

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

14303995 B: 11527 P: 2498 Total Pages: 6  
10/23/2024 10:33 AM By: csummers Fees: \$0.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: SOUTH VALLEY SEWER DISTRICT  
PO BOX 629 RIVERTON, UT 84065



PARCEL I.D.# 26-34-226-014-0000  
26-34-276-023-0000  
26-34-226-013-0000  
GRANTOR: OLYMPIA RANCH LLC  
EDGE HOMES UTAH LLC  
(Mount Rainier at Olympia Phase 1)  
Page 1 of 6

## 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: 99,556 square feet or 2.286 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 22 day of October, 2024.

GRANTOR(S)

OLYMPIA RANCH LLC

By: [Signature]

Its: MANAGER  
Title

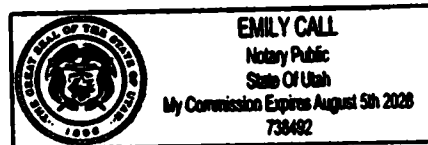
STATE OF UTAH )  
 ) :SS  
COUNTY OF SALT LAKE )

On the 14th day of October, 2024, 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.

[Signature]  
Notary Public

My Commission Expires: August 5th 2028

Residing in: Alpine, UT



EDGE HOMES UTAH LLC

By: Steve Maddox

Its: Manager  
Title

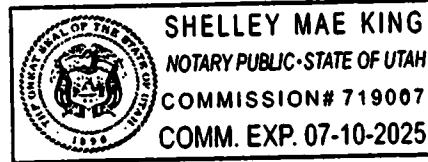
STATE OF UTAH )  
 )  
:SS  
COUNTY OF SALT LAKE )

On the 14 day of October, 2024, personally appeared before me Steve Maddox Manager who being by me duly sworn did say that (s)he is the Manager of **EDGE HOMES UTAH 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.

Shelley King  
Notary Public

My Commission Expires: 7-10-2025

Residing in: Lehi, UT



## Exhibit 'A'

### **Mt. Rainier at Olympia Phase 1 New Sanitary Sewer Easement**

