

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

14255904 B: 11499 P: 8325 Total Pages: 5
06/24/2024 01:30 PM By: dsalazar Fees: \$0.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: SOUTH VALLEY SEWER DISTRICT
PO BOX 629 RIVERTON, UT 84065



PARCEL I.D.# 26-34-226-008-0000
26-34-276-020-0000
26-34-276-021-0000

GRANTORS: OLYMPIA RANCH LLC
RICHMOND AMERICAN HOMES OF UTAH INC
HERRIMAN CITY
(Great Basin at Olympia Phase 1)
Page 1 of 5

EASEMENT

A twenty (20) foot wide sanitary sewer easement located in the Northeast Quarter of Section 34 and the Northwest Quarter of Section 35, 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: 75,500 square feet or 1.733 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.

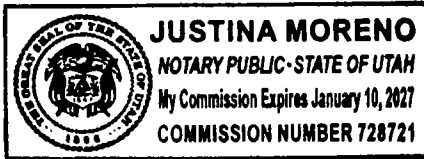
IN WITNESS WHEREOF, the GRANTORS have executed this right-of-way and Easement this 29TH day of MAY, 2024.

GRANTOR(S)

OLYMPIA RANCH LLC

By: [Signature]

Its: MANAGER
Title



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

On the 29 day of May, 2024 personally appeared before me RYAN BUTTON who being by me duly sworn did say that (s)he is the MANAGER of OLYMPIA RANCH LLC a limited liability company, and that the within and foregoing instrument was duly authorized by the limited liability company at a lawful meeting held by authority of its operating agreement; and duly acknowledged to me that said limited liability company executed the same.

[Signature]
Notary Public

My Commission Expires: 01/10/2027

Residing in: Salt Lake

RICHMOND AMERICAN HOMES OF UTAH INC

By: [Signature]

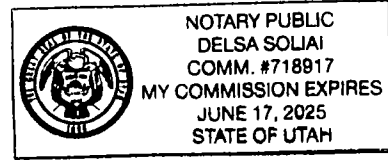
Its: REGIONAL PRESIDENT
Title

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

On the 28 day of May, 2024, personally appeared before me Paul J. Peterson who being by me duly sworn did say that (s)he is the Regional President 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

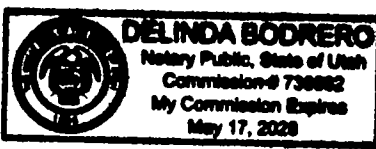
My Commission Expires: June 15, 2025
Residing in: Utah County



[Signature]
HERRIMAN CITY
for the City of Herriman

STATE OF UTAH)
) :SS
COUNTY OF Salt Lake)

On the 29 day of May, 2024, personally appeared before me Nathan Cherpeski, who being duly sworn, did say that he/she is the City manager, of the City of **Herriman**, a governmental entity, and that said instrument was signed in behalf of the city by authority of its City Council and acknowledged to me that the City executed the same.



[Signature]
Notary Public

My Commission Expires: May 17, 2028
Residing in: ~~Salt Lake~~ Herriman, UT

Exhibit 'A'

