

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

00683570 BK01589 PG01191-01200

ALAN SPRIGGS, SUMMIT CO RECORDER
2003 DEC 22 10:54 AM FEE \$.00 BY DMG
REQUEST: SNYDERVILLE BASIN SID

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

United Park City Mines Company, a Delaware corporation, Grantor, does hereby convey and warrant to the Snyderville Basin Water Reclamation District, a special 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 nonexclusive easement and right-of-way for the purpose of constructing, operating and maintaining one or more underground pipelines 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:

EASEMENT A – A 20' WIDE SANITARY SEWER EASEMENT

A 20 FOOT WIDE NON-EXCLUSIVE EASEMENT LOCATED IN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN.

BEGINNING AT A POINT THAT IS NORTH 88°09'24" EAST 289.54 FEET ALONG THE SECTION LINE AND NORTH 188.97 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING ON THE EASTERLY LINE OF THE MARSAC AVENUE RIGHT OF WAY AND ON A CURVE TO THE RIGHT HAVING A RADIUS OF 725.00 FEET, OF WHICH THE RADIUS POINT BEARS NORTH 66°12'36" EAST; AND RUNNING THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 20.00 FEET THROUGH A CENTRAL ANGLE OF 01°34'50"; THENCE NORTH 67°00'03" EAST 70.53 FEET TO A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 262.39 FEET, OF WHICH THE RADIUS POINT BEARS NORTH 22°59'57" WEST; THENCE ALONG THE ARC OF SAID CURVE 105.81 FEET THROUGH A CENTRAL ANGLE OF 23°06'15"; THENCE NORTH 43°53'48" EAST 65.66 FEET; THENCE SOUTH 88°47'57" EAST 127.48 FEET TO A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 363.91 FEET, OF WHICH THE RADIUS POINT BEARS NORTH 01°12'03" EAST; THENCE ALONG THE ARC OF SAID CURVE 145.53 FEET THROUGH A CENTRAL ANGLE OF 22°54'47"; THENCE NORTH 13°37'37" WEST 238.46 FEET; THENCE NORTH 23°12'17" WEST 131.18 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 111.69 FEET, OF WHICH THE RADIUS POINT BEARS NORTH 66°47'43" EAST; THENCE ALONG THE ARC OF SAID CURVE 69.57 FEET THROUGH A CENTRAL ANGLE OF 35°41'26" TO A POINT ON A NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 385.27 FEET, OF WHICH THE RADIUS POINT BEARS SOUTH 39°59'20" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 72.07 FEET THROUGH A CENTRAL ANGLE OF 10°43'03" TO A POINT OF REVERSE CURVE TO THE

