

**GRANT OF EASEMENT
FOR CONSTRUCTION AND MAINTENANCE OF PIPELINE(S)
AND RELATED FACILITIES**

Jeremy Golf and Country Club, Grantor(s), 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 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 water and related facilities 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 below or on exhibit 1 to this easement as follows:

Jeremy Golf and Country Club / SS-1-A-8
Portion of Section 1 Township 1 South, Range 3 East
Salt Lake Base and Meridian
Wastewater Trunk Line Easement Descriptions
Snyderville Basin Water Reclamation District

00734647 Bk01696 Pg01181-01186

Permanent Easement A

ALAN SPRIGGS, SUMMIT CO RECORDER
2005 MAY 02 10:38 AM FEE \$1.00 BY GGB
REQUEST: SNYDERVILLE BASIN SID

A variable width easement over that portion of the northwest quarter of Section 1 in Township 1 South, Range 3 East, Salt Lake Base and Meridian, in the County of Summit, State of Utah, more particularly described as follows:

Commencing at the southwest quarter of said Section 12 in Township 1 South, Range 3 East, Salt Lake Base and Meridian, Thence N 0°02'58" E along the west line of the southwest quarter of said Section 12, a distance of 2646.85 to the West quarter corner of said Section 12;
Thence East, a distance of 765.15 feet;
Thence North, a distance of 2967.09 feet to a found rebar set at an angle point in the southwesterly line of the Snyderville Basin Water Reclamation District Sewer Treatment Plant Property as shown on a Record of Survey file number S-837 in the office of the county recorder of said county;
Thence S 59°25'30" E along said southwesterly line, a distance of 133.19 feet to the **True Point of Beginning**;
Thence S 59°25'30" E continuing along said southwesterly line, a distance of 8.12 feet;
Thence S 53°43'44" E, a distance of 96.29 feet to a point on the northwesterly right of way line of the Snyderville Basin Water Reclamation District access road, said point being a point on a curve concave to the northwest the radial center of which bears N 74°08'36" W, a distance of

135.00 feet;

Thence southwesterly along the arc of said curve through a central angle of $8^{\circ}50'20''$, a distance of 20.83 feet (chord bears $S\ 20^{\circ}16'34''\ W$, a distance of 20.81 feet);

Thence $N\ 53^{\circ}43'44''\ W$, a distance of 110.10 feet;

Thence $N\ 36^{\circ}16'16''\ E$, a distance of 19.19 feet to the point of beginning.

Containing 2,212.12 square feet more or less.

All bearings and distances are based upon the Utah Coordinate System of 1983 North Zone.

Permanent Easement B

A variable width easement over that portion of the northwest quarter of Section 1 in Township 1 South, Range 3 East, Salt Lake Base and Meridian, in the County of Summit, State of Utah, more particularly described as follows:

Commencing at the southwest quarter of said Section 12 in Township 1 South, Range 3 East, Salt Lake Base and Meridian, Thence $N\ 0^{\circ}02'58''\ E$ along the west line of the southwest quarter of said Section 12, a distance of 2646.85 to the West quarter corner of said Section 12;

Thence East, a distance of 765.15 feet;

Thence North, a distance of 2967.09 feet to a found rebar set at an angle point in the southwesterly line of the Snyderville Basin Water Reclamation District Sewer Treatment Plant Property as shown on a Record of Survey file number S-837 in the office of the county recorder of said county;

Thence $S\ 59^{\circ}25'30''\ E$ along said southwesterly line, a distance of 234.23 feet to a found rebar on the northwesterly right of way line of the Snyderville Basin Water Reclamation District access road, said point being a point on a curve concave to the northwest the radial center of which bears $N\ 78^{\circ}22'55''\ W$, a distance of 135.00 feet;

Thence southwesterly along the arc of said curve through a central angle of $34^{\circ}57'25''$, a distance of 82.37 feet (chord bears $S\ 29^{\circ}05'48''\ W$, a distance of 81.09 feet) to the beginning of a reverse curve concave to the southeast the radial center of which bears $S\ 43^{\circ}25'30''\ E$, a distance of 135.00 feet;

Thence southwesterly along the arc of said curve through a central angle of $12^{\circ}02'43''$, a distance of 28.38 feet (chord bears $S\ 40^{\circ}33'09''\ W$, a distance of 28.33 feet) to **the True Point of Beginning**, said point of beginning being on a curve concave to the southeast the radial center of which bears $S\ 55^{\circ}28'13''\ E$, a distance of 135.00 feet;

Thence southwesterly along the arc of said curve and along said northwesterly right of way line through a central angle of $20^{\circ}26'41''$, a distance of 48.17 feet (chord bears $S\ 24^{\circ}18'27''\ W$, a distance of 47.92 feet) to the southwesterly line of the Jeremy Golf and Country Club property;

Thence $N\ 59^{\circ}34'29''\ W$ along said southwesterly line, a distance of 18.10 feet;

Thence $N\ 45^{\circ}40'59''\ E$, a distance of 49.38 feet to the point of beginning.

Containing 362.68 square feet more or less.

All bearings and distances are based upon the Utah Coordinate System of 1983 North Zone.

