

ENTRY NO. 01213825

12/20/2023 03:11:52 PM B: 2804 P: 1381

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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

RECORDING FEES EXEMPT PER - U.C.A. § 63J-1-505

**GRANT OF ACCESS EASEMENT
FOR ACCESS TO WASTEWATER COLLECTION AND
TRANSPORTATION PIPELINE(S) AND APPURTENANCES**

Promontory Development, LLC, a(n) 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 perpetual right of ingress and egress over, across, and through the premises of the Grantor situated in Summit County, Utah which are more specifically described as follows:

BEGINNING AT A POINT NORTH 89°35'56" WEST ALONG THE SECTION LINE A DISTANCE OF 908.38 FEET AND SOUTH 00°16'14" WEST 212.59 FEET AND WEST 120.85 FEET FROM THE NORTH QUARTER CORNER OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 80°33'15" WEST 27.51 FEET; THENCE NORTH 9°35'56" WEST 97.96 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A 28.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 80°00'00" A DISTANCE OF 39.10 FEET, CHORD BEARS NORTH 49°35'56" WEST 36.00 FEET; THENCE NORTH 89°35'56" WEST 117.15 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SILVER GATE DRIVE; THENCE NORTH 10°26'31" WEST 26.47 FEET ALONG SAID RIGHT OF WAY LINE; THENCE SOUTH 89°35'56" EAST 122.13 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A 54.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 80°00'00" A DISTANCE OF 75.40 FEET, CHORD BEARS SOUTH 49°35'56" EAST 69.42 FEET; THENCE SOUTH 9°35'56" EAST 106.93 FEET TO THE POINT OF BEGINNING.

This easement is contained within Parcel(s) SS-51-C

Also granting to the Snyderville Basin Water Reclamation District 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 limit the accessibility of the easement. The Grantor and its successors in interest hereby forever relinquish the right to construct any improvement which would interfere with the accessibility of the easement and covenant and agree that no improvement, trees or structures will be constructed over the surface of the easement granted herein, without the express written consent in advance of the Grantee, which would interfere with the right of the Grantee to utilize the easement for access to wastewater facilities.

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, while exercising the rights of 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.

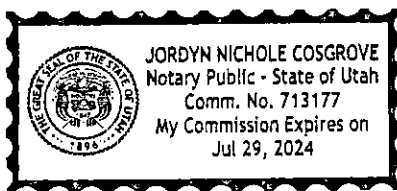
WITNESS the execution hereof this 19th day of December, 2023.

PROMONTORY DEVELOPMENT, LLC

By: *Kelli S. Brown*
Kelli S. Brown, General Manager

State of Utah }
 :ss.
County of Summit }

On this the 19th day of December, in the year 2023, personally appeared before me, Kelli S. Brown, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that she is the General Manager of PROMONTORY DEVELOPMENT, LLC and that said document was signed by her in behalf of said Company by Authority of its operating agreement, or resolution of its managers or members and said Kelli S. Brown acknowledged to me that said Company executed the same.



Jordyn Nichole Cosgrove
Notary Public

