

When Recorded Return to:
Joel Thompson
South Valley Sewer District
P.O. Box 629
Riverton, UT 84065

14212095 B: 11475 P: 7827 Total Pages: 4
03/05/2024 10:18 AM By: vanguyen Fees: \$0.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: JOEL THOMPSON
SOUTH VALLEY SEWER DISTRICT PO BOX 629 RIVERTON, UT 84065



PARCEL I.D.# 26-26-301-010-0000
GRANTOR: RICHMOND AMERICAN HOMES OF UTAH INC
(Teton Ranch Phase 3)
Page 1 of 4

EASEMENT

A twenty (20) foot wide sanitary sewer easement located in the Southwest Quarter of Section 26, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey.

For the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned as GRANTORS hereby grant, convey, sell, and set over unto South Valley Sewer District, a body politic of the State of Utah, hereinafter referred to as GRANTEE, its successors and assigns, a perpetual right-of-way and easement to construct, maintain, operate, repair, inspect, protect, install, remove and replace sewer pipelines, valves, valve boxes and other sewer transmission and distribution structures and facilities, hereinafter called the FACILITIES, said right-of-way and easement, being situate in Salt Lake County, State of Utah, over and through a parcel(s) of the GRANTORS' land lying within a strip twenty (20) feet wide, more particularly described as follows:

See Exhibit "A" attached hereto and by this reference made a part hereof.

Contains: 62,093 square feet or 1.425 acres

TO HAVE AND HOLD the same unto the GRANTEE, its successors and assigns, with the right of ingress and egress in the GRANTEE, its officers, employees, agents and assigns to enter upon the above-described property with such equipment and vehicles as is necessary to construct, install, maintain, operate, repair, inspect, protect, remove and replace the FACILITIES. During construction periods, GRANTEE and its contractors may use such portion of GRANTORS' property along and adjacent to the right-of-way and easement as may be reasonably necessary in connection with the construction or repair of the FACILITIES. The contractor performing the work shall restore all property, through which the work traverses, to as near its original condition as is reasonably possible. GRANTORS shall have the right to use the above-described property except for the purposes for which this right-of-way and easement is granted to the GRANTEE, provided such use shall not interfere with the FACILITIES or with the discharge and conveyance of sewage through the FACILITIES, or any other rights granted to the GRANTEE hereunder.

GRANTORS shall not build or construct, or permit to be built or constructed, any building or other

improvement over or across this right-of-way and easement nor change the contour thereof without the written consent of GRANTEE. This right-of-way and easement grant shall be binding upon, and inure to the benefit of, the successors and assigns of the GRANTORS and the successors and assigns of the GRANTEE, and may be assigned in whole or in part by GRANTEE.

IN WITNESS WHEREOF, the GRANTORS have executed this right-of-way and Easement this 2 day of February, 2024.

GRANTOR(S)

RICHMOND AMERICAN HOMES OF UTAH INC

By: [Signature]

Its: Land Development Manager
Title

STATE OF UTAH)
):SS
COUNTY OF SALT LAKE)

On the 2 day of Feb, 2024 personally appeared before me Thomps Galton Land Development Manager who being by me duly sworn did say that (s)he is the of RICHMOND AMERICAN HOMES OF UTAH INC a corporation, and that the foregoing instrument was signed in behalf of said corporation by authority of its bylaws or by a resolution of its Board of Directors; and acknowledged to me that said corporation executed the same.

[Signature]
Notary Public

My Commission Expires: 9-5-27

Residing in: Salt Lake Co

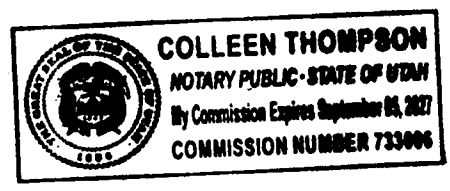


Exhibit 'A'