BK1589 PG1191

LEFT HAVING A RADIUS OF 941.25 FEET, OF WHICH THE RADIUS POINT BEARS NORTH 29°16'16" WEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 132.88 FEET THROUGH A CENTRAL ANGLE OF 08°08'59"; THENCE NORTH 52°34'44" EAST 54.74 FEET TO A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 130.00 FEET, OF WHICH THE RADIUS POINT BEARS NORTH 37°25'16" WEST; THENCE ALONG THE ARC OF SAID CURVE 45.85 FEET THROUGH A CENTRAL ANGLE OF 20°12'22"; THENCE NORTH 32°22'22" EAST 74.34 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 330.00 FEET, OF WHICH THE RADIUS POINT BEARS SOUTH 57°37'38" EAST; THENCE ALONG THE ARC OF SAID CURVE 75.90 FEET THROUGH A CENTRAL ANGLE OF 13°10'43"; THENCE NORTH 45°33'05" EAST 120.31 FEET TO A POINT ON THE STATE ROAD U-224 RIGHT-OF-WAY; THENCE SOUTH 09°27'44" WEST 33.95 FEET ALONG SAID RIGHT-OF-WAY; THENCE SOUTH 45°33'05" WEST 92.88 FEET TO A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 310.00 FEET, OF WHICH THE RADIUS POINT BEARS SOUTH 44°26'55" EAST; THENCE ALONG THE ARC OF SAID CURVE 71.30 FEET THROUGH A CENTRAL ANGLE OF 13°10'43"; THENCE SOUTH 32°22'22" WEST 74.34 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 150.00 FEET, OF WHICH THE RADIUS POINT BEARS NORTH 57°37'38" WEST; THENCE ALONG THE ARC OF SAID CURVE 52.90 FEET THROUGH A CENTRAL ANGLE OF 20°12'22"; THENCE SOUTH 52°34'44" WEST 54.74 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 961.25 FEET, OF WHICH THE RADIUS POINT BEARS NORTH 37°25'16" WEST; THENCE ALONG THE ARC OF SAID CURVE 136.73 FEET THROUGH A CENTRAL ANGLE OF 08°08'59" TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 365.27 FEET, OF WHICH THE RADIUS POINT BEARS SOUTH 29°16'16" EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 61.23 FEET THROUGH A CENTRAL ANGLE OF 09°36'17" TO A POINT ON A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 91.69 FEET, OF WHICH THE RADIUS POINT BEARS SOUTH 81°38'26" EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 50.51 FEET THROUGH A CENTRAL ANGLE OF 31°33'51"; THENCE SOUTH 23°12'17" EAST 132.86 FEET; THENCE SOUTH 13°37'37" EAST 245.91 FEET; THENCE SOUTH 44°59'05" EAST 202.81 FEET; THENCE SOUTH 45°00'55" WEST 20.00 FEET; THENCE NORTH 44°59'05" WEST 198.92 FEET TO A POINT ON A NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 383.91 FEET, OF WHICH THE RADIUS POINT BEARS NORTH 22°01'59" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE 155.68 FEET THROUGH A CENTRAL ANGLE OF 23°14'03"; THENCE NORTH 88°47'57" WEST 118.72 FEET; THENCE SOUTH 43°53'48" WEST 56.90 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 282.39 FEET, OF WHICH THE RADIUS POINT BEARS NORTH 46°06'12" WEST; THENCE ALONG THE ARC OF SAID CURVE 113.87 FEET THROUGH A CENTRAL ANGLE OF 23°06'15"; THENCE SOUTH 67°00'03" WEST 70.53 FEET TO THE POINT OF BEGINNING.

THE BASIS OF BEARING FOR THE ABOVE DESCRIPTION IS NORTH 88°09'24" EAST 5196.48 FEET BETWEEN THE SOUTHWEST CORNER AND THE SOUTHEAST CORNER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN.

EASEMENT B - A 20' WIDE SANITARY SEWER EASEMENT

A 20 FOOT WIDE NON-EXCLUSIVE EASEMENT LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16 AND THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT THAT IS NORTH 00°30'11" EAST 254.53 FEET ALONG THE SECTION

LINE AND WEST 196.23 FEET FROM THE SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF BLOCK 51, PARK CITY SURVEY AND RUNNING THENCE SOUTH 06°04'24" EAST 331.16 FEET; THENCE NORTH 83°28'40" EAST 34.92 FEET; THENCE SOUTH 06°31'20" EAST 20.00 FEET; THENCE SOUTH 83°28'40" WEST 35.00 FEET; THENCE SOUTH 06°31'20" EAST 92.85 FEET; THENCE SOUTH 08°32'03" WEST 192.06 FEET; THENCE SOUTH 26°59'43" EAST 36.80 FEET; THENCE SOUTH 63°00'17" WEST 20.00 FEET; THENCE NORTH 26°59'43" WEST 16.74 FEET; THENCE SOUTH 19°32'21" WEST 322.58 FEET; THENCE SOUTH 21°04'45" WEST 333.17 FEET; THENCE SOUTH 21°15'17" WEST 309.77 FEET TO A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 3217.21 FEET, OF WHICH THE RADIUS POINT BEARS SOUTH 68°44'43" EAST; THENCE ALONG THE ARC OF SAID CURVE 408.33 FEET THROUGH A CENTRAL ANGLE OF 07°16'19"; THENCE SOUTH 13°58'57" WEST 146.52 FEET TO A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 1918.95 FEET, OF WHICH THE RADIUS POINT BEARS SOUTH 76°01'03" EAST; THENCE ALONG THE ARC OF SAID CURVE 451.98 FEET THROUGH A CENTRAL ANGLE OF 13°29'43"; THENCE SOUTH 00°29'14" WEST 331.14 FEET TO A POINT ON THE NORTHERLY LINE OF THE STATE ROAD U-224 RIGHT-OF-WAY; THENCE SOUTH 89°59'25" WEST 20.00 FEET ALONG THE NORTHERLY LINE OF THE STATE ROAD U-224 RIGHT-OF-WAY; THENCE NORTH 00°29'14" EAST 331.31 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 1938.95 FEET, OF WHICH THE RADIUS POINT BEARS SOUTH 89°30'46" EAST; THENCE ALONG THE ARC OF SAID CURVE 456.69 FEET THROUGH A CENTRAL ANGLE OF 13°29'43"; THENCE NORTH 13°58'57" EAST 146.52 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 3237.21 FEET, OF WHICH THE RADIUS POINT BEARS SOUTH 76°01'03" EAST; THENCE ALONG THE ARC OF SAID CURVE 410.87 FEET THROUGH A CENTRAL ANGLE OF 07°16'19"; THENCE NORTH 21°15'17" EAST 309.74 FEET; THENCE NORTH 21°04'45" EAST 332.87 FEET; THENCE NORTH 19°32'21" EAST 344.60 FEET; THENCE NORTH 08°32'03" EAST 191.66 FEET; THENCE NORTH 06°31'20" WEST 100.24 FEET; THENCE NORTH 06°04'24" WEST 335.17 FEET; THENCE NORTH 66°56'39" EAST 20.91 FEET ALONG THE NORTHERLY LINE OF BLOCK 51, PARK CITY SURVEY TO THE POINT OF BEGINNING.

