

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

14269636 B: 11507 P: 6491 Total Pages: 6
07/29/2024 02:34 PM By: zjorgensen 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.# 26-34-201-003-0000
26-34-201-004-0000
26-27-300-004-0000
GRANTOR: FOX LANDING, LLC
OLYMPIA RANCH, LLC
OLYMPIA RANCH 3, LLC
(Joshua at Olympia Phase 1 and 2)
Page 1 of 6

EASEMENT

A twenty (20) foot wide sanitary sewer easement located in the North Half 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, 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: 116,546 square feet or 2.676 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 29 day of April, 2024.

GRANTOR(S)

OLYMPIA RANCH, LLC

By: [Signature]

Its: MANAGER
Title



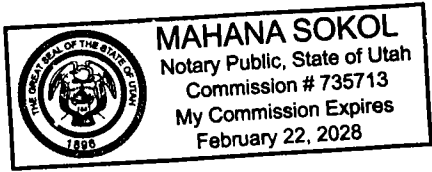
STATE OF UTAH)
) :SS
COUNTY OF SALT LAKE)

On the 29 day of April, 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: 02/22/2028

Residing in: Salt Lake County, Draper, Utah



OLYMPIA RANCH 3, LLC

By: [Signature]

Its: MANAGER
Title

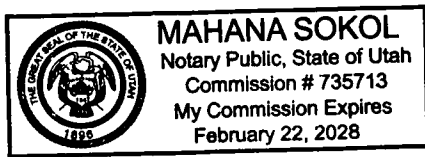
STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On the 29 day of April, 2024, personally appeared before me Ryan Button who being by me duly sworn did say that (s)he is the Manager of **OLYMPIA RANCH 3, 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: 02/22/2028

Residing in: Salt Lake County, Draper, Utah



FOX LANDING, LLC

By: [Signature]

Its: Manager
Title

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On the 29 day of April, 2024, personally appeared before me Derek Wright who being by me duly sworn did say that (s)he is the Manager of **FOX LANDING, 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: 02/22/2028

Residing in: Salt Lake County, Draper, Utah

Exhibit 'A'

Legal Description Joshua Tree at Olympia – Phase 1 and 2

Sanitary Sewer Easement No. 1

A parcel of land, situate in the Northeast and Northwest Quarters 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 1,676.33 feet along the section line and South 164.94 feet from the Northwest Corner of Section 35, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 20°00'15" East 20.00 feet;
 thence South 69°59'45" West 55.19 feet;
 thence South 00°27'50" West 242.01 feet;
 thence South 89°32'10" East 153.75 feet;
 thence South 00°27'50" West 20.00 feet;
 thence North 89°32'10" West 427.58 feet;
 thence North 00°27'50" East 20.00 feet;
 thence South 89°32'10" East 253.83 feet;
 thence North 00°27'50" East 238.95 feet;
 thence North 89°32'10" West 176.34 feet;
 thence South 00°27'50" West 221.82 feet;
 thence North 89°32'10" West 20.00 feet;
 thence North 00°27'50" East 221.82 feet;
 thence North 89°32'10" West 154.27 feet;
 thence South 00°27'50" West 339.08 feet;
 thence North 89°32'10" West 20.00 feet;
 thence North 00°27'50" East 76.08 feet;
 thence North 89°32'10" West 331.13 feet;
 thence North 00°27'50" East 20.00 feet;
 thence South 89°32'10" East 331.13 feet;
 thence North 00°27'50" East 243.01 feet;
 thence North 89°32'10" West 356.90 feet;
 thence South 45°27'50" West 36.69 feet;
 thence South 00°52'33" West 94.97 feet;
 thence South 51°10'47" East 51.25 feet;
 thence South 00°27'50" West 186.37 feet;
 thence North 89°32'10" West 20.00 feet;
 thence North 00°27'50" East 176.14 feet;
 thence North 50°35'44" West 43.13 feet;
 thence South 88°08'39" West 105.56 feet;
 thence South 13°29'44" West 22.95 feet;
 thence South 00°27'50" West 104.58 feet;
 thence South 89°32'10" East 57.56 feet;
 thence South 00°27'50" West 20.00 feet;
 thence North 89°32'10" West 303.43 feet;
 thence North 00°27'50" East 20.00 feet;
 thence South 89°32'10" East 225.87 feet;

