

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

14212093 B: 11475 P: 7817 Total Pages: 6  
03/05/2024 10:18 AM By: vanguyen Fees: \$0.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: JOEL THOMPSON  
SOUTH VALLEY SEWER DISTRICT PO BOX 629 RIVERTON, UT 84065



PARCEL I.D.# 26-34-226-009-0000  
26-34-226-010-0000  
GRANTOR: EDGE HOMES UTAH, LLC  
(Kings Canyon at Olympia Phase 1)  
Page 1 of 6

## EASEMENT

A twenty (20) foot wide sanitary sewer easement located in the Northeast Quarter of Section 24, 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: 81,805 square feet or 1.878 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.



## Exhibit 'A'

### **Kings Canyon at Olympia**

#### **Sanitary 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 177.34 feet along the section line and South 369.34 feet from the Northwest Corner of Section 35, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 08°06'30" West 20.00 feet;  
thence North 81°53'30" West 91.58 feet;  
thence South 00°50'50" East 102.92 feet;  
thence South 20°38'28" West 72.09 feet;  
thence South 68°56'04" West 63.69 feet;  
thence North 66°14'31" West 260.15 feet;  
thence North 23°45'29" East 20.00 feet;  
thence South 66°14'31" East 251.91 feet;  
thence North 68°56'04" East 46.48 feet;  
thence North 20°38'28" East 59.33 feet;  
thence North 00°50'50" West 102.17 feet;  
thence North 82°36'23" West 91.19 feet;  
thence North 89°30'06" West 332.78 feet;  
thence South 00°29'54" West 165.50 feet;  
thence North 89°30'06" West 20.00 feet;  
thence North 00°29'54" East 165.50 feet;  
thence North 89°30'06" West 180.67 feet;  
thence South 00°29'54" West 150.17 feet;  
thence North 89°30'06" West 20.00 feet;  
thence North 00°29'54" East 150.17 feet;  
thence North 89°30'06" West 180.67 feet;  
thence South 00°29'54" West 150.17 feet;  
thence North 89°30'06" West 20.00 feet;  
thence North 00°29'54" East 150.17 feet;  
thence North 89°30'06" West 180.67 feet;  
thence South 00°29'54" West 165.50 feet;  
thence North 89°30'06" West 20.00 feet;  
thence North 00°29'54" East 165.35 feet;  
thence South 89°39'00" West 110.94 feet;  
thence North 00°21'00" West 20.00 feet;  
thence North 89°39'00" East 121.16 feet;  
thence South 89°30'06" East 946.06 feet;  
thence South 82°36'23" East 89.77 feet;  
thence North 00°29'54" East 192.48 feet;  
thence North 44°30'06" West 38.60 feet;  
thence North 89°30'06" West 1,171.10 feet;  
thence South 80°28'52" West 80.58 feet;  
thence North 09°31'08" West 20.00 feet;  
thence North 80°28'52" East 82.33 feet;

thence South 89°30'06" East 1,181.14 feet;  
thence South 44°30'06" East 55.17 feet;  
thence South 00°29'54" West 203.29 feet;  
thence South 81°53'30" East 94.53 feet to the point of beginning.

