

Snyderville Basin Special
Recreation Dist.
Adm. BOWNE PARK
P.O. BOX 98127
Park City, UT 84098

When recorded mail to:
Newpark Corporation

PO Bix 982258, Park City, UT 84098

00667991 Bk01558 Pg01031-01037

ALAN SPRIGGS, SUMMIT CO RECORDER
2003 AUG 05 10:13 AM FEE \$1.00 BY CJW
REQUEST: SNYDERVILLE BASIN SPECIAL REC D

SPACE ABOVE THIS LINE FOR RECORDER'S USE

FIRE PROTECTION EASEMENT

THIS AGREEMENT is made and entered into this 4th day of August 2003, between Newpark Corporation, the Owner of real property described in Exhibit A ("Parcel A"), and the Snyderville Basin Special Recreation District, the Owner of real property described in Exhibit B ("Parcel B").

RECITALS:

A. The Owner of Parcel B intends to construct or has constructed certain buildings and improvements upon said Parcel.

B. The Owner of Parcel A wishes to grant to the Owner of Parcel A a non-exclusive easement over Parcel B for the purpose of facilitating Summit County setback requirements for fire protection respecting the building and improvements located on Parcel A.

NOW THEREFORE, FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, the above recitals are incorporated herein and the parties further agree as follows:

1) The Owner of Parcel A hereby grants to the Owner of Parcel B a perpetual, non-exclusive easement for purposes of fire protection and prevention for building improvements constructed on Parcel B. The Owner of Parcel A hereby covenants that it shall not allow or cause to be constructed any permanent building improvements over or upon Parcel A.

2) At no time shall the Owner of Parcel A or Parcel B be liable to each other or any third person for any act or failure to act in respect of the rights and obligations herein created. Nothing contained herein shall be construed as a public dedication, or grant of any benefit to any third party.

3) The rights conveyed herein run with the land and shall benefit and burden the Parcels which are the subject hereof, and the title thereto, and be binding upon the owners of the Parcels hereby affected, and their heirs, successors and assigns and all who shall hereafter acquire title to any Parcel.

4) In the event of any action at law or equity is brought concerning this Agreement, or the rights or obligations herein created, the successful party shall, in addition to any other appropriate relief, be awarded costs and attorney's fees reasonably incurred in association with such action.

The parties to this Agreement have caused the same to be executed effective the date first set forth above.

Owner of Parcel A:

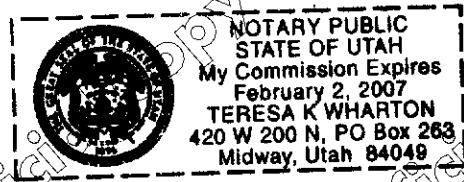
Owner of Parcel B:

By: Marc Wangsgaard
Its: President

Snyderville Basin Special Recreation District
By: [Signature]
Its: District Administrator

Acknowledgment

STATE OF UTAH)
)ss.
County of Summit)

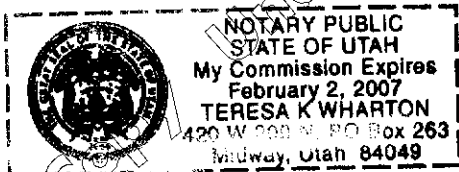


On this 4th day of August 2003, Marc Wangsgaard, personally appeared before me and acknowledged to me that he/she executed the above instrument.

[Signature]
NOTARY PUBLIC

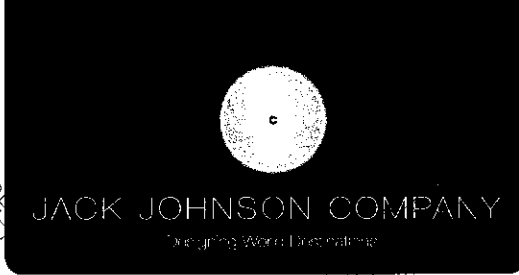
STATE OF UTAH)
)ss.
County of Summit)

On this 4th day of August 2003, Bonnie Paul, personally appeared before me and acknowledged to me that he/she executed the above instrument.



