

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

14348523 B: 11551 P: 2096 Total Pages: 5
02/19/2025 10:53 AM By: aallen Fees: \$0.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: JORDAN BASIN IMPROVEMENT DISTRICT
PO BOX 629 RIVERTON, UT 84065



PARCEL I.D.# 26-34-226-079-0000
26-34-276-024-0000
GRANTOR: OLYMPIA RANCH, LLC
(Mount Rainier at Olympia Phase 2)
Page 1 of 5

EASEMENTS

Twenty (20) foot wide sanitary sewer easements located in the Northeast Quarter of Section 34, 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, perpetual rights-of-way and easements 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 rights-of-way and easements, being situate in Salt Lake County, State of Utah, over and through a parcel(s) of the GRANTORS' land lying within strips twenty (20) feet wide, more particularly described as follows:

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

Contains: 50,601 square feet or 1.16 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 rights-of-way and easements 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 these rights-of-way and easements are 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 these rights-of-way and easements nor change the contour thereof without the written consent of GRANTEE. These rights-of-way and easement grants 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 these rights-of-way and Easements this 28th day of JANUARY, 2025.

GRANTOR(S)

OLYMPIA RANCH, LLC

By: [Signature]

Its: MANAGER
Title

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

On the 28th day of January, 2025, 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: August 5th 2028

Residing in: Alpine

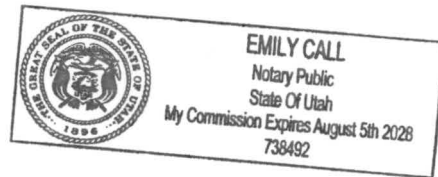


Exhibit 'A'

Mt. Rainier at Olympia Phase 2

Sewer Easement No. 1

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

Beginning at a point being North 89°30'06" West 1,074.75 feet along the section line and South 705.71 feet from the Northeast Corner of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 00°04'33" East 542.52 feet;
thence South 89°55'27" West 20.00 feet;
thence North 00°04'33" West 349.20 feet;
thence North 89°56'34" West 103.33 feet;
thence South 00°04'33" East 349.29 feet;
thence South 89°55'27" West 20.00 feet;
thence North 00°04'33" West 349.34 feet;
thence North 89°56'34" West 103.33 feet;
thence South 00°04'33" East 349.42 feet;
thence South 89°55'27" West 20.00 feet;
thence North 00°04'33" West 349.47 feet;
thence North 89°56'34" West 110.44 feet;
thence South 00°04'24" East 403.56 feet;
thence South 89°55'36" West 20.00 feet;
thence North 00°04'24" West 403.61 feet;
thence North 89°56'34" West 128.56 feet;
thence North 00°03'26" East 20.00 feet;
thence South 89°56'34" East 258.96 feet;
thence North 00°04'33" West 174.89 feet;
thence North 89°55'27" East 20.00 feet;
thence South 00°04'33" East 174.94 feet;
thence South 89°56'34" East 103.33 feet;
thence North 00°04'33" West 173.03 feet;
thence North 89°55'27" East 20.00 feet;
thence South 00°04'33" East 173.07 feet;
thence South 89°56'34" East 103.33 feet;
thence North 00°04'33" West 173.31 feet;
thence North 89°55'27" East 20.00 feet to the point of beginning.

Contains 49,969 Square Feet or 1.147 Acres

Sewer Easement No. 2

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

Beginning at a point being North 89°30'06" West 950.61 feet along the section line and South 1,245.72 feet from the Northeast Corner of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 38°55'57" West 63.01 feet;
thence South 00°46'45" West 122.80 feet;
thence North 89°13'15" West 20.00 feet;
thence North 00°46'45" East 116.12 feet;
thence South 89°58'58" West 191.18 feet;
thence South 00°10'58" West 51.65 feet;
thence North 89°49'02" West 20.00 feet;
thence North 00°10'58" East 71.58 feet;
thence North 89°58'58" East 216.48 feet;
thence North 38°55'57" East 54.60 feet;
thence South 70°34'18" East 21.22 feet to the point of beginning.

Contains 9,058 Square Feet or 0.208 Acres



PROJECT NUMBER
1196CC

PRINT DATE
2024-11-07

PROJECT MANAGER
RCE

DESIGNED BY
KFW

1 OF 1

**MT RAINIER AT OLYMPIA
PHASE 2**

6400 WEST 12700 SOUTH
HERRIMAN, UTAH

SANITARY SEWER EASEMENT EXHIBIT

ENSGN
THE STANDARD IN ENGINEERING

LAYTON Phone: 801.547.1100 TOOLE Phone: 435.943.3590 CEGAR CITY Phone: 435.965.1453 RICHFIELD Phone: 435.896.2983

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