

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

ENTRY NO. 00995991
05/27/2014 09:41:49 AM B: 2241 P: 1411
Easements PAGE 1/7
MARY ANN TRUSSELL, SUMMIT COUNTY RECORDER
T FEE 0.00 BY SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

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

Ivory Development LLC, 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 permanent non-exclusive easement and right-of-way for the purpose of constructing, operating and maintaining one or more underground pipelines and appurtenances 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:

Park City Heights Phase 1 Sewer Easement No. 1

Beginning at a point being South 88°46'45" East 2,310.27 feet and North 1,631.52 feet from the Northwest Corner of Section 11, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running

thence Northeasterly 15.38 feet along the arc of a 25.50 foot radius curve to the right (center bears North 89°10'39" East and the chord bears North 16°27'27" East 15.15 feet with a central angle of 34°33'37");
thence North 33°44'16" East 109.50 feet;
thence North 56°15'44" West 6.16 feet;
thence North 81°20'02" East 238.90 feet;
thence Southwesterly 27.43 feet along the arc of a 989.50 foot radius curve to the right (center bears North 80°53'11" West and the chord bears South 09°54'28" West 27.43 feet with a central angle of 01°35'18");
thence South 81°20'02" West 239.48 feet;
thence South 33°44'16" West 98.48 feet to the point of beginning.

Contains 6,622 Square Feet or 0.152 Acres

Park City Heights Phase 1 Sewer Easement No. 2

Beginning at a point being South 88°46'45" East 2,286.90 feet and North 1,596.03 feet from the Northwest Corner of Section 11, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running

thence South 33°44'16" West 53.23 feet;
thence North 56°15'44" West 4.50 feet;
thence North 33°44'16" East 38.76 feet;
thence Northeasterly 15.38 feet along the arc of a 25.50 foot radius curve to the right (center bears South 56°15'44" East and the chord bears North 51°01'05" East 15.15 feet with a central angle of 34°33'37") to the point of beginning.

Contains 219 Square Feet

Park City Heights Phase 1 Sewer Easement No. 3

Beginning at a point being South 88°46'45" East 2,402.28 feet and North 1,529.33 feet from the Northwest Corner of Section 11, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running

thence North 33°44'16" East 4.50 feet;
thence South 56°15'44" East 113.88 feet;
thence southeasterly 11.93 feet along the arc of a 15.00 foot radius curve to the right (center bears South 33°44'16" West and the chord bears South 33°28'33" East 11.62 feet with a central angle of 45°34'23");
thence North 56°15'44" West 124.59 feet to the point of beginning.

Contains 546 Square Feet

Park City Heights Phase 1 Sewer Easement No. 4

Beginning at a point being South 88°46'45" East 2,563.72 feet and North 1,424.99 feet from the Northwest Corner of Section 11, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running

thence Southeasterly 11.93 feet along the arc of a 15.00 foot radius curve to the right (center bears South 11°50'07" East and the chord bears South 79°02'56" East 11.62 feet with a central angle of 45°34'23");
thence South 56°15'44" East 122.90 feet;
thence South 33°44'09" West 4.50 feet;
thence North 56°15'44" West 133.61 feet to the point of beginning.

Contains 586 Square Feet

Park City Heights Phase 1 Sewer Easement No. 5

Beginning at a point being South 88°46'45" East 2,607.25 feet and North 1,531.54 feet from the Northwest Corner of Section 11, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running

thence Northeasterly 20.42 feet along the arc of a 1,059.31 foot radius curve to the left (center bears North 67°20'43" West and the chord bears North 22°06'09" East 20.42 feet with a central angle of 01°06'16");
thence South 56°15'44" East 28.20 feet;
thence South 33°44'16" West 15.50 feet;
thence South 56°15'44" East 126.50 feet;
thence Southeasterly 15.38 feet along the arc of a 25.50 foot radius curve to the right (center bears South 33°44'16" West and the chord bears South 38°58'55" East 15.15 feet with a central angle of 34°33'37");
thence North 56°15'44" West 165.05 feet to the point of beginning.

Contains 1,136 Square Feet or 0.026 Acres

Park City Heights Phase 1 Sewer Easement No. 6

Beginning at a point being South 88°46'45" East 2,663.97 feet and North 1,711.87 feet from the Northwest Corner of Section 11, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running

thence Northeasterly 20.13 feet along the arc of a 1,059.31 foot radius curve to the left (center bears North 77°31'14" West and the chord bears North 11°56'07" East 20.13 feet with a central angle of 01°05'20");
thence South 84°34'44" East 34.58 feet;
thence South 05°25'16" West 15.50 feet;
thence South 84°34'44" East 128.66 feet;
thence South 05°25'16" West 4.50 feet;
thence North 84°34'44" West 165.53 feet to the point of beginning.