[Signature]
NOTARY PUBLIC

00667991 Bk01558 Pg01032



**SBSRD - NEWPARK
NO-BUILD EASEMENT**
Legal Description
August 04, 2003

Beginning at a point which is South 89°47'32" East along the section line 3372.01 feet and South 958.44 feet from the Northwest Corner of Section 19, Township 1 South, Range 4 East, Salt Lake Base and Meridian (Basis of Bearing being South 00°01'00" East 2662.16 feet between said Northwest Corner and the West Quarter Corner of said Section 19, both being found monuments); said point also being the Northwest Corner of Parcel S of the Newport Master Development Parcel Plat in accordance with the official plat thereof recorded in the Office of the Summit County Recorder, Coalville, Utah on April 14, 2003 as Entry No. 654674; and running thence South 35°00'00" West 80.55 feet; thence South 44°58'29" West 46.59 feet; thence North 25°00'00" East 119.36 feet; thence South 72°09'40" East 30.14 feet more or less to the Point of Beginning.

Containing 2110 Sq. Ft. or 0.048 Acres more or less.

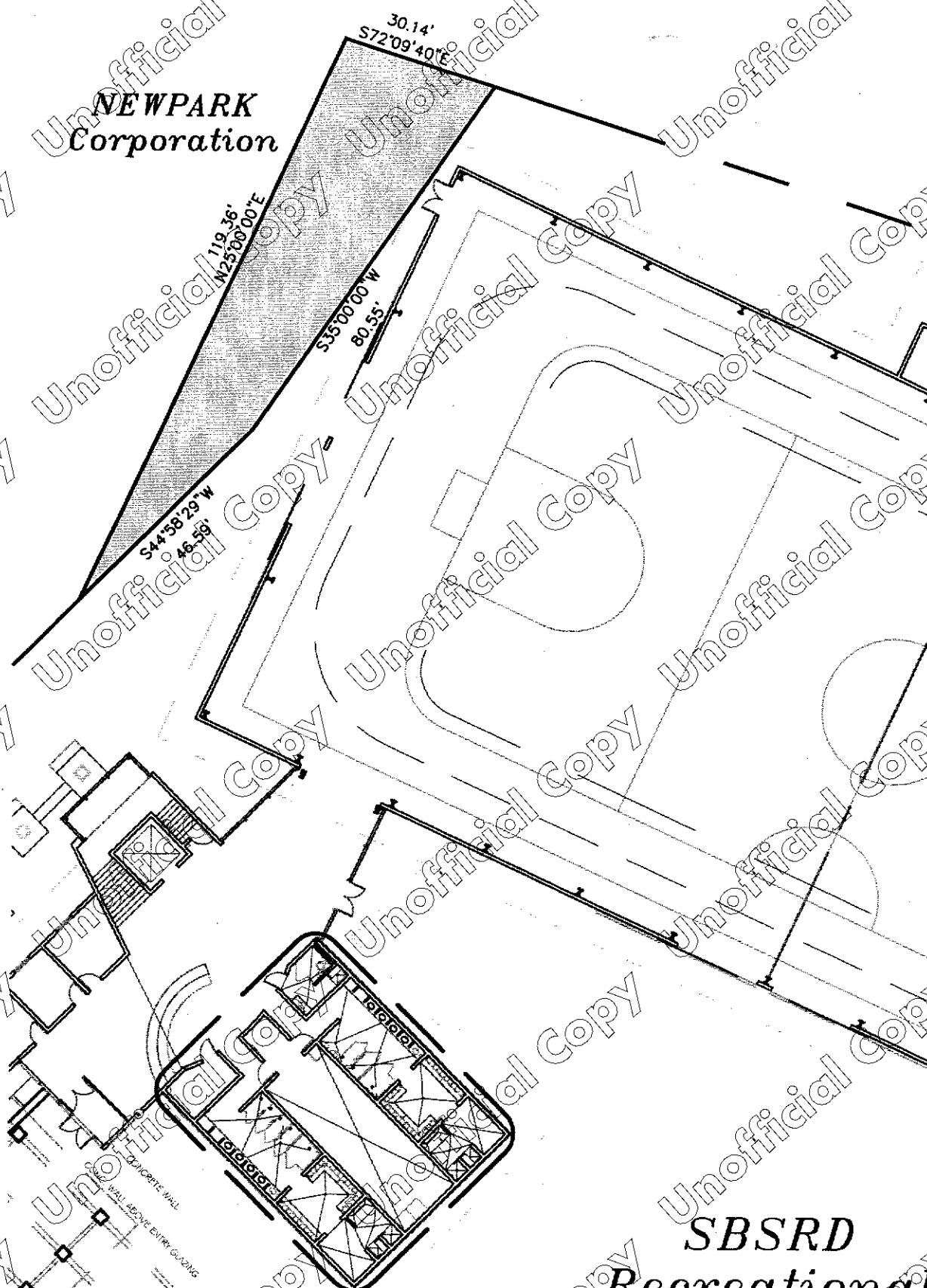
00667991 BK01558 Pg01033

JJCo. # 723.0293.00
08-04-03/RJSr.