thence North 00°27'50" East 106.86 feet;
 thence North 13°29'44" East 20.50 feet;
 thence North 88°44'12" West 155.90 feet;
 thence South 00°14'37" East 124.33 feet;
 thence South 89°45'23" West 20.00 feet;
 thence North 00°14'37" West 134.66 feet;
 thence North 00°28'15" East 44.56 feet;
 thence South 89°32'10" East 20.00 feet;
 thence South 00°28'15" West 34.64 feet;
 thence South 88°44'12" East 159.14 feet;
 thence North 00°28'30" East 36.86 feet;
 thence South 89°32'10" East 20.00 feet;
 thence South 00°28'30" West 36.59 feet;
 thence North 88°08'39" East 96.39 feet;
 thence North 00°52'33" East 98.49 feet;
 thence North 45°27'50" East 53.17 feet;
 thence South 89°32'10" East 23.48 feet;
 thence North 00°27'50" East 33.50 feet;
 thence South 89°32'10" East 20.00 feet;
 thence South 00°27'50" West 33.50 feet;
 thence South 89°32'10" East 184.01 feet;
 thence North 00°27'50" East 33.50 feet;
 thence South 89°32'10" East 20.00 feet;
 thence South 00°27'50" West 33.50 feet;
 thence South 89°32'10" East 184.01 feet;
 thence North 00°27'50" East 165.00 feet;
 thence South 89°32'10" East 20.00 feet;
 thence South 00°27'50" West 165.00 feet;
 thence South 89°32'10" East 184.01 feet;
 thence North 00°27'50" East 164.97 feet;
 thence South 89°32'10" East 20.00 feet;
 thence South 00°27'50" West 164.97 feet;
 thence South 89°32'10" East 88.48 feet;
 thence North 69°59'45" East 60.33 feet to the point of beginning.