Contains 77,664 Square Feet or 1.783 Acres

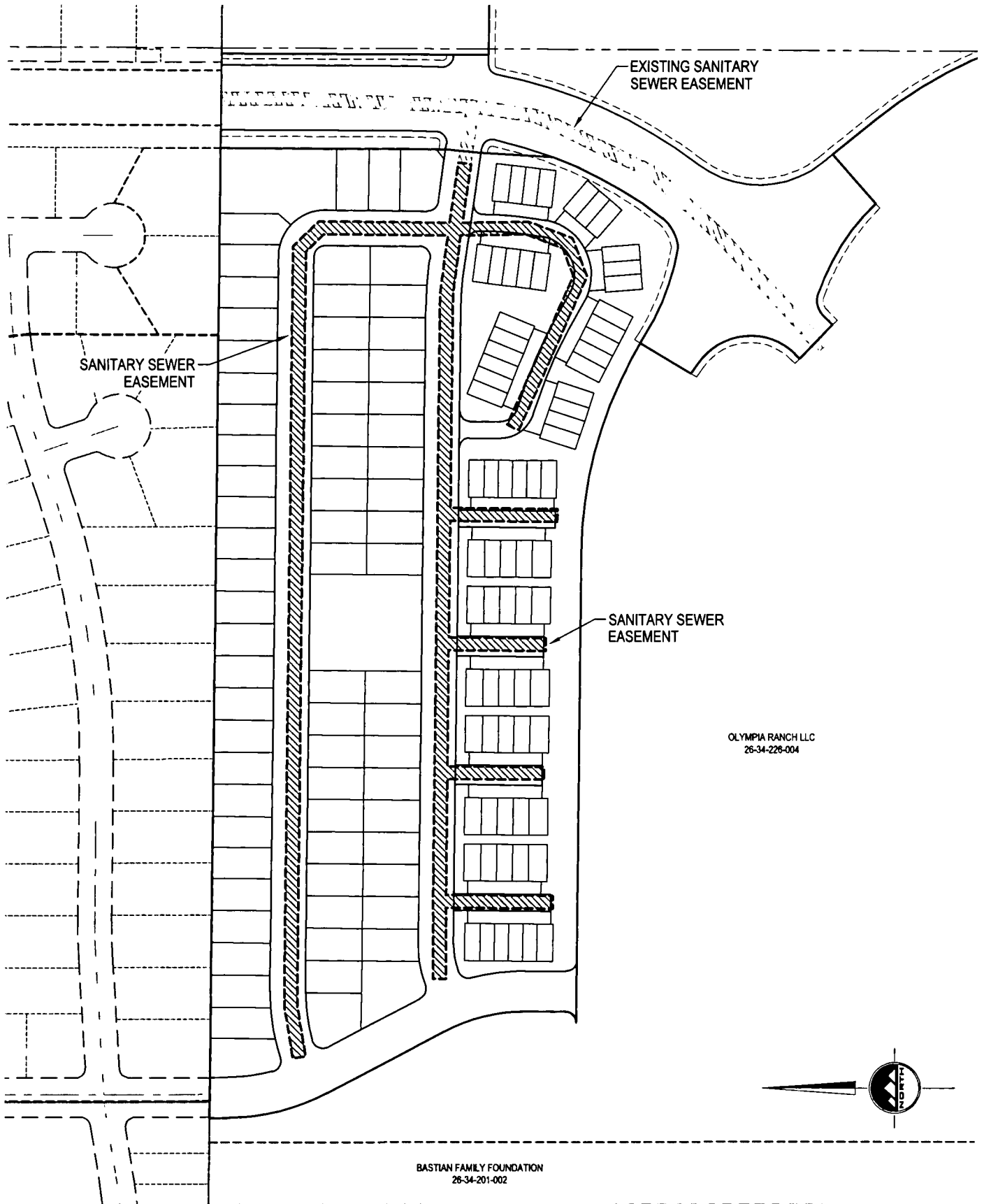
**Kings Canyon at Olympia  
Oceanside Drive Sanitary Sewer Easement**

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 1,615.88 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°06'53" East 163.57 feet;  
thence South 69°59'45" West 57.41 feet;  
thence North 20°00'15" West 20.00 feet;  
thence North 69°59'45" East 43.38 feet;  
thence North 00°06'53" West 149.75 feet;  
thence South 89°30'06" East 20.00 feet to the point of beginning.