In-Person · 1777 Sun Peak Drive · Park City · Utah 84098 Telephone · 435.645.9000 · Facsimile · 435.649.1620

Digital · www.jackjohnson.com

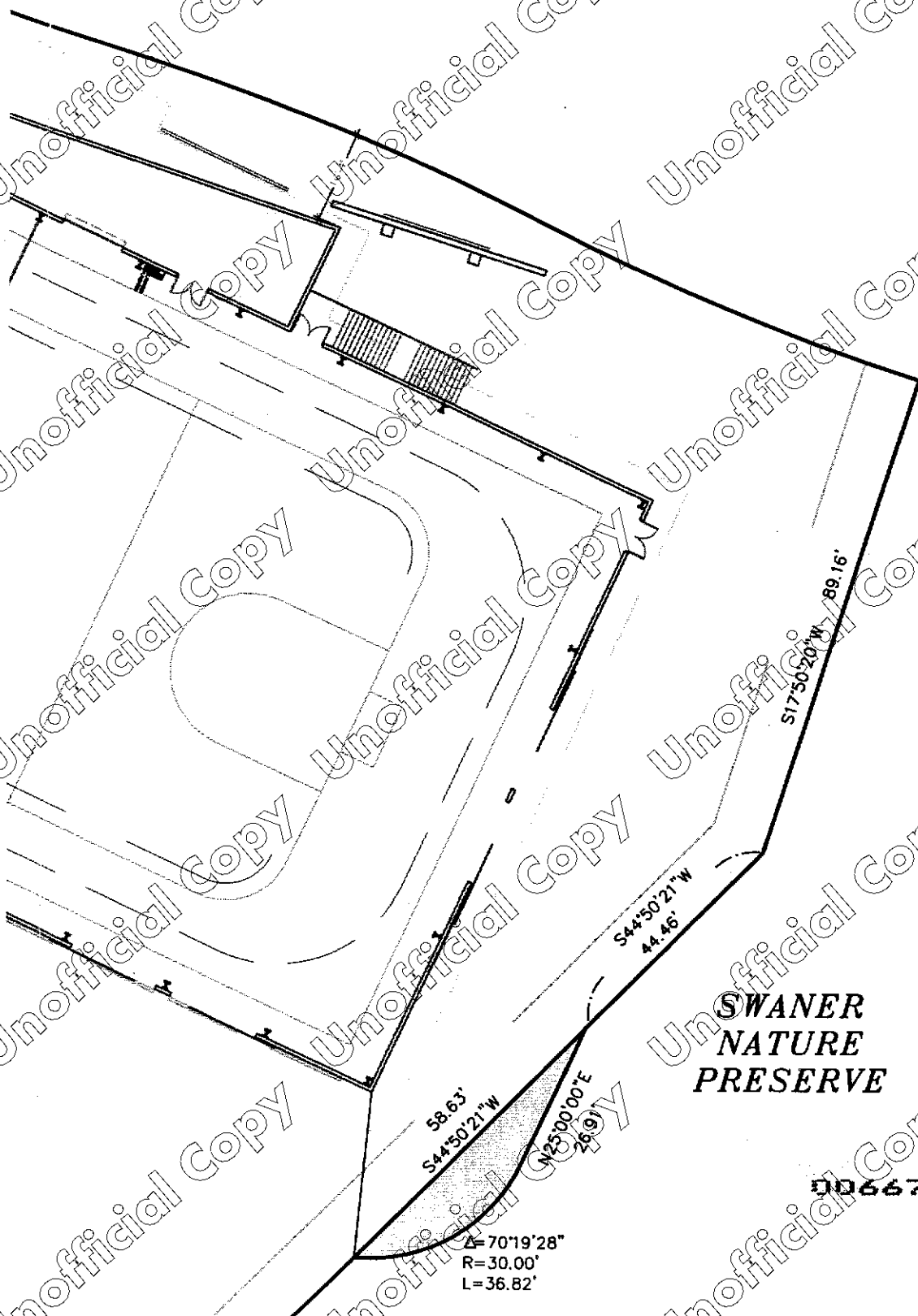
NEWPARK
Corporation



SBSRD
Recreational
Center

00667991 Sk.01558 Pcd1034

Unofficial Copy



S17°50'20"W 89.16'