Great Basin at Olympia – Phase 1

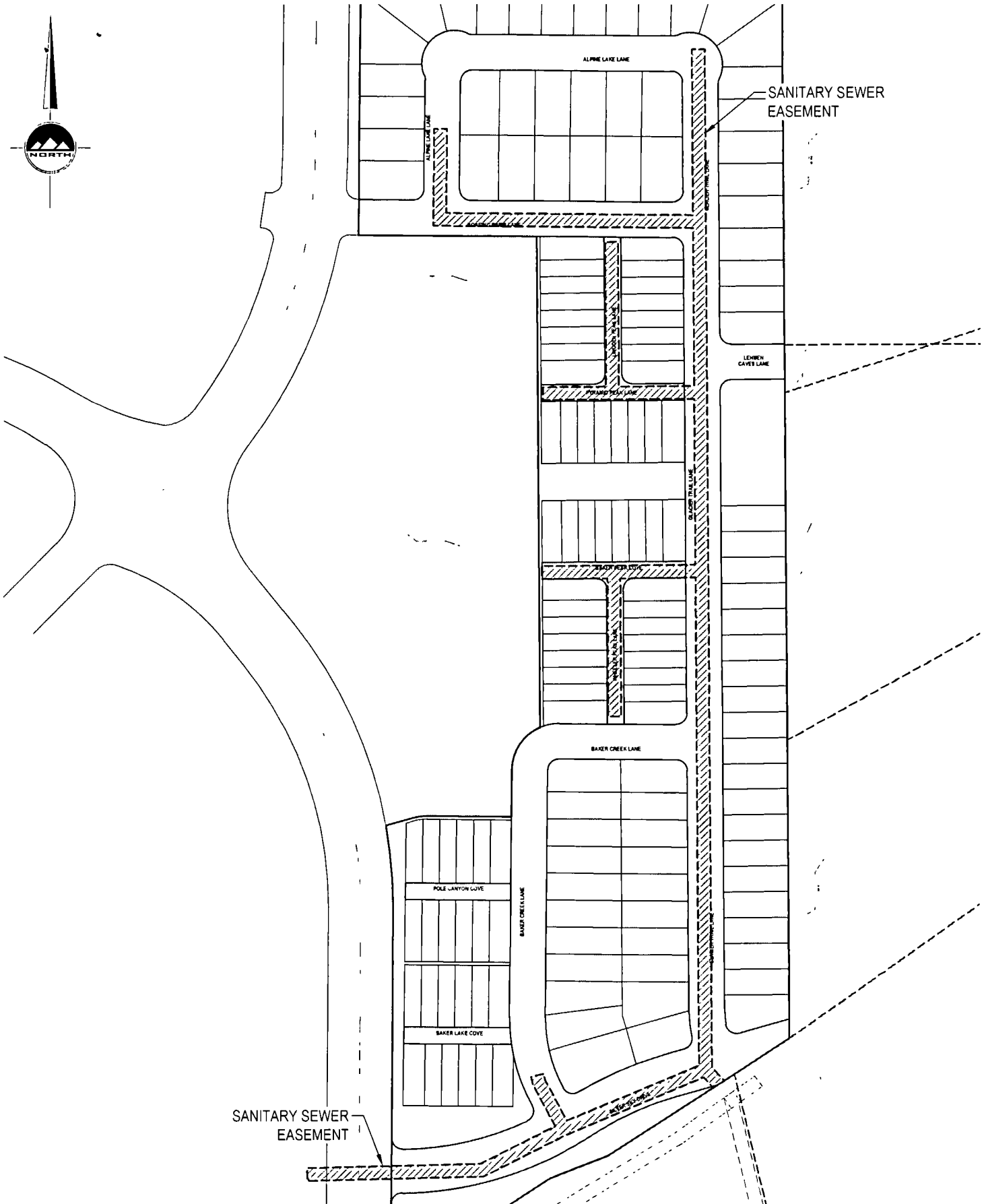
Sewer Easement

A parcel of land, situate in the Northeast Quarter of Section 34 and the Northwest Quarter of Section 35, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, more particularly described as follows:

Beginning at a point being South 89°48'53" East 555.70 feet along the section line and South 1,725.55 feet from the Northwest Corner of Section 35, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 56°51'10" West 20.26 feet;
 thence North 42°22'22" West 21.93 feet;
 thence South 67°04'34" West 228.80 feet;
 thence South 63°05'37" West 143.33 feet;
 thence South 88°35'58" West 271.96 feet;
 thence North 03°12'19" West 20.00 feet;
 thence North 88°35'47" East 268.07 feet;
 thence North 63°05'37" East 128.92 feet;
 thence North 28°08'42" West 73.12 feet;
 thence North 14°12'43" West 12.37 feet;
 thence North 75°47'17" East 20.00 feet;
 thence South 14°12'43" East 9.93 feet;
 thence South 28°08'42" East 71.76 feet;
 thence North 67°04'34" East 220.40 feet;
 thence North 00°30'17" West 758.41 feet;
 thence South 89°29'43" West 115.49 feet;
 thence South 00°30'22" East 213.89 feet;
 thence South 89°29'38" West 20.00 feet;
 thence North 00°30'22" West 213.89 feet;
 thence South 89°29'43" West 101.38 feet;
 thence North 00°30'17" West 20.00 feet;
 thence North 89°29'43" East 236.86 feet;
 thence North 00°30'17" West 256.95 feet;
 thence South 89°29'38" West 232.96 feet;
 thence North 00°30'22" West 20.00 feet;
 thence North 89°29'38" East 97.45 feet;
 thence North 00°30'32" West 224.50 feet;
 thence North 89°29'28" East 20.00 feet;
 thence South 00°30'32" East 224.50 feet;
 thence North 89°29'38" East 115.50 feet;
 thence North 00°30'17" West 244.63 feet;
 thence North 89°28'36" West 400.58 feet;
 thence North 00°29'02" East 149.95 feet;
 thence South 89°30'58" East 20.00 feet;
 thence South 00°29'02" West 129.96 feet;
 thence South 89°28'36" East 380.24 feet;
 thence North 00°30'22" West 257.03 feet;
 thence South 89°30'58" East 20.01 feet;
 thence South 00°30'17" East 1,579.54 feet;
 thence South 42°22'22" East 28.43 feet to the point of beginning.

Contains 75,500 Square Feet or 1.733 Acres



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PROJECT NUMBER 11960A PROJECT MANAGER RQE	PRINT DATE 2024-05-20 DESIGNED BY KFW	<h2 style="text-align: center;">GREAT BASIN AT OLYMPIA</h2> <h3 style="text-align: center;">PHASE 1</h3> <p style="text-align: center;">6400 WEST 12700 SOUTH HERRIMAN, UTAH</p> <h3 style="text-align: center;">SANITARY SEWER EASEMENT EXHIBIT</h3>	<p>ENSIGN THE STANDARD IN ENGINEERING</p> <p>SANDY 45 W 10000 S, Suite 500 Sandy, UT 84070 Phone 801 255 0529 WWW.ENSIGNENG.COM</p> <p>LAYTON Phone 801 547 1100 TOOELE Phone 435 843 3560 CEDAR CITY Phone 435 505 1450 RICHFIELD Phone 435 891 2613</p>
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1 OF 1