

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

14465966 B: 11618 P: 3612 Total Pages: 6
11/20/2025 12:59 PM By: jlucas Fees: \$0.00
Rasheile Hobbs, Recorder, Salt Lake County, Utah
Return To: JORDAN BASIN IMPROVEMENT DISTRICT
PO BOX 629RIVERTON, UT 84065



PARCEL I.D.# 26-26-301-016-0000
26-26-301-017-0000
GRANTOR: OLYMPIA RANCH LLC
RICHMOND AMERICAN HOMES OF UTAH INC
(Teton Ranch Phase 4)
Page 1 of 6

CORRECTED EASEMENT

A twenty (20) foot wide sanitary sewer easement 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, 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, 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 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.

This Corrected Easement is recorded to correct an error on that certain Easement over and through the above-described parcel previously recorded as Entry 14413992 in Book 11588, page(s) 3411-3415 in the records of the Salt Lake County Recorder, State of Utah. Page 6 is missing from the previously recorded easement.

IN WITNESS WHEREOF, the GRANTORS have executed this right-of-way and Easement this 12 day of NOV, 2025.

GRANTOR(S)

OLYMPIA RANCH LLC

By: 

Its: Manager
Title

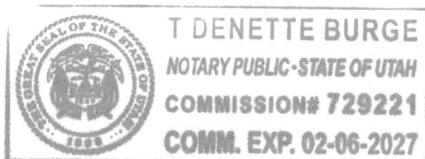
STATE OF UTAH)
:ss
COUNTY OF SALT LAKE)

On the 12 day of November, 2025 personally appeared before me Kirk Young Manager 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.


Notary Public

My Commission Expires: 02-06-2027

Residing in: Salt Lake County



RICHMOND AMERICAN HOMES OF UTAH INC

By: *Sam*

Its: Land Development manager
Title

STATE OF UTAH)
:ss
COUNTY OF SALT LAKE)

On the 14 day of November, 2025, personally appeared before me
Thomas Calton who being by me duly sworn did say that (s)he is the
Land Development Manager 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: 02-06-2027

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 year "1896".

T DENETTE BURGE
NOTARY PUBLIC - STATE OF UTAH
COMMISSION# 729221
COMM. EXP. 02-06-2027

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

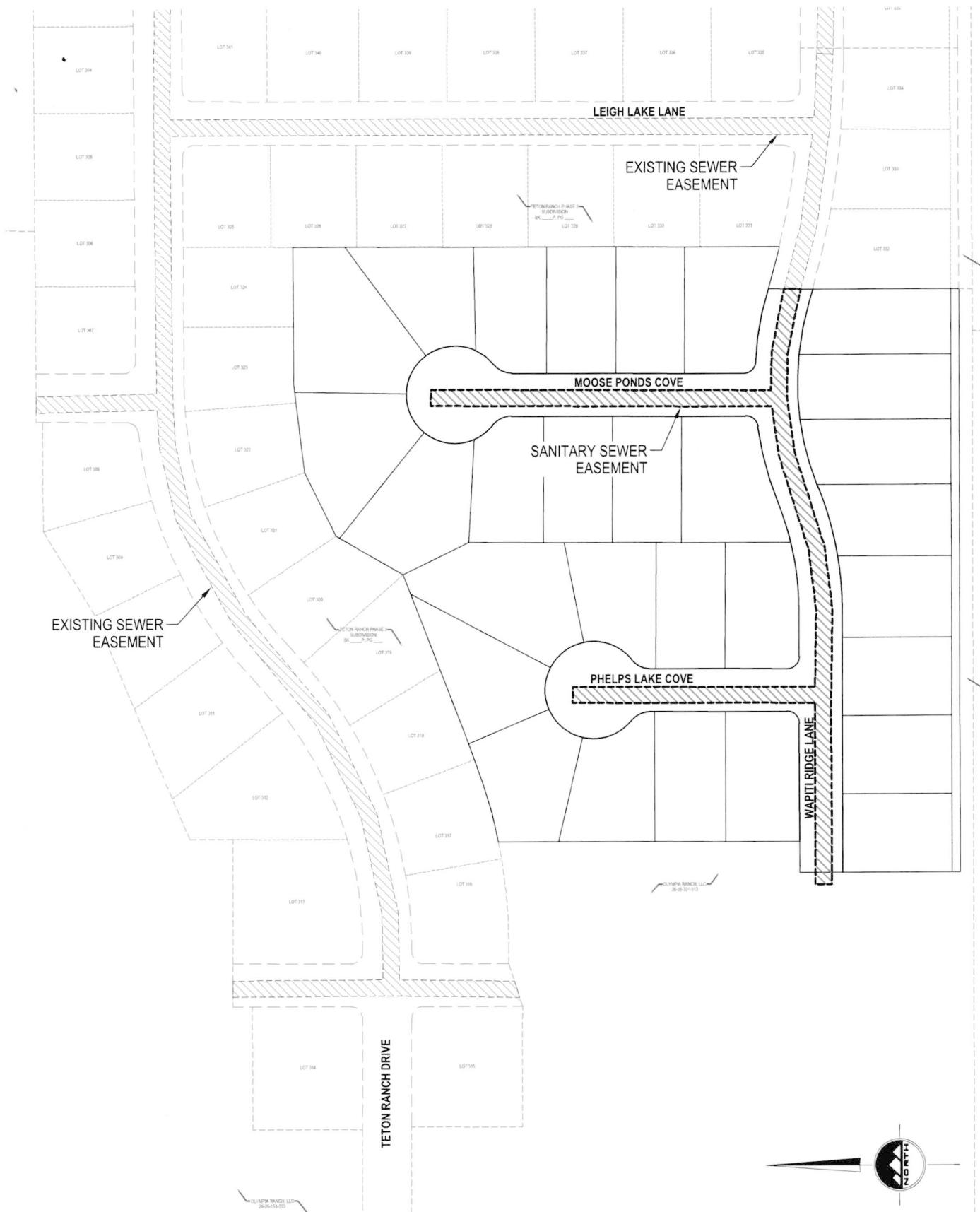
Sanitary Sewer Easement Phase 4B

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
4056II 4/30/25

**TETON RANCH
PHASE 4A**

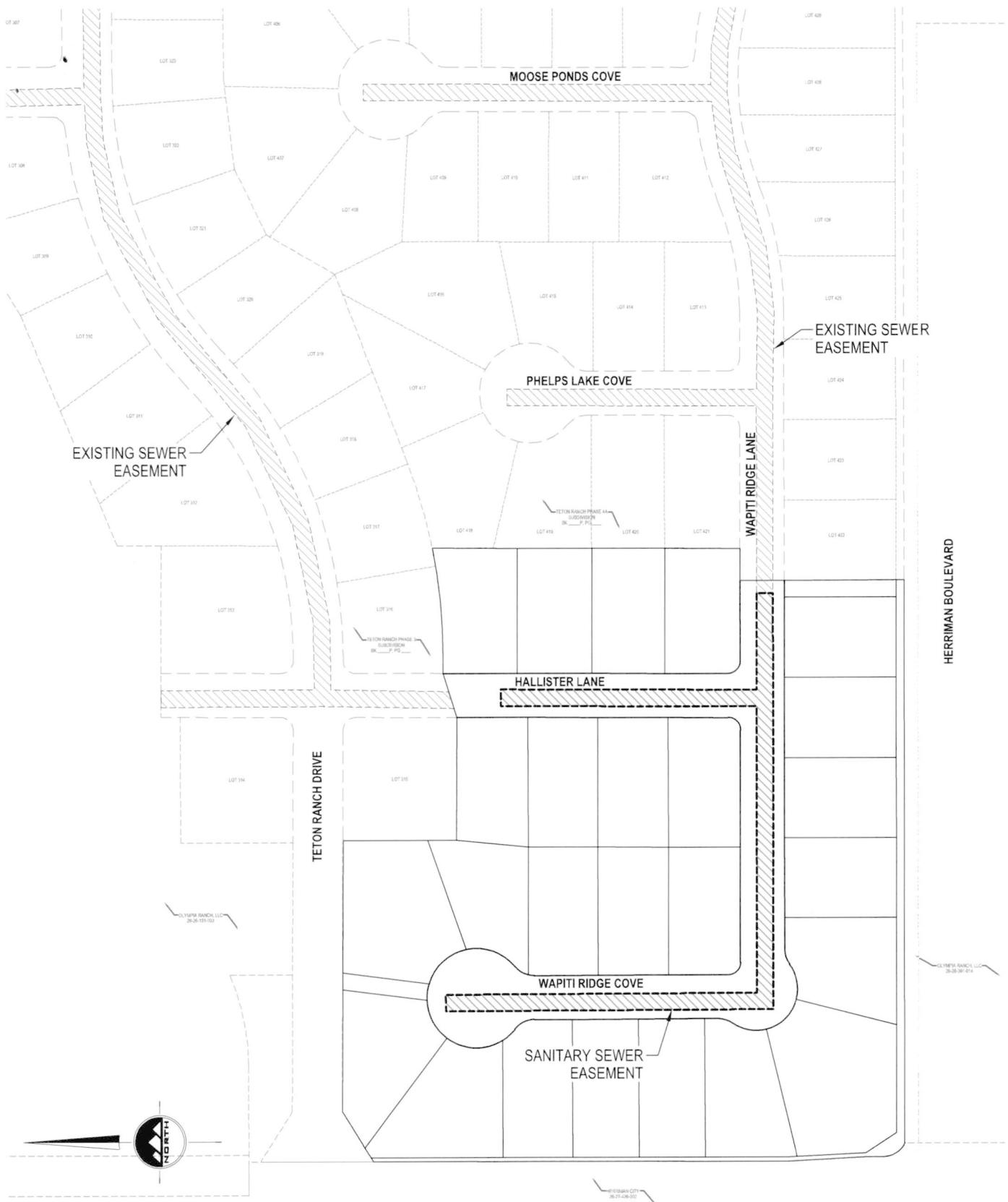
6200 WEST 12300 SOUTH
HERIMAN, UTAH

SANITARY SEWER EASEMENT EXHIBIT

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

45 W. 10000 S. Ste 500
Sandy, UT 84070
Phone: 801.255.0529
Fax: 801.255.4449
www.ensigneng.com





PROJECT # DATE
4056II 4/10/25

1 OF 1

FILE:
S1D1P1TR1EASEMENTS\ph-4b

**TETON RANCH
PHASE 4B**

6200 WEST 12300 SOUTH
HERIMAN UTAH

HERMAN, STAFF
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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