S44°50'21"W 44.46'

S8.63'
S44°50'21"W

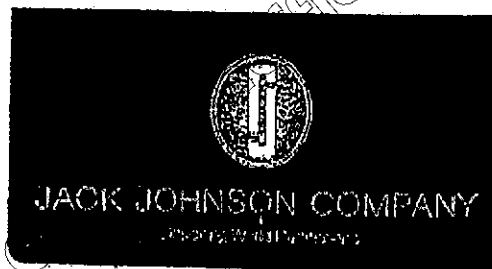
N25°00'00"E 26.91'

**SWANER
NATURE
PRESERVE**

00667991 Br01558 Pg01035

Δ=70°19'28"
R=30.00'
L=36.82'

Exhibit B



PROPOSED SBSRD PARCEL
Legal Description
Revised February 04, 2003

Beginning at a point which is South 89°47'32" East along the Section Line 3372.01 feet and South 958.44 feet from the Northwest Corner of Section 19, Township 1 South, Range 4 East, Salt Lake Base and Meridian (Basis of Bearing being South 00°01'00" East 2662.16 feet between said Northwest Corner and the West Quarter Corner of said Section 19) and running thence South 72°09'40" East 131.42 feet to a point of curvature of a 458.98 foot radius curve to the right, the center of which bears South 17°50'20" West, thence Easterly along the arc of said curve 73.27 feet through a central angle of 09°08'48" to the point of reverse curvature of a 458.98 foot radius curve to the left, the center of which bears North 26°59'08" East, thence Easterly along the arc of said curve 73.55 feet through a central angle of 09°10'54"; thence South 17°50'20" West 89.16 feet; thence South 44°50'21" West 274.42 feet; thence South 26.46 feet; thence West 81.65 feet to a point on a 75.00 foot non-tangent curve to the left, the center of which bears South 81°34'36" West; thence Northerly along the arc of said curve 47.88 feet through a central angle of 36°34'36"; thence North 45°00'00" West 196.00 feet; thence North 44°58'29" East 219.74 feet; thence North 35°00'00" East 80.55 feet more or less to the Point of Beginning.

Containing 103,092 Sq. Ft. or 2.367 Acres more or less

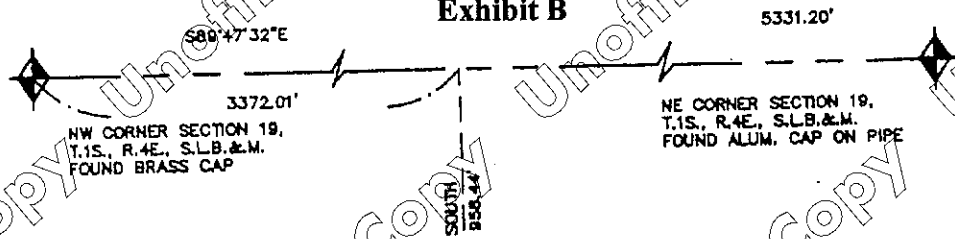
Subject to and together with any and all easements, restrictions, conditions and/or instruments of record.

00654675 Bk01526 Pg00746

00667991 Bk01558 Pg01036

JJCo. #039.0103.00(005)
02-04-2003/RJSr.

Exhibit B



PARCEL T

COMMON PARCEL

P.O.B.

**PROPOSED
SBSRD
PARCEL**
103,092 Sq. Ft.
2.367 Ac.

PARCEL "A"

PARCEL V

PARCEL P

PARCEL W

00654675 Bk01526 Pg00745

00667991 Bk01558 Pg01037



JACK JOHNSON COMPANY
Designing World Destinations

EXHIBIT MAP
SBSRD PARCEL
REDSTONE NEWPARK
SUMMIT COUNTY, OHIO

SUE DATE: FEB. 04, 2003