

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

*Colony Plat*  
**ENTRY NO. 00823858**

08/27/2007 12:44:52 PM B: 1885 P: 1285

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ALAN SPRIGGS, SUMMIT COUNTY RECORDER

FEE 0.00 BY SNYDERVILLE BASIN SID



**GRANT OF SANITARY SEWER EASEMENT(S)  
FOR CONSTRUCTION AND MAINTAINENCE OF WASTEWATER COLLECTION  
AND TRANSPORTATION PIPELINE(S)**

Iron Mountain Associates, L.L.C., a Utah limited liability company, ("IMA" or "Grantor"), acting as the "Declarant" (as that term is defined in that certain Declaration of Covenants, Conditions and Restrictions for The Colony at White Pine Canyon ["CCR's"], recorded in the Office of the Summit County Recorder on September 24, 1998, as Entry No. 518327, in Book 1185, at Pages 93-147) and exercising its authority as the Declarant pursuant to the CCR's, 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, permanent easements and rights-of-way in The Colony at White Pine Canyon - Phase 4A Final Subdivision Plat 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 Parcel 1 (Sanitary Sewer Line Easement "A")**

Revised June 17, 2007

An easement being 15.0 feet either side of the following described centerline, starting in the Southeast Quarter of Section 1, Township 1 South, Range 3 East, Salt Lake Base and Meridian and continuing into Section 12, Township 2 South, Range 3 East, Salt Lake Base and Meridian, Summit County, Utah, more particularly described as follows;

Beginning at a point which lies North a distance of 1162.00 feet and East a distance of 993.65 feet from the South Quarter corner of said Section 1 (basis of bearing is North 89°40'05" East along the section line from the Southwest corner of said Section 1 to the said South Quarter corner of Section 1); thence leaving said point of beginning South 65°52'58" West a distance of 61.44 feet; to a point on a 300 foot radius curve to the left, center bears South 24°07'02" East; thence along the arc of said curve through a central angle of 32°26'09", a distance of 169.83 feet; thence South 33°26'49" West as distance of 140.41 feet to a point on a 200.00 foot radius curve to the left, center bears South 56°33'11" East; thence along the arc of said curve through a central angle of 18°26'53", a distance of 64.40 feet; thence South 14°59'56" West a distance of 27.93 feet to a point on a 100.00 foot radius curve to the left, center bears South 75°00'04" East; thence along the arc of said curve through a central angle of 33°24'00", a distance of 58.29 feet; thence South 18°24'04" East a distance of 232.47 feet to a point on a 291.50 foot radius curve to the right, center bears South 69°26'25" West; thence along the arc of said curve through a central angle of 11°39'16", a distance of 59.29 feet to a point on a 300.00 foot radius curve to the right, center bears South 81°03'29" West; thence along the arc of said curve through a central angle of 22°53'39", a distance of 119.87 feet to a point on a 1024.67 foot radius curve to the left, center bears South 76°07'16" East; thence along the arc of said curve through a central angle of 14°07'32", a distance of 252.62 feet to a point on a 1080.74 foot radius curve to the left, center bears North 88°58'42" East; thence along the arc of said curve through a central angle of 8°30'15", a distance of 160.41 feet to a point on a 800.00 foot radius curve to the right, center bears South 80°17'22" West; thence along the arc of said curve through a central angle of 11°50'50", a distance of 165.42 feet; thence South 2°08'12" West a distance of 74.22 feet; thence South 4°50'23" West a distance of 75.42 feet to a point on a 700 foot radius curve to the right, center bears North 85°09'37" West; thence along said curve through a central angle of 4°00'45", a distance of 49.03 feet to a point on a 860 foot radius curve to the left, center bears South 81°08'51" East; thence along the arc of said curve through a central angle of 10°10'21", a distance of