THE BASIS OF BEARING FOR THE ABOVE DESCRIPTION IS NORTH 00°30'11" EAST 2630.05 FEET BETWEEN THE SOUTHEAST CORNER AND THE EAST ¼ CORNER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN.

EASEMENT C - A 20' WIDE SANITARY SEWER EASEMENT

A 20 FOOT WIDE NON-EXCLUSIVE EASEMENT LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT THAT IS NORTH 00°30'11" EAST 286.04 FEET ALONG THE SECTION LINE AND WEST 198.92 FEET FROM THE SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING ON THE SOUTHERLY LINE OF THE MILLSITE RESERVATION, PARK CITY SURVEY AND RUNNING THENCE SOUTH 66°59'13" WEST (SOUTH 66°22' WEST, PLAT) 21.25 FEET ALONG THE SOUTHERLY LINE OF THE MILLSITE RESERVATION; THENCE NORTH 03°16'47" WEST 99.78 FEET TO A POINT ON THE EDGE OF EXISTING MARSAC AVENUE; THENCE NORTH 10°09'07" EAST 86.10 FEET ALONG THE EDGE OF EXISTING MARSAC AVENUE; THENCE SOUTH 03°16'47" EAST 176.35 FEET TO THE POINT OF BEGINNING.

THE BASIS OF BEARING FOR THE ABOVE DESCRIPTION IS NORTH 00°30'11" EAST 2639.05 FEET BETWEEN THE SOUTHEAST CORNER AND THE EAST ¼ CORNER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN.

Also granting to the Snyderville Basin Water Reclamation District a nonexclusive 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 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 construct any 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 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 operate, maintain, repair or replace the sewer pipeline constructed by or for the Grantee.

Also granting to the Snyderville Basin Water Reclamation District a nonexclusive perpetual right of ingress and egress to the above described permanent easement over, across, and through the premises of the Grantor situated in Summit County, Utah which are more specifically described as follows:

CENTERLINE OF A 20' WIDE RIGHT-OF-WAY FOR INGRESS AND EGRESS

A 20 FOOT WIDE NON-EXCLUSIVE EASEMENT LOCATED IN THE SOUTHEAST QUARTER OF SECTION 21, AND THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN, OF WHICH THE CENTERLINE IS DESCRIBED AS FOLLOWS:

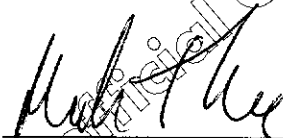
BEGINNING AT A POINT THAT IS NORTH 88°09'24" EAST 4393.17 FEET ALONG THE SECTION LINE AND SOUTH 803.91 FEET FROM THE SOUTHWEST CORNER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING ON THE WESTERLY LINE OF THE STATE ROAD 0-224 RIGHT-OF-WAY; AND RUNNING THENCE SOUTH 75°00'40" WEST 45.10 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, OF WHICH THE RADIUS POINT BEARS NORTH 14°59'20" WEST; THENCE ALONG THE ARC OF SAID CURVE 66.37 FEET THROUGH A CENTRAL ANGLE OF 76°03'22"; THENCE NORTH 28°55'59" WEST 260.06 FEET TO A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 300.00 FEET, OF WHICH THE RADIUS POINT BEARS SOUTH 61°04'01" WEST; THENCE ALONG THE ARC OF SAID CURVE 125.85 FEET THROUGH A CENTRAL ANGLE OF 24°02'11"; THENCE NORTH 52°58'10" WEST 359.92 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 250.00 FEET, OF WHICH