Contains 1,293 Square Feet or 0.030 Acres

Park City Heights Phase 1 Sewer Easement No. 7

Beginning at a point being South 88°46'45" East 2,689.25 feet and North 1,893.72 feet from the Northwest Corner of Section 11, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running

thence North 05°25'16" East 20.00 feet;
thence South 84°22'50" East 157.50 feet;
thence South 05°25'16" West 3.85 feet;
thence North 84°34'44" West 128.66 feet;
thence South 05°25'16" West 15.71 feet;
thence North 84°22'50" West 28.84 feet to the point of beginning.

Contains 1,100 Square Feet or 0.025 Acres

Park City Heights Phase 1 Sewer Easement No. 8

Beginning at a point being South 88°46'45" East 2,887.38 feet and North 1,894.85 feet from the Northwest Corner of Section 11, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running

thence North 05°25'16" East 3.71 feet;
thence South 84°22'50" East 123.11 feet;
thence South 05°25'16" West 3.28 feet;
thence North 84°34'44" West 123.11 feet to the point of beginning.

Contains 430 Square Feet or 0.010 Acres

Park City Heights Phase 1 Sewer Easement No. 9

Beginning at a point being South 88°46'45" East 2,868.63 feet and North 1,696.83 feet from the Northwest Corner of Section 11, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running

thence North 05°25'16" East 4.50 feet;
thence South 84°34'44" East 131.50 feet;
thence Southeasterly 15.38 feet along the arc of a 25.50 foot radius curve to the right (center bears South 05°25'16" West and the chord bears South 67°17'55" East 15.15 feet with a central angle of 34°33'37");
thence North 84°34'44" West 145.97 feet to the point of beginning.

Contains 636 Square Feet or 0.015 Acres

Park City Heights Phase 1 Sewer Easement No. 10

Beginning at a point being South 88°46'45" East 2,779.53 feet and North 1,420.20 feet from the Northwest Corner of Section 11, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running

thence Southeasterly 15.38 feet along the arc of a 25.50 foot radius curve to the right (center bears South 00°49'21" East and the chord bears South 73°32'33" East 15.15 feet with a central angle of 34°33'37");
thence South 56°15'44" East 81.20 feet;
thence Southeasterly 3.32 feet along the arc of a 20.50 foot radius curve to the right (center bears South 33°44'16" West and the chord bears South 51°37'24" East 3.32 feet with a central angle of 09°16'39");
thence South 33°44'16" West 4.23 feet;
thence North 56°15'44" West 98.97 feet to the point of beginning.

Contains 424 Square Feet or 0.010 Acres

Park City Heights Phase 1 Sewer Easement No. 11

Beginning at a point being South 88°46'45" East 2,708.13 feet and North 1,331.66 feet from the Northwest Corner of Section 11, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running

thence North 33°44'06" East 4.50 feet;
thence South 56°13'37" East 95.36 feet;
thence Southeasterly 4.76 feet along the arc of a 20.73 foot radius curve to the right (center bears South 33°46'23" West and the chord bears South 49°39'07" East 4.75 feet with a central angle of 13°09'00");
thence South 45°41'19" West 3.98 feet;
thence North 56°15'44" West 99.25 feet to the point of beginning.

Contains 445 Square Feet or 0.010 Acres

(ALL EASEMENTS WITHIN PARCEL PCA-92)

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 and with the right to operate, maintain, repair, replace, augment and/or remove the pipelines and appurtenances 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 allow or construct any surface or underground 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 underground or surface improvement, trees or structures will be constructed under or over the surface of the easement granted herein, without the express written consent in advance of the Grantee, which would interfere with the exercise of the rights of the Grantee to operate, maintain, repair or replace the sewer pipeline constructed by or for the Grantee.

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 22nd day of April, 2014.

Ivory Development LLC
By: [Grantor's Name] Christopher P. Gamvroulas
Name: Chris P. Gamvroulas
Title: President

STATE OF UTAH)
COUNTY OF SUMMIT)

On the 22 day of April, 2014, personally appeared before me Christopher P. Gamvroulas the signor of the foregoing instrument, who did personally acknowledge to me that the foregoing easement was executed by the Grantor.

Stacy Malone
NOTARY PUBLIC
RESIDING AT: 1021W 9760 S.
Sandy UT 84070


My Commission Expires:

September 16, 2017



Revised and Readopted 4/12



PROJECT # 4976D DATE 4/22/14 1 OF 1 FILE	PARK CITY HEIGHTS PHASE 1 RICHARDSON FLAT ROAD PARK CITY, UTAH	FOR: IVORY DEVELOPMENT, LLC 978 EAST WOODOAK LANE SALT LAKE CITY, UTAH 84117	45 W. 10000 S. Ste 500 Sandy, UT 84070 Phone: 801.255.0529 Fax: 801.255.4449 www.ensigneng.com	
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