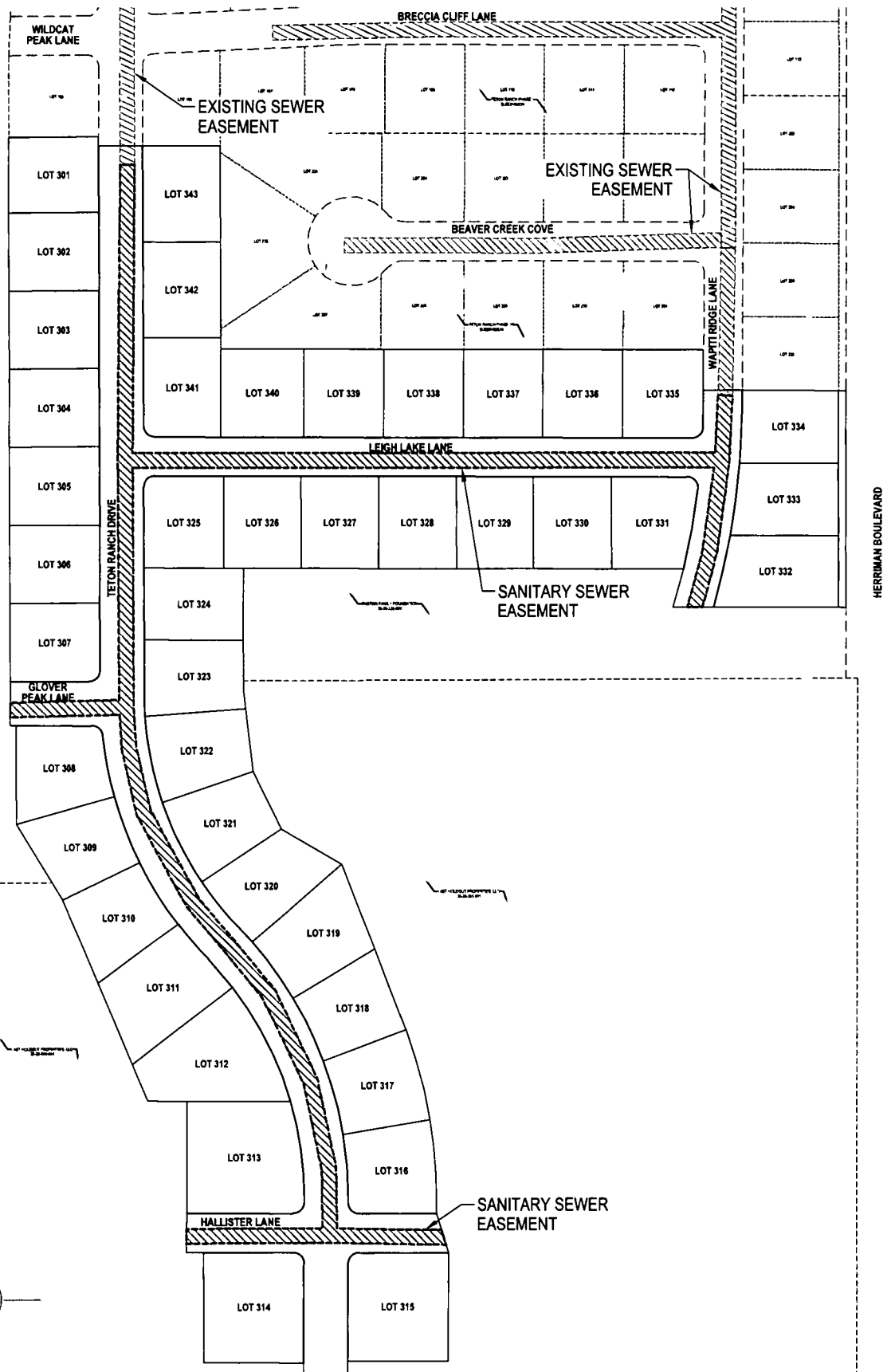
Sanitary Sewer Easement Phase 3

A parcel of land situate in the Southwest Quarter of Section 26, Township 3 South, Range 2 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being North 89°59'04" West 671.63 feet along the section line and South 3,090.48 feet from the North Quarter Corner of Section 26, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 00°16'05" East 20.00 feet;
thence North 89°38'11" West 390.98 feet;
thence South 00°00'06" West 397.77 feet;
thence South 00°01'42" West 395.55 feet;
thence South 87°25'30" East 78.67 feet;
thence South 03°05'53" West 20.00 feet;
thence North 87°25'30" West 88.47 feet;
thence North 82°18'11" West 126.45 feet;
thence North 75°12'49" West 76.15 feet;
thence North 00°08'37" East 20.67 feet;
thence South 75°12'49" East 80.14 feet;
thence South 82°18'11" East 113.30 feet;
thence North 00°01'42" East 393.67 feet;
thence North 00°00'06" East 397.71 feet;
thence South 89°34'06" West 325.60 feet;
thence South 86°22'28" West 54.81 feet;
thence South 77°11'33" West 86.88 feet;
thence South 61°26'36" West 137.85 feet;
thence South 50°26'48" West 161.95 feet;
thence South 64°19'29" West 135.92 feet;
thence South 77°56'13" West 124.63 feet;
thence South 89°09'34" West 82.67 feet;
thence South 00°58'34" West 141.94 feet;
thence South 72°22'40" West 21.10 feet;
thence North 00°58'34" East 158.25 feet;
thence North 00°13'14" West 195.18 feet;
thence South 89°51'23" East 20.00 feet;
thence South 00°13'14" East 185.05 feet;
thence North 89°09'34" East 80.29 feet;
thence North 77°56'13" East 120.28 feet;
thence North 64°19'29" East 131.10 feet;
thence North 50°26'48" East 161.44 feet;
thence North 61°26'36" East 142.54 feet;
thence North 77°11'33" East 91.25 feet;
thence North 86°22'28" East 47.09 feet;
thence North 01°19'39" West 149.49 feet;
thence North 89°44'58" East 20.00 feet;
thence South 01°19'39" East 148.88 feet;
thence North 89°34'06" East 329.43 feet;
thence South 89°38'11" East 397.64 feet to the point of beginning.

Contains 62,093 Square Feet or 1.425 Acres



PROJECT # DATE
405611 2/1/24

1 OF 1

FILE:
SOP/TREASEMENTSph-3

**TETON RANCH
PHASE 3**
6200 WEST 12300 SOUTH
HERIMAN, UTAH
SANITARY SEWER EASEMENT EXHIBIT

FOR:
ANTHEM UTAH, LLC
6150 S. REDWOOD ROAD, STE 150
TAYLORSVILLE, UTAH 84123
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