Contains 81,304 Square Feet or 1.866 Acres

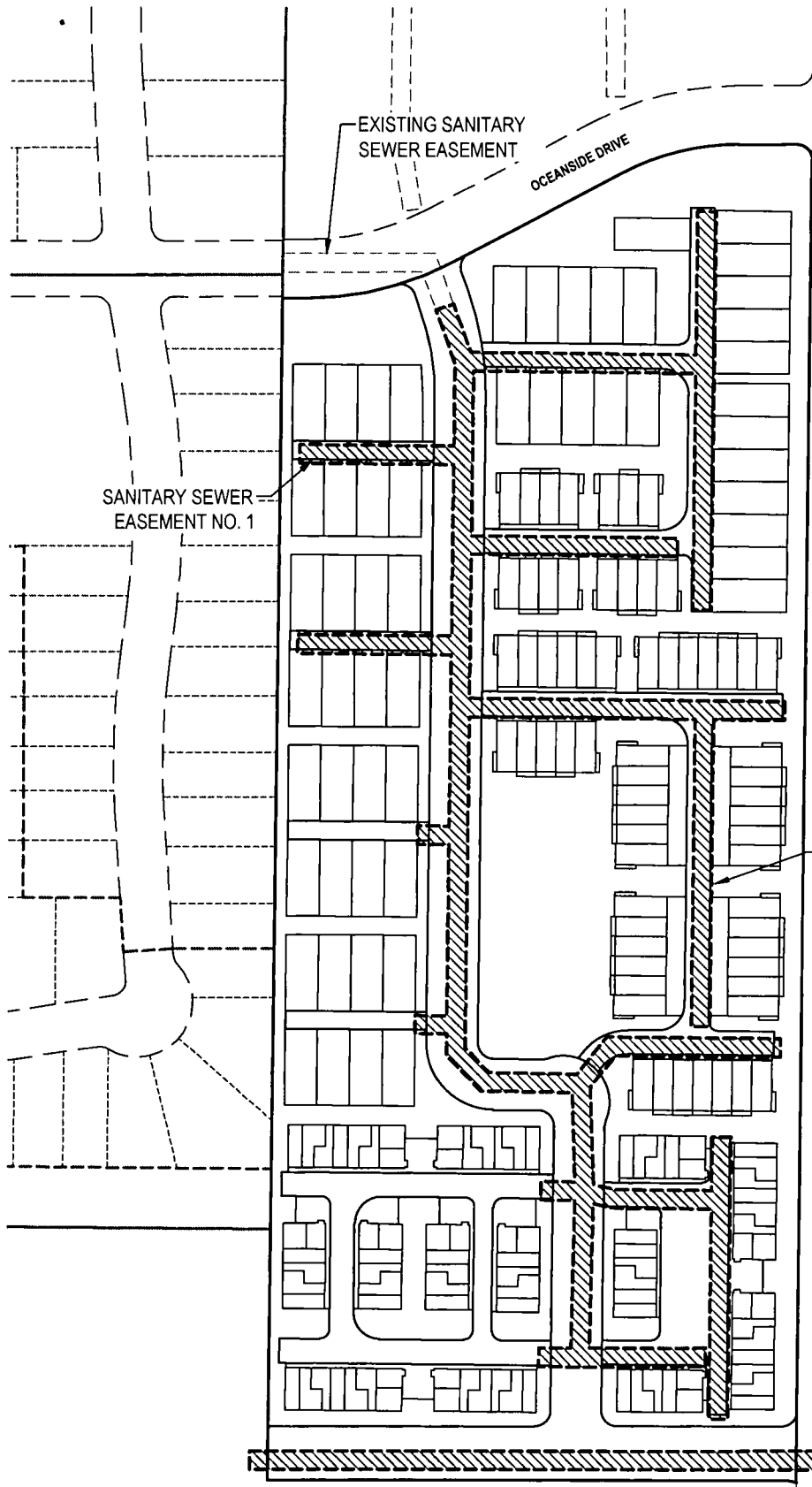
Sanitary Sewer Easement No. 2

A parcel of land, situate in the Northwest 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 2,902.63 feet along the section line from the Northwest Corner of Section 35, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 00°01'53" East 626.20 feet;
 thence South 89°58'07" West 20.00 feet;
 thence North 00°01'53" West 645.80 feet;
 thence North 89°58'07" East 20.00 feet;
 thence South 00°01'53" East 19.59 feet to the point of beginning.

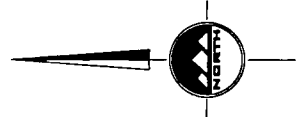
Contains 12,916 Square Feet or 0.297 Acres



OLYMPIA RANCH LLC
26-34-226-004

BASTIAN FAMILY FOUNDATION
26-34-201-002

BASTIAN FAMILY FOUNDATION
26-34-201-002



14269636 B: 11507 P: 6496

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PROJECT NUMBER 11960E
PRINT DATE 2024-04-22
PROJECT MANAGER RQE
DESIGNED BY KFW
1 OF 1

JOSHUA TREE AT OLYMPIA
PHASE 1 AND 2
6600 WEST 12700 SOUTH
HERRIMAN, UTAH
SANITARY SEWER EASEMENT EXHIBIT

ENSIGN
THE STANDARD IN ENGINEERING

SANDY
45 W 10600 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529
WWW.ENSIGNENG.COM

LAYTON Phone 801.547.1100 TOOELE Phone 435.843.3690 CEDAR CITY Phone 435.865.1453 RICHFIELD Phone 435.895.2983