152.69 feet to a point on a 860 foot radius curve to the left, center bears North 88°40'47" East; thence along the arc of said curve through a central angle of 9°42'07", a distance of 145.63 feet to a point on a 700 foot radius curve to the left, center bears North 78°58'40" East; thence along the arc of said curve through a central angle of 4°36'55", a distance of 56.39 feet to a point on a 100 foot radius curve to the right, center bears South 74°21'45" West; thence along the arc of said curve through a central angle of 86°24'27", a distance of 150.81 feet thence North 57°53'57" West a distance of 15.87 feet to a point on a 100 foot radius curve to the right, center bears North 32°06'03" East; thence along the arc of said curve through a central angle of 42°36'04", a distance of 74.35 feet; thence North 15°17'53" West a distance of 275.00 feet; thence North 15°17'53" West a distance of 227.57 feet to a point on a 100.00 foot radius curve to the left, center bears South 74°42'07" West; thence along the arc of said curve through a central angle of 82°08'56", a distance of 143.38 feet; thence South 82°33'11" West a distance of 25.12 feet to a point on a 102.92 foot radius curve to the left, center bears South 38°39'34" East; thence along the arc of said curve through a central angle of 63°19'41", a distance of 113.76 feet; thence South 11°59'15" East a distance of 156.14 feet to a point on a 800 foot radius curve to the left, center bears North 78°00'05" East; thence along said curve through a central angle of 5°53'18", a distance of 82.22 feet; thence South 17°52'34" East a distance of 29.76 feet to a point on a 490 foot radius curve to the right, center bears South 72°07'26" West; thence along the arc of said curve through a central angle of 26°12'32", a distance of 224.14 feet; thence South 8°19'59" West a distance of 91.45 feet to a point on a 610 foot radius curve to the left, center bears South 81°40'01" East; thence along said curve through a central angle of 16°21'44", a distance of 174.20 feet to a point on a 490 foot radius curve to the right, center bears South 81°58'15" West; thence along said arc of said curve through a central angle of 11°58'34", a distance of 102.42 feet to a point on a 1010 foot radius curve to the left, center bears South 86°03'11" East; thence along said arc of said curve through a central angle of 1°30'07", a distance of 26.48 feet to a point on a 100 foot radius curve to the right, center bears North 87°33'18" West; thence along said arc of said curve through a central angle of 33°18'55", a distance of 58.15 feet to a point on a 199.25 foot radius curve to the left, center bears South 54°14'23" East; thence along the arc of said curve through a central angle of 65°39'26", a distance of 228.32 feet to a point on a 152.36 foot radius curve to the right, center bears South 60°06'11" West; thence along the arc of said curve through a central angle of 49°46'24", a distance of 132.35 feet to a point on a 400.12 foot radius curve to the right, center bears North 67°21'37" West; thence along the arc of said curve through a central angle of 25°22'22", a distance of 177.19 feet to a point on a 158.69 foot radius curve to the left, center bears South 41°59'08" East; thence along the arc of said curve through a central angle of 83°25'03", a distance of 231.04 feet to a point on a 134.53 foot radius curve to the left, center bears North 57°26'18" East; thence along the arc of said curve through a central angle of 35°53'11", a distance of 84.26 feet to a point on a 1918.58 foot radius curve to the right, center bears South 21°33'07" West; thence along the arc of said curve through a central angle of 2°08'39", a distance of 71.80 feet to a point on a 100.02 foot radius curve to the right, center bears South 23°42'01" West; thence along the arc of said curve through a central angle of 77°45'17", a distance of 135.74 feet; thence South 22°18'57" East a distance of 156.86 feet; thence South 28°52'30" East a distance of 418.62 feet; thence South 25°07'31" East a distance of 246.42 feet; thence South 40°34'21" East a distance of 145.76 feet to a point on a 150.00 foot radius curve to the left, center bears North 49°25'39" East; thence along the arc of said curve through a central angle of 23°34'26", a distance of 61.72 feet; thence South 64°08'47" East a distance of 163.74 feet to a point on a 1228.59 foot radius curve to the right, center bears South 25°51'13" West; thence along the arc of said curve through a central angle of 6°29'23", a distance of 139.16 feet to a point on a 200.00 foot radius curve to the right, center bears South 32°20'36" West; thence along the arc of said curve through a central angle of 18°09'00", a distance of 63.36 feet; thence South 39°30'24" East a distance of 114.23 feet to a point on a 1038.99 foot radius curve to the left, center bears North 50°29'36" East; thence along the arc of said curve through a central angle of 2°47'11", a distance of 50.53 feet; thence South 5°02'32" East a distance of 56.19 feet to a point on a 174.22 foot radius curve to the right, center bears South 84°57'28" West; thence along the arc of said curve through a central angle of 43°25'05", a distance of 132.02 feet; thence South 38°17'37" West a distance of 81.05 feet; thence South 41°42'23" East a distance of 25.00 feet to a point on a 341.01 foot radius curve to the left, center bears North 48°17'37" East; thence along the arc of said curve through a central angle of 20°02'31", a distance of 119.29 feet to a point on a 250.00 foot radius curve to the right, center bears South 28°15'06" West; thence along the arc of said curve through a central angle of 32°06'05", a distance of 140.07 feet; thence South 29°38'49" East a distance of 367.48 feet to a point on a 600.00 foot radius curve to the right, center bears South 60°21'11" West; thence along the arc of said curve through a central angle of 3°31'19", a distance of 36.88 feet; thence South 26°07'30" East a distance of 306.81 feet to a point on a 491.50 foot radius curve to the right, center bears South 63°52'30" West; thence along the arc of said curve through a

central angle of 6°46'43", a distance of 58.15 feet; thence South 19°20'47" East a distance of 347.85 feet to a point on a 508.50 foot radius curve to the left, center bears North 70°39'13" East; thence along the arc of said curve through a central angle of 5°56'55", a distance of 52.79 feet; thence South 25°17'42" East a distance of 373.31 feet to a point of terminus. Said point of terminus lying South a distance of 5189.35 feet and East a distance of 2183.58 feet from the South Quarter corner of said Section 1.

Easement is within the following Summit County Parcels:

CWPC-11-AM, CWPC-12-AM, CWPC-4A-155, CWPC-4A-156, CWPC-4A-158, CWPC-4A-159, CWPC-4A-160, CWPC-4A-162, CWPC-4A-164, CWPC-4A-165, CWPC-4A-167, CWPC-4A-171, CWPC-4A-172, CWPC-4A-A, PP-10

The easements granted herein are 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 Grant of Easements; 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 hand of said Grantor this 15<sup>th</sup> Day of August, 2007.

**IRON MOUNTAIN ASSOCIATES, L.L.C.**

By: WPA Ltd., Its Manager

By: White Pine Associates, Inc., Its General Partner

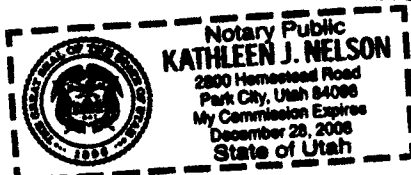
By: *Keith R. Kelley*  
Keith R. Kelley  
Vice-President / Secretary

STATE OF UTAH )  
COUNTY OF SUMMIT )

On the 15 day of August, 2007, personally appeared before me, Keith R. Kelley known to me to be the Vice-President / Secretary of White Pine Associates, Inc. who is the signor of the foregoing instrument, and who did personally acknowledge to me that the foregoing easement was executed by the Grantor.

12/28/2008  
My Commission Expires

*Kathleen J. Nelson*  
NOTARY PUBLIC



SANITARY SEWER EASEMENT  
EXHIBIT FOR COLONY PHASE 4A

