

14413992 B: 11588 P: 3411 Total Pages: 5  
07/25/2025 10:32 AM By: tpham Fees: \$0.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: JORDAN BASIN IMPROVEMENT DISTRICT  
PO BOX 629 RIVERTON, UT 84065



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

**PARCEL I.D.# 26-26-301-013-0000**  
**GRANTOR: OLYMPIA RANCH LLC**  
**RICHMOND AMERICAN HOMES OF UTAH INC**  
**(Teton Ranch Phase 4)**  
Page 1 of 6

## **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 Jordan Basin Improvement 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: 52,893 square feet or 1.21 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 23 day of June, 2025.

GRANTOR(S)

OLYMPIA RANCH LLC

By: Ryan Button

Its: MANAGER  
Title

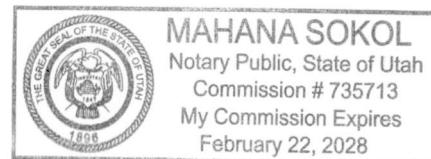
STATE OF UTAH )  
:ss  
COUNTY OF SALT LAKE )

On the 23 day of June, 2025, personally appeared before me  
Ryan Button 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.

M. S. S.  
Notary Public

My Commission Expires: February 22, 2028

Residing in: Salt Lake, Utah



## RICHMOND AMERICAN HOMES OF UTAH INC

By: John

Its: Land Development Manager  
Title

STATE OF UTAH )  
:ss  
COUNTY OF SALT LAKE )

On the 23 day of June, 2025, personally appeared before me  
Thomas Calton who being by me duly sworn did say that (s)he is the  
L.D. Manager Thomas Calton <sup>DB</sup> 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.

My Commission Expires: 02-01-2027

Residing in: Salt Lake County

The Great Seal of the State of Utah, featuring a central shield with a plow, a sheaf of wheat, and a beehive, surrounded by the words "THE GREAT SEAL OF THE STATE OF UTAH" and the date "1896".

## Exhibit 'A'

### Sanitary Sewer Easement Phase 4A

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 1,394.74 feet along the section line and South 3,428.42 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°13'47" West 418.93 feet;  
thence South 88°54'36" East 46.34 feet;  
thence South 78°49'30" East 57.98 feet;  
thence South 77°39'15" East 21.22 feet;  
thence South 00°08'37" West 20.67 feet;  
thence North 77°16'41" West 26.79 feet;  
thence North 78°49'30" West 54.61 feet;  
thence North 88°54'36" West 53.61 feet;  
thence South 81°46'44" West 68.20 feet;  
thence South 72°27'34" West 121.03 feet;  
thence South 82°53'37" West 77.82 feet;  
thence North 89°09'05" West 105.04 feet;  
thence South 89°56'26" West 234.19 feet;  
thence North 00°03'41" West 19.88 feet;  
thence North 0.12 feet;  
thence North 89°56'26" East 224.34 feet;  
thence North 00°08'50" East 298.78 feet;  
thence South 89°51'17" East 20.00 feet;  
thence South 00°08'50" West 298.86 feet;  
thence South 89°09'05" East 93.82 feet;  
thence North 82°53'37" East 74.60 feet;  
thence North 72°27'34" East 120.83 feet;  
thence North 81°46'44" East 62.02 feet;  
thence North 00°13'47" East 420.16 feet;  
thence South 89°46'13" East 20.00 feet to the point of beginning.

