

CTIA # 138155-WHP

When Recorded Return to:  
Mr. Craig L. White  
South Valley Sewer District  
P.O. Box 629  
Riverton, UT 84065

13683154  
6/4/2021 4:29:00 PM \$40.00  
Book - 11185 Pg - 9761-9765  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 5 P.

**PARCEL I.D.# 26-26-326-001-0000**  
**GRANTOR: OLYMPIA RANCH, LLC**  
**(Teton Village Phase 1)**  
Page 1 of 5

## EASEMENTS

Twenty (20) foot wide sanitary sewer easements located in the South Half and Northwest 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, 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: 82,178 square feet or 1.89 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 3rd day of June, 20 21.

GRANTOR(S)

OLYMPIA RANCH, LLC

By: [Signature]

Its: MANAGER  
Title

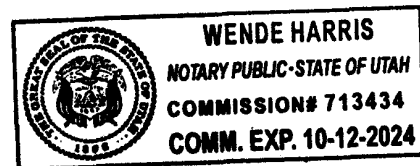
STATE OF UTAH                     )  
  :SS  
COUNTY OF SALT LAKE         )

On the 3rd day of June, 20 21, 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: 10-12-2024

Residing in: Salt Lake City, Utah



**Exhibit 'A'**

**Teton Ranch Phase 1**

**Sanitary Sewer Easement Phase 1 No. 1**

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

Beginning at a point on the Westerly Right-of-Way Line of Mustang Trail Way, said point being South 89°59'00" East 256.81 feet along the section line and South 2,840.42 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°08'37" West 20.00 feet along said Westerly Right-of-Way Line;  
thence North 89°40'41" West 164.65 feet;  
thence South 65°39'56" West 95.77 feet;  
thence South 48°48'14" West 183.62 feet;  
thence South 64°52'00" West 149.55 feet;  
thence South 81°06'48" West 166.31 feet;  
thence South 89°43'55" West 238.53 feet;  
thence North 00°16'05" West 20.00 feet;  
thence North 89°43'55" East 237.02 feet;  
thence North 81°06'48" East 161.95 feet;  
thence North 64°52'00" East 143.87 feet;  
thence North 48°48'14" East 183.76 feet;  
thence North 65°39'56" East 91.79 feet;  
thence North 20°48'31" West 319.50 feet;  
thence North 69°11'29" East 20.00 feet;  
thence South 20°48'31" East 322.17 feet;  
thence South 89°40'41" East 159.62 feet to the point of beginning.