Temporary Construction Easement A

A variable width easement over that portion of the northwest quarter of Section 1 in Township 1 South, Range 3 East, Salt Lake Base and Meridian, in the County of Summit, State of Utah, more particularly described as follows:

Commencing at the southwest quarter of said Section 12 in Township 1 South, Range 3 East, Salt Lake Base and Meridian, Thence N 0°02'58" E along the west line of the southwest quarter of said Section 12, a distance of 2646.85 to the West quarter corner of said Section 12;

Thence East, a distance of 765.15 feet;

Thence North, a distance of 2967.09 feet to a found rebar set at an angle point in the southwesterly line of the Snyderville Basin Water Reclamation District Sewer Treatment Plant Property as shown on a Record of Survey file number S-837 in the office of the county recorder of said county;

Thence S 59°25'30" E along said southwesterly line, a distance of 118.91 feet to the **True Point of Beginning**;

Thence S 30°39'48" W, a distance of 37.96 feet;

Thence S 53°43'44" E, a distance of 118.54 feet;

Thence S 45°33'19" W, a distance of 110.71 feet to the southwesterly line of the Jeremy Golf and Country Club property;

Thence S 59°34'29" E along said southwesterly line, a distance of 10.36 feet;

Thence N 45°40'59" E, a distance of 49.38 feet to the northwesterly right of way line of the Snyderville Basin Water Reclamation District access road, said point being a point on a non-tangent curve concave to the southeast the radial center of which bears S 55°28'13" E, a distance of 135.00 feet;

Thence northeasterly along the arc of said curve through a central angle of 12°02'43", a distance of 28.38 feet (chord bears N 40°33'09" E, a distance of 28.33 feet) to the beginning of a reverse curve concave to the northwest the radial center of which bears N 43°25'30" W, a distance of 135.00 feet;

Thence northeasterly along the arc of said curve through a central angle of 21°52'46", a distance of 51.55 feet (chord bears N 35°38'07" E, a distance of 51.24 feet);

Thence N 53°43'44" W, a distance of 110.10 feet;

Thence N 36°16'16" E, a distance of 19.19 feet to the southwesterly line of the Snyderville Basin Water Reclamation District Sewer Treatment Plant Property;

Thence N 59°25'30" W along said southwesterly line, a distance of 14.28 feet to the point of beginning.

Containing 3,663.22 square feet more or less.

All bearings and distances are based upon the Utah Coordinate System of 1983 North Zone.

Temporary Construction Easement B

A variable width easement over that portion of the northwest quarter of Section 1 in Township 1 South, Range 3 East, Salt Lake Base and Meridian, in the County of Summit, State of Utah, more particularly described as follows:

Commencing at the southwest quarter of said Section 12 in Township 1 South, Range 3 East, Salt Lake Base and Meridian, Thence N 0°02'58" E along the west line of the southwest quarter of said Section 12, a distance of 2646.85 to the West quarter corner of said Section 12;

Thence East, a distance of 765.15 feet;

Thence North, a distance of 2967.09 feet to a found rebar set at an angle point in the southwesterly line of the Snyderville Basin Water Reclamation District Sewer Treatment Plant Property as shown on a Record of Survey file number S-837 in the office of the county recorder of said county;

Thence S 59°25'30" E along said southwesterly line, a distance of 141.31 feet to the **True Point of Beginning**;

Thence S 53°43'44" E, a distance of 96.29 feet to a point on the northwesterly right of way line of the Snyderville Basin Water Reclamation District access road, said point being a point on a curve concave to the northwest the radial center of which bears N 74°08'36" W, a distance of 135.00 feet;

Thence northeasterly and northerly along the arc of said curve through a central angle of 4°14'19", a distance of 9.99 feet (chord bears N 13°44'15" E, a distance of 9.98 feet) to a found rebar marking the intersection of the southwesterly line of said Snyderville Basin Water Reclamation District Sewer Treatment Plant Property with the northwesterly right of way line of the Snyderville Basin Water Reclamation District access road;

Thence N 59°25'30" W along said southwesterly line, a distance of 92.92 feet to the point of beginning.

Containing 563.66 square feet more or less.

All bearings and distances are based upon the Utah Coordinate System of 1983 North Zone.

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 with the right to operate, maintain, repair, replace, augment and/or remove the pipelines and facilities of the District as deemed necessary by the District. The Grantor and its successors in interest hereby forever relinquish the right to plant vegetation or 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 permanent structures will be constructed over the surface of the easement granted herein, without the express written consent in advance of the District, which would interfere with the right of the District to operate, maintain, repair or replace the District's facilities. The easement granted herein is subject to the condition that the District shall indemnify and hold harmless, the Grantor, its heirs and successors against any and all liability caused by the acts of the District, its contractors or agents, during the construction, operation or maintenance of the facilities to be located in this easement; the Grantor's right to indemnification or to be held harmless by the District under the terms of this paragraph is expressly conditioned upon prompt and immediate notice to the District of any claim or demand which would cause a claim against the District and upon the right of the District to defend any claim against the Grantor subject to indemnification. This provision shall not be interpreted or construed to waive the rights of the District to assert affirmative defenses to claims provided under the Utah Governmental Immunity Act.

WITNESS the hand of said Grantor this 29 day of April, 2005.

[Signature]
Jeremy Golf and Country Club

STATE OF UTAH)
)
COUNTY OF SUMMIT)

On the 29 day of April, 2005, personally appeared before me
Rick Schaefer the signor of the foregoing instrument, who did personally acknowledge
to me that the foregoing easement was executed by the Grantor.

December 28, 2008
My Commission Expires:

NOTARY PUBLIC
RESIDING AT:

Kathleen J. Nelson