Contains 29,186 Square Feet or 0.670 Acres

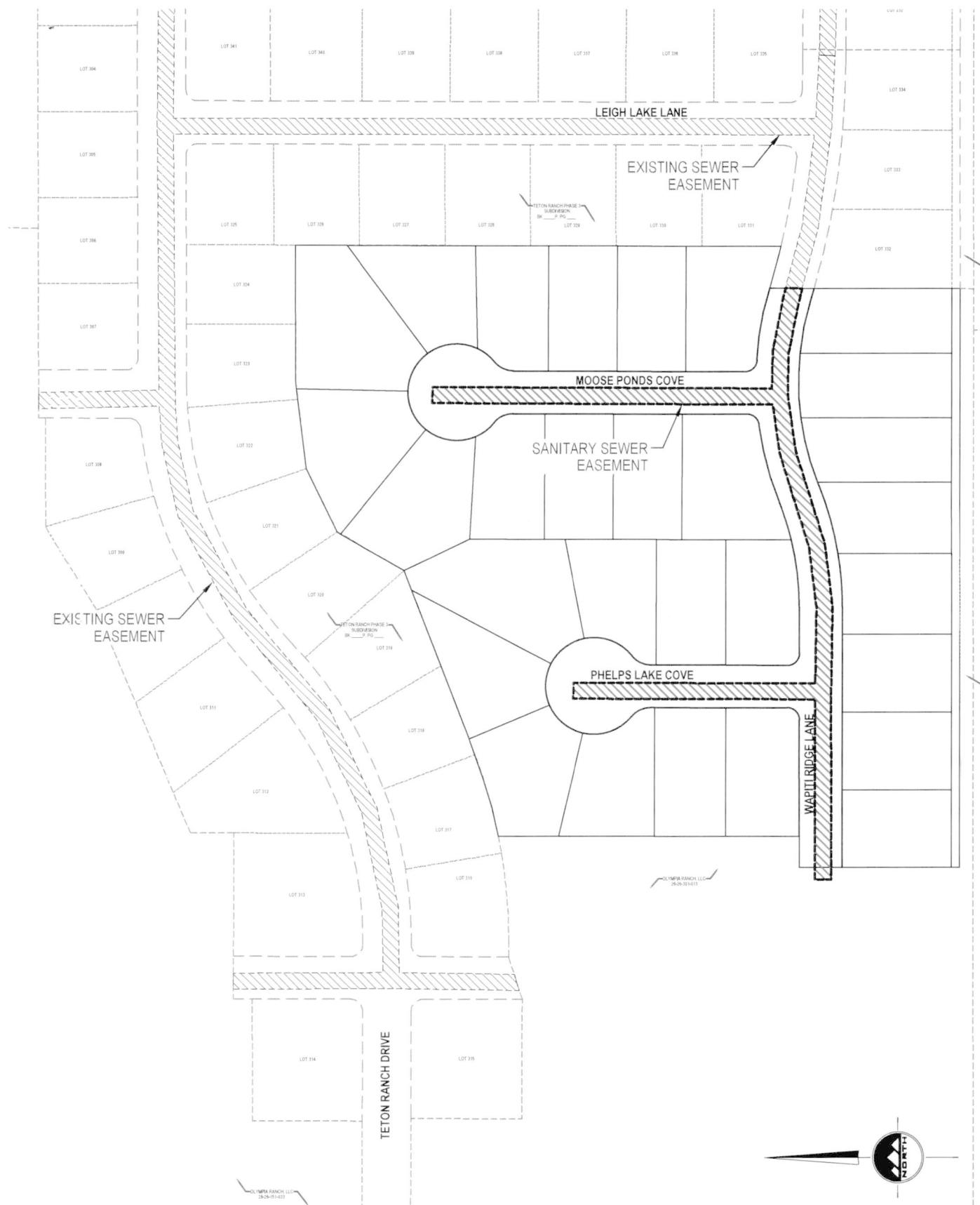
### Sanitary Sewer Easement Phase 4B

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 2,005.20 feet along the section line and South 3,901.88 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°03'41" East 20.00 feet;  
thence South 89°56'26" West 501.35 feet;  
thence North 00°15'02" West 395.46 feet;  
thence North 89°44'58" East 20.00 feet;  
thence South 00°15'02" East 375.53 feet;  
thence North 89°56'26" East 345.26 feet;  
thence North 00°08'37" East 308.49 feet;  
thence South 89°51'23" East 20.00 feet;  
thence South 00°08'37" West 308.42 feet;  
thence North 89°56'26" East 116.16 feet to the point of beginning.

Contains 23,707 Square Feet or 0.544 Acres



PROJECT # DATE  
405611 4/30/25

**TETON RANCH  
PHASE 4A**

6200 WEST 12300 SOUTH  
HERIMAN, UTAH

**SANITARY SEWER EASEMENT EXHIBIT**

FOR:  
ANTHEM UTAH, LLC  
6150 S. REDWOOD ROAD, STE 150  
TAYLORSVILLE, UTAH 84123  
PHONE: 801-205-5500

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