

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

14138041 B: 11436 P: 9287 Total Pages: 4
08/07/2023 04:19 PM By: avice Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: JOEL THOMPSON SOUTH VALLEY SEWER DISTRICT
PO BOX 629 RIVERTON, UT 84065



PARCEL I.D.# 26-26-326-013-0000
26-26-326-015-0000

GRANTOR: RICHMOND AMERICAN HOMES OF UTAH, INC
(Teton Village Phase 2A and 2B)

Page 1 of 4

EASEMENTS

Twenty (20) foot wide sanitary sewer easements 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, 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: 19,757 square feet or 0.454 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 7 day of August, 2023

GRANTOR(S)

RICHMOND AMERICAN HOMES OF UTAH, INC

By: Paul J. Peterson

Its: REGIONAL PRESIDENT
Title

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On the 7 day of August, 2023 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.

Delisa Soliai
Notary Public

My Commission Expires: June 17, 2025

Residing in: Utah County

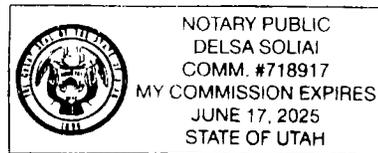


Exhibit 'A'

Sanitary Sewer Easement Phase 2 No. 2

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 184.49 feet along the section line and South 3,360.42 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 274.21 feet;
thence North 89°51'23" West 20.00 feet;
thence North 00°08'37" East 274.21 feet;
thence South 89°51'23" East 20.00 feet to the point of beginning.

Contains 5,484 Square Feet or 0.126 Acres

Sanitary Sewer Easement Phase 2 No. 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 770.58 feet along the section line and South 3,396.03 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 265.58 feet;
thence South 01°44'04" East 247.16 feet;
thence North 89°56'31" West 20.01 feet;
thence North 01°44'04" West 246.86 feet;
thence North 00°08'37" East 265.91 feet;
thence South 89°51'23" East 20.00 feet to the point of beginning.

Contains 10,255 Square Feet or 0.235 Acres

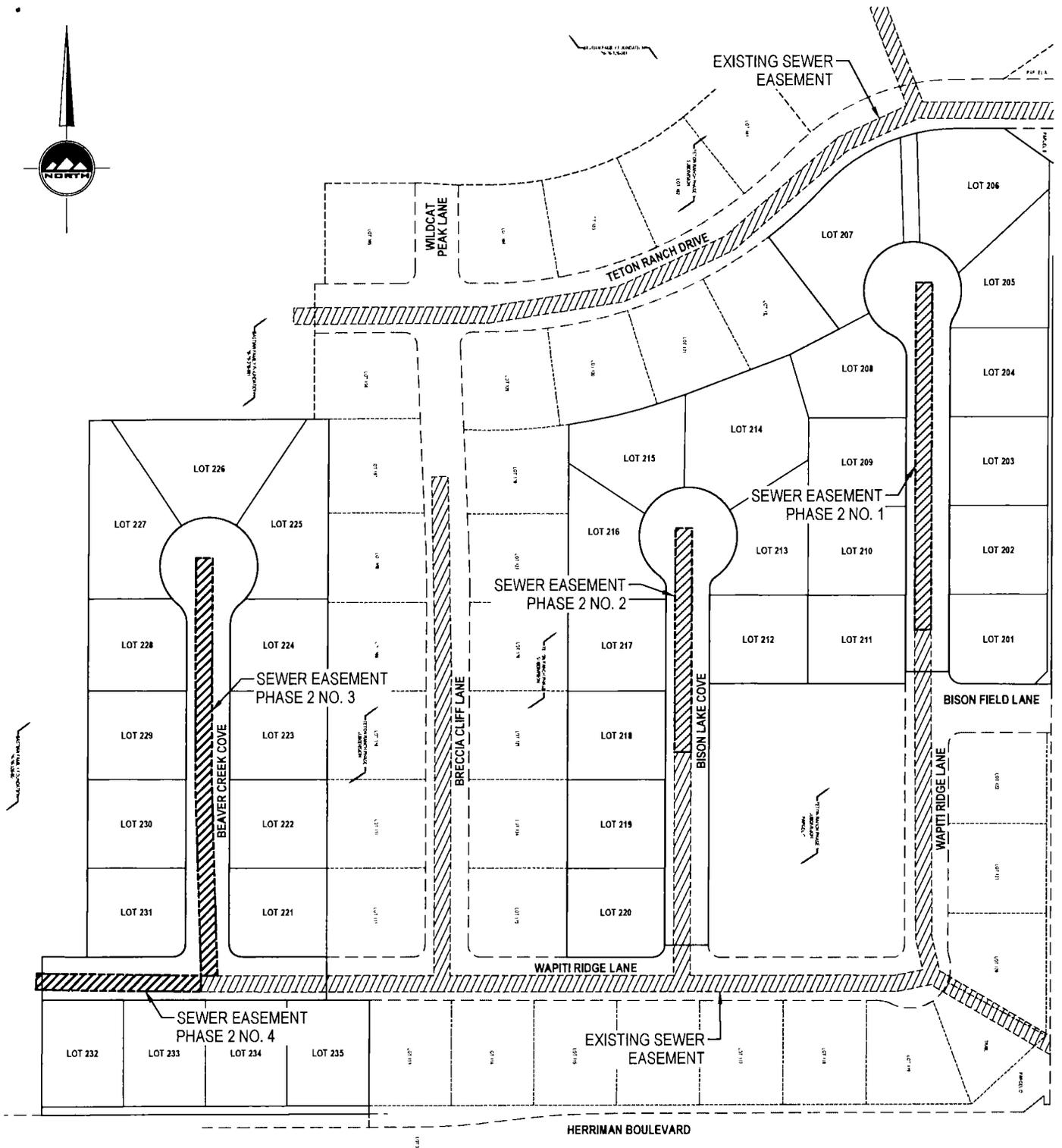
Sanitary Sewer Easement Phase 2 No. 4

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 783.78 feet along the section line and South 3,908.64 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°03'29" West 20.00 feet;
thence North 89°01'47" West 191.08 feet;
thence North 86°54'07" West 10.37 feet;
thence North 03°05'53" East 20.00 feet;
thence South 86°54'07" East 10.00 feet;
thence South 89°01'47" East 190.39 feet to the point of beginning.

Contains 4,018 Square Feet or 0.092 Acres



<p>PROJECT # 405611 DATE 3/3/21</p> <p>1 OF 1</p> <p>FILE SDPAT/EASEMENTS/ph-2</p>	<p align="center">TETON RANCH PHASE 2</p> <p align="center">6200 WEST 12300 SOUTH HERIMAN, UTAH</p> <p align="center">SANITARY SEWER EASEMENT EXHIBIT</p>	<p>FOR ANTHEM UTAH, LLC 6150 S. REDWOOD ROAD, STE 150 TAYLORSVILLE, UTAH 84123 PHONE. 801-205-5500</p>	<p>45 W. 10000 S. Ste 500 Sandy, UT 84070 Phone: 801.255.0529 Fax: 801.255.4449 www.ensigneng.com</p>	
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