THE RADIUS POINT BEARS NORTH 37°01'50" EAST; THENCE ALONG THE ARC OF SAID CURVE 100.41 FEET THROUGH A CENTRAL ANGLE OF 23°00'47"; THENCE NORTH 29°57'23" WEST 230.84 FEET TO A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET, OF WHICH THE RADIUS POINT BEARS SOUTH 60°02'37" WEST; THENCE ALONG THE ARC OF SAID CURVE 19.61 FEET THROUGH A CENTRAL ANGLE OF 11°14'10"; THENCE NORTH 41°11'33" WEST 316.12 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 250.00 FEET, OF WHICH THE RADIUS POINT BEARS NORTH 48°48'27" EAST; THENCE ALONG THE ARC OF SAID CURVE 128.11 FEET THROUGH A CENTRAL ANGLE OF 29°21'38"; THENCE NORTH 11°49'55" WEST 97.12 FEET TO A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 500.00 FEET, OF WHICH THE RADIUS POINT BEARS SOUTH 78°10'05" WEST; THENCE ALONG THE ARC OF SAID CURVE 77.54 FEET THROUGH A CENTRAL ANGLE OF 08°53'07"; THENCE NORTH 20°43'02" WEST 133.48 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET, OF WHICH THE RADIUS POINT BEARS NORTH 69°16'58" EAST; THENCE ALONG THE ARC OF SAID CURVE 69.31 FEET THROUGH A CENTRAL ANGLE OF 39°42'45"; THENCE NORTH 18°59'43" EAST 105.00 FEET AND TERMINATING.

THE BASIS OF BEARING FOR THE ABOVE DESCRIPTION IS NORTH 88°09'24" EAST 5196.48 FEET BETWEEN THE SOUTHWEST CORNER AND THE SOUTHEAST CORNER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN.

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.

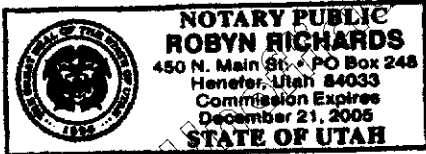
WITNESS the hand of said Grantor this 19th day of November, 2003.


Per: Mark Thorne, Vice President
United Park City Mines Company
a Delaware corporation

BK1583 PG1195

STATE OF UTAH)
COUNTY OF SUMMIT)

On the 19th day of November, 2003, personally appeared
before me Mark Thorne the signor of the foregoing instrument, who did
personally acknowledge to me that the foregoing easement was executed by the Grantor.



Robyn Richards
NOTARY PUBLIC
RESIDING AT:

My Commission Expires:

December 21, 2005

Unofficial Copy

S 1/4 CORNER SEC 21

289.54
N 88°09'24" E

MARSAC AVENUE
RIGHT OF WAY

NORTH
188.97

SECTION 21
SECTION 28

EASEMENT A
20' WIDE SANITARY SEWER EASEMENT



EASEMENT A
20' WIDE SANITARY SEWER EASEMENT

STATE ROAD 224
RIGHT OF WAY

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INGRESS AND EGRESS EASEMENT

STATE ROAD U-224
RIGHT-OF-WAY

BASIS OF BEARING
N 88°09'24" E 5196.48'

SECTION 21
SECTION 28

4393.17'

SW CORNER
SEC 21

SE CORNER
SEC 21

803.91'

INGRESS AND EGRESS
EASEMENT



BK1589 PG1198

EASEMENT B

E 1/4 CORNER
SEC 16

BASIS OF BEARING
N 00°30'11" E 2630.05'

WEST 196.23'

BLOCK 51
PARK CITY SURVEY

SECTION 16
SECTION 21

254.53'

SE CORNER
SEC 16

EASEMENT B

EXISTING
STATE ROAD U-224

STATE ROAD U-224
RIGHT-OF-WAY



BK1589 PG1199

EASEMENT

E 1/4 CORNER
SEC 16

EXISTING MARSAC AVENUE

EASEMENT C

MILLSITE RESERVATION

PLATTED MARSAC AVENUE

PLATTED FIRST STREET

WEST 198.92'

BASIS OF BEARING
N 00°30'11" E 2630.05'

286.04'

BK1589 PG1200



SE CORNER
SEC 16