

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

14359717 B: 11557 P: 3895 Total Pages: 4
03/19/2025 10:38 AM By: EMehanovic Fees: \$0.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: JOEL THOMPSON
SOUTH VALLEY SEWER DISTRICT RIVERTON, UT 84065



PARCEL I.D.# 26-34-276-024-0000
GRANTOR: OLYMPIA RANCH LLC
(Mount Rainier at Olympia Phase 3)
Page 1 of 4

EASEMENT

A twenty (20) foot wide sanitary sewer easement 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, 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: 14,609 square feet or 0.335 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 28th day of JANUARY, 2025.

GRANTOR(S)

OLYMPIA RANCH LLC

By: _____

Its: _____

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.

Emily Call
Notary Public

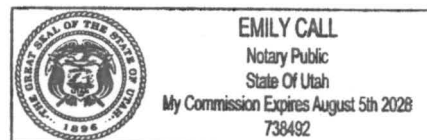
My Commission Expires: August 5th 2028Residing in: Alpine

Exhibit 'A'

Mt. Rainier at Olympia Phase 3

Sewer Easement

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 991.91 feet along the section line and South 1,417.77 feet from the Northeast Corner of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 00°09'59" West 379.83 feet;
thence South 89°44'27" East 179.72 feet;
thence South 00°15'33" West 20.00 feet;
thence North 89°44'27" West 179.69 feet;
thence South 00°09'59" West 61.53 feet;
thence South 08°15'35" East 87.89 feet;
thence South 81°44'25" West 20.00 feet;
thence North 08°15'35" West 89.36 feet;
thence North 00°09'59" East 462.83 feet;
thence South 89°50'01" East 20.00 feet to the point of beginning.

Contains 14,609 Square Feet or 0.335 Acres

EXISTING SANITARY
SEWER EASEMENT

EXISTING SANITARY
SEWER EASEMENT

EXISTING SANITARY
SEWER EASEMENT

SANITARY SEWER
EASEMENT



PROJECT NUMBER
11960C
PRINT DATE
2024-06-04
PROJECT MANAGER
RQE
DESIGNED BY
KFW

1 OF 1

MT RAINIER AT OLYMPIA
PHASE 3
6400 WEST 12700 SOUTH
HERRIMAN, UTAH
SANITARY SEWER EASEMENT EXHIBIT



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