

175720-CPI

When Recorded Return to:
Joel Thompson
Jordan Basin Improvement District
P.O. Box 629
Riverton, UT 84065

14364642 B: 11560 P: 1984 Total Pages: 4
03/31/2025 11:55 AM By: tpham Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120 SALT LAKE CITY, UT 84121

26-34-276-025

PARCEL I.D.# 26-34-276-024-0000

GRANTOR: Richmond American
Homes of Utah, Inc.

(Great Basin at Olympia Phase 2B)

Page 1 of 4

EASEMENT

A twenty (20) foot wide sanitary sewer easement located in the Northwest Quarter of Section 35, 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 Jordan Basin Improvement 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: 16,114 square feet or 0.37 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 27 day of March, 2025

GRANTOR(S)

Richmond American Homes of Utah, Inc.

By: Mark A. H.

Its: VP Finance
Title

STATE OF UTAH)
Utah)
ss
COUNTY OF SALT LAKE)

On the 21 day of March, 2025, personally appeared before me
Mark Kallfeltsch who being by me duly sworn did say that (s)he is
the VP Finance of **Richmond American Homes of Utah**, a Colorado
Corporation, and that the within and foregoing instrument was duly authorized by the corporation at a
lawful meeting held by authority of its articles of incorporation; and duly acknowledged to me that said
corporation executed the same.

Delesa Solai

Notary Public

My Commission Expires: June 17, 2025

Residing in: Utah (Utah)

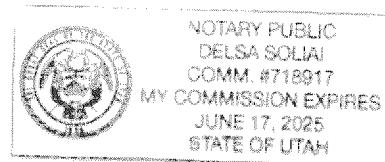


Exhibit 'A'

Great Basin at Olympia – Phase 2B

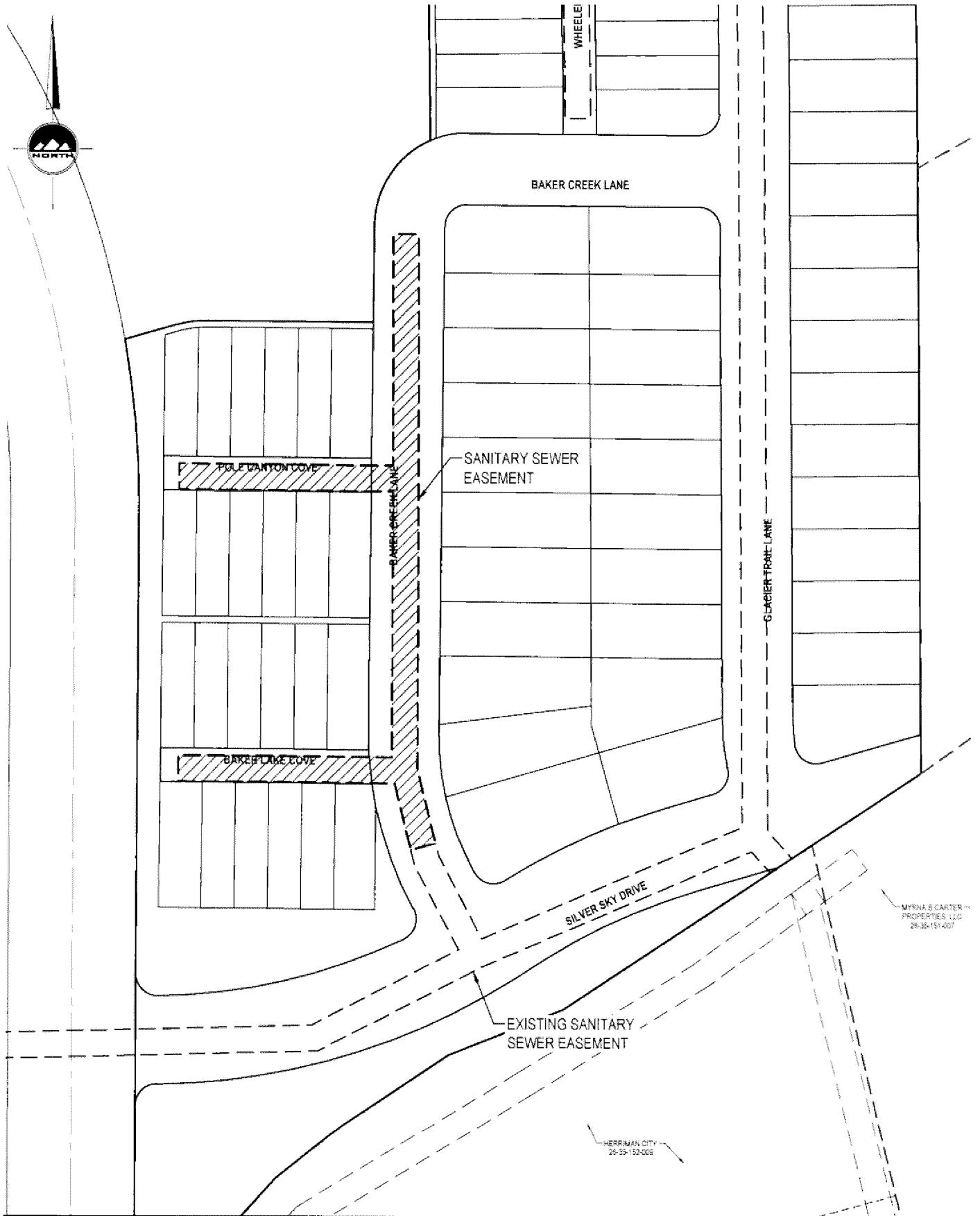
Sewer Easement

A parcel of land, situate in the Northeast Quarter of Section 34 and the Northwest Quarter of Section 35, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, more particularly described as follows:

Beginning at a point being South 89°48'53" East 242.53 feet along the section line and South 1,248.54 feet from the Northwest Corner of Section 35, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence North 89°58'09" East 20.00 feet;
thence South 00°01'51" East 410.11 feet;
thence South 14°12'43" East 58.99 feet;
thence South 75°47'17" West 20.00 feet;
thence North 14°12'43" West 52.52 feet;
thence North 89°30'58" West 169.31 feet;
thence North 00°29'02" East 20.00 feet;
thence South 89°30'58" East 166.93 feet;
thence North 00°01'51" West 204.01 feet;
thence North 89°30'58" West 166.68 feet;
thence North 00°29'02" East 20.00 feet;
thence South 89°30'58" East 166.50 feet;
thence North 00°01'51" West 177.26 feet to the point of beginning.

Contains 16,114 Square Feet or 0.370 Acres



PROJECT NUMBER 11960A	PRINT DATE 2024-05-20
PROJECT MANAGER RQE	DESIGNED BY KFW
GREAT BASIN AT OLYMPIA PHASE 2B	
6400 WEST 12700 SOUTH HERRIMAN, UTAH	

SANITARY SEWER EASEMENT EXHIBIT



LAUTON
Phone: 801.547.1100

TOOLEB
Phone: 435.543.3580

QEDAH

Phone: 435.866.1453

MICHELS
Phone: 435.595.2863