Contains 26,365 Square Feet or 0.605 Acres

**Sanitary Sewer Easement Phase 1 No. 2**

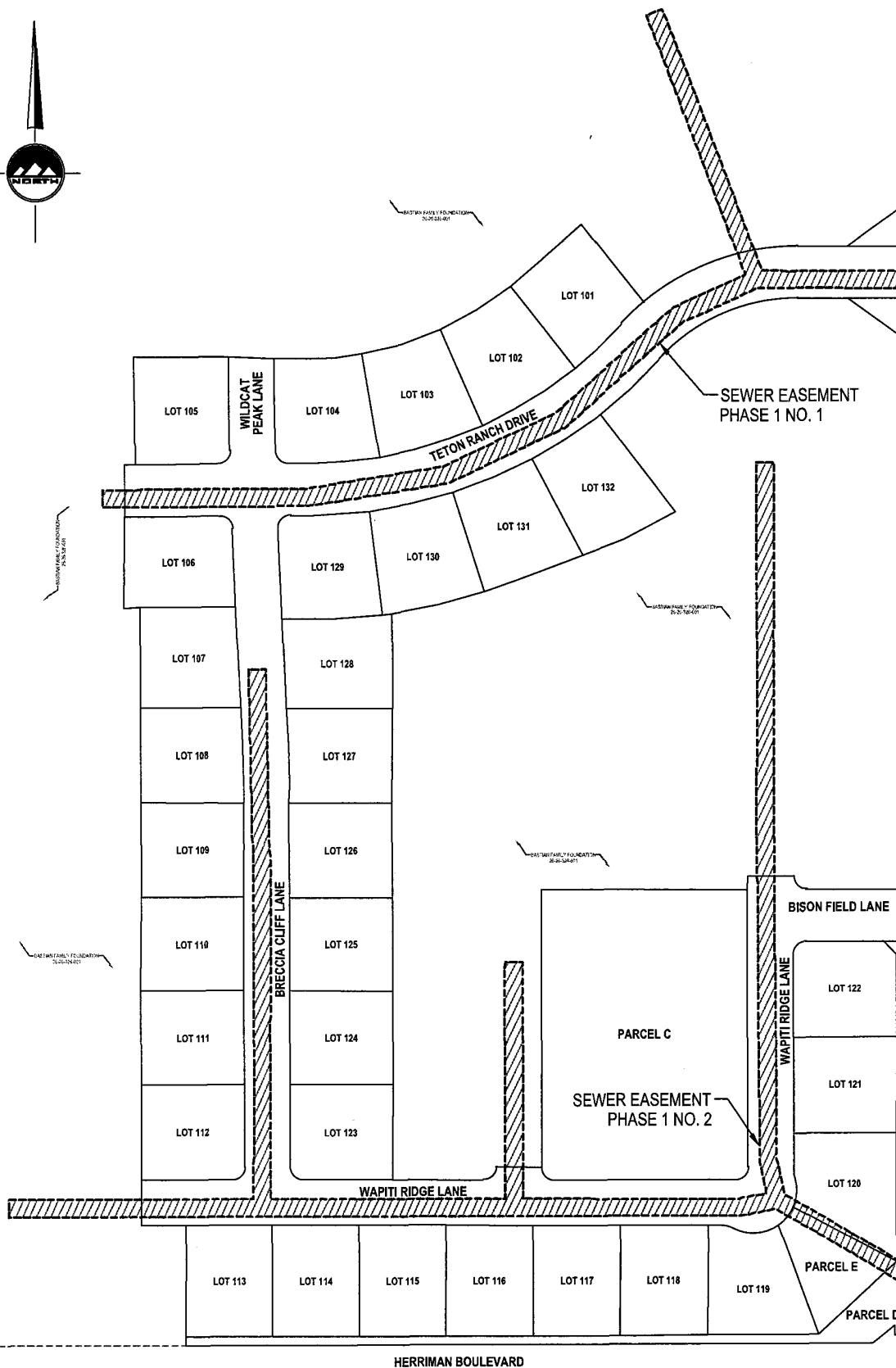
A parcel of land situate in the Southwest and Southeast Quarters of Section 26, Township 3 South, Range 2 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point on the Westerly Right-of-Way Line of Mustang Trail Way, said point being South 89°59'00" East 253.95 feet along the section line and South 3,983.76 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°08'37" West 23.22 feet along said Westerly Right-of-Way Line;  
thence North 59°19'31" West 168.72 feet;

thence South 78°40'54" West 42.36 feet;  
thence North 89°56'31" West 851.03 feet;  
thence North 00°03'29" East 20.00 feet;  
thence South 89°56'31" East 284.91 feet;  
thence North 00°08'37" East 380.60 feet;  
thence North 01°12'47" West 231.30 feet;  
thence North 88°47'13" East 20.00 feet;  
thence South 01°12'47" East 231.54 feet;  
thence South 00°08'37" West 380.81 feet;  
thence South 89°56'31" East 273.00 feet;  
thence North 00°08'37" East 274.49 feet;  
thence South 89°51'23" East 20.00 feet;  
thence South 00°08'37" West 274.46 feet;  
thence South 89°56'31" East 251.13 feet;  
thence North 78°40'54" East 33.94 feet;  
thence North 12°49'30" West 39.21 feet;  
thence North 00°15'31" West 369.51 feet;  
thence North 00°08'37" East 434.65 feet;  
thence South 89°51'23" East 20.00 feet;  
thence South 00°08'37" West 434.58 feet;  
thence South 00°15'31" East 367.24 feet;  
thence South 12°49'30" East 42.98 feet;  
thence South 59°19'31" East 156.47 feet to the point of beginning.

Contains 55,813 Square Feet or 1.281 Acres



MUSTANG TRAIL WAY

<p>PROJECT # 405611 DATE 5/19/21</p> <p><b>1 OF 1</b></p> <p>HLL: SD/P/T/EASEMENTS#-1</p>	<p><b>TETON RANCH</b></p> <p><b>PHASE 1</b></p> <p>6200 WEST 12300 SOUTH</p> <p>HERIMAN, UTAH</p> <p><b>SANITARY SEWER EASEMENT EXHIBIT</b></p>	<p>FOR:</p> <p>ANTHEM UTAH, LLC</p> <p>6150 S. REDWOOD ROAD, STE 150</p> <p>TAYLORSVILLE, UTAH 84123</p> <p>PHONE: 801-205-5500</p>	<p>45 W. 10000 S. Ste 500</p> <p>Sandy, UT 84070</p> <p>Phone: 801.255.0529</p> <p>Fax: 801.255.4449</p> <p><a href="http://www.ensigneng.com">www.ensigneng.com</a></p>	
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