC-100

SBWRD EASEMENT 'E'

An easement lying within, in the Southwest quarter of Section 15, Township 1 South, Range 4 East, Salt Lake Base & Meridian, Summit County, Utah more particularly described as follows:

Commencing at the southwest corner of said Section 15, a found stone and running thence South 89°43'02" East, a distance of 1,019.43 feet along the southerly line of said Section 15 and thence North, a distance of 1,201.97 feet to the true Point of Beginning, and running thence South 04°43'06" East 20.00 feet; thence South 86°08'22" West 63.10 feet; thence South 04°09'47" East 217.35 feet; thence South 14°44'16" West 58.82 feet to a point on a 382.02 foot radius curve to the right, the center of which bears North 75°15'44" West; thence Southerly 42.72 feet along the arc of said curve through a central angle of 06°24'24" (chord bears South 17°56'28" West 42.69 feet); thence North 64°43'37" West 20.05 feet to a point on a 362.02 foot radius non-tangent curve to the left, the center of which bears North 69°05'02" West; thence Northerly 39.04 feet along the arc of said curve through a central angle of 06°10'42" (chord bears North 17°49'37" East 39.02 feet); thence North 14°44'16" East 55.49 feet; thence North 04°09'47" West 214.12 feet; thence South 86°08'22" West 101.65 feet; thence South 14°20'20" West 242.70 feet to a point on a 777.50 foot radius non-tangent curve to the left, the center of which bears South 17°01'01" West; thence Westerly 20.01 feet along the arc of said curve through a central angle of 01°28'29" (chord bears North 73°43'13" West 20.01 feet); thence North 14°20'20" East 214.72 feet to a point on a 15.00 foot radius curve to the left, the center of which bears North 75°39'40" West; thence Northwesterly 28.33 feet along the arc of said curve through a central angle of 108°11'58" (chord bears North 39°45'39" West 24.30 feet); thence South 86°08'22" West 50.28 feet to a point on a 477.50 foot radius non-tangent curve to the left, the center of which bears North 83°29'29" West; thence Northerly 20.26 feet along the arc of said curve through a central angle of 02°25'51" (chord bears North 05°17'35" East 20.26 feet); thence North 86°08'22" East 273.29 feet to the Point of Beginning.

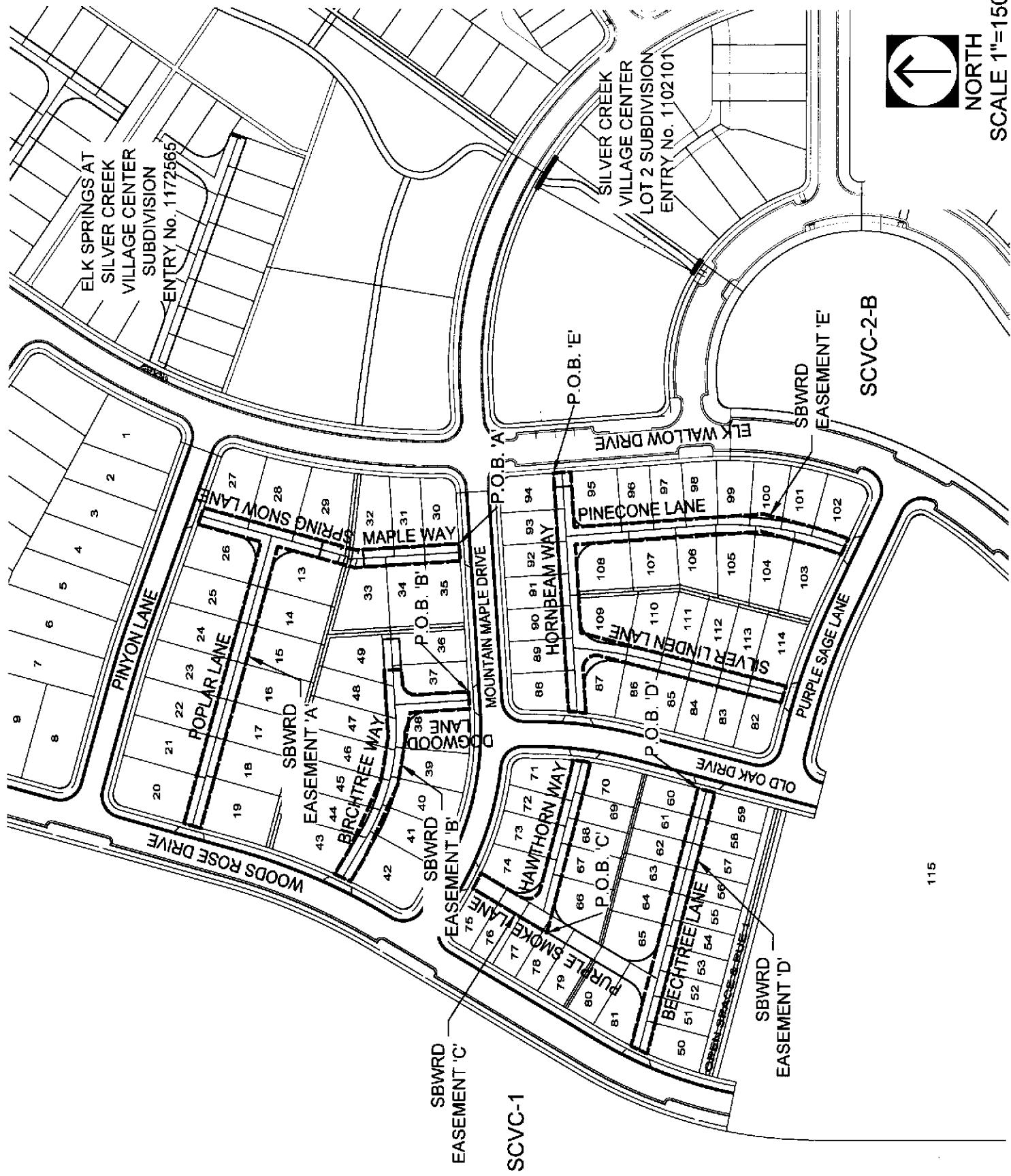
Containing 16,654 square feet or 0.38 acres, more or less.

This easement is contained within Parcel No. ESSCVC-100.

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.

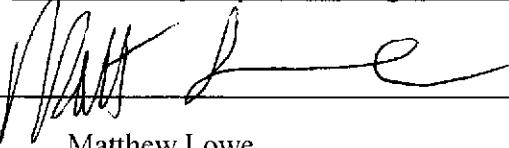
The easement granted herein is subject to the condition that the Grantee shall indemnify and hold harmless, the Grantor, its heirs and successors against any and all liability caused by the acts of the Grantee, its contractors or agents, during the construction, operation or maintenance of the sewer 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 Grantees 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.

DEER RIDGE AT SILVER CREEK VILLAGE CENTER
SBWRD EASEMENT EXHIBIT



WITNESS the hand of said Grantor this 19th day of September, 2023

Liberty Capital Lending, L.L.C.

By: 

Name: Matthew Lowe

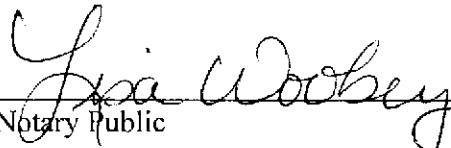
Title: Manager

STATE OF UTAH)
: ss.
COUNTY OF SUMMIT)

On this 19th day of September, 2023 personally appeared before me Matthew John Lowe, who being duly sworn, did say that he is the signer of the within instrument, and that the within and foregoing Grant of Easement was signed on behalf of Liberty Capital Lending, with actual and requisite authority, and said signer acknowledged to me that he/she executed the same.

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Lisa Woolsey
Notary Public