Contains 4,141 Square Feet or 0.095 Acres



PROJECT NUMBER 11960B  
 PRINT DATE 2023-06-01  
 PROJECT MANAGER ROE  
 DESIGNED BY KFW

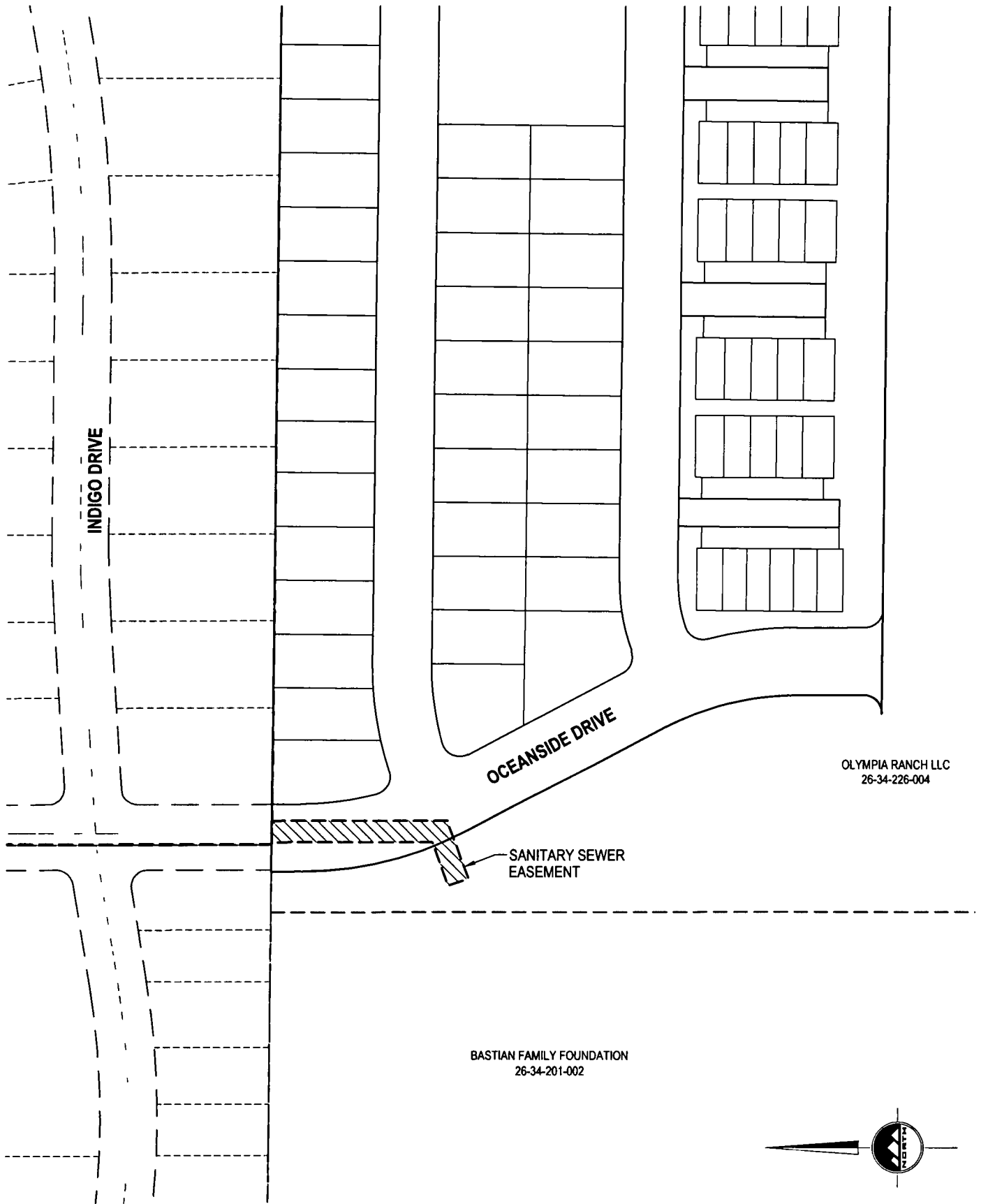
1 OF 1

**KINGS CANYON AT OLYMPIA**  
**PHASE 1 AND 2**  
 6400 WEST 12700 SOUTH  
 HERRIMAN, UTAH  
**SANITARY SEWER EASEMENT EXHIBIT**



SANDY  
 45 W 10000 S, Suite 500  
 Sandy, UT 84070  
 Phone: 801.255.0529  
 WWW.ENSGNENG.COM

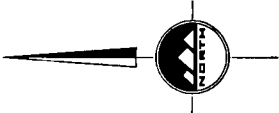
LAYTON Phone: 801.547.1100 TOOLE Phone: 435.843.3090 CEDAR CITY Phone: 435.863.1453 RICHFIELD Phone: 435.898.2983



OLYMPIA RANCH LLC  
26-34-226-004

SANITARY SEWER  
EASEMENT

BASTIAN FAMILY FOUNDATION  
26-34-201-002



PROJECT NUMBER  
11980B  
PRINT DATE  
2023-11-16  
PROJECT MANAGER  
RQE  
DESIGNED BY  
KFW

1 OF 1

**KINGS CANYON AT OLYMPIA**  
**PHASE 1 AND 2**  
6400 WEST 12700 SOUTH  
HERRIMAN, UTAH  
**OCEANSIDE DRIVE SANITARY SEWER EASEMENT EXHIBIT**



SANDY  
45 W 10000 S, Suite 500  
Sandy, UT 84070  
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LAYTON Phone: 801.547.1100  
TOOELE Phone: 435.843.3560  
CEDAR CITY Phone: 435.866.1453  
RICHFIELD Phone: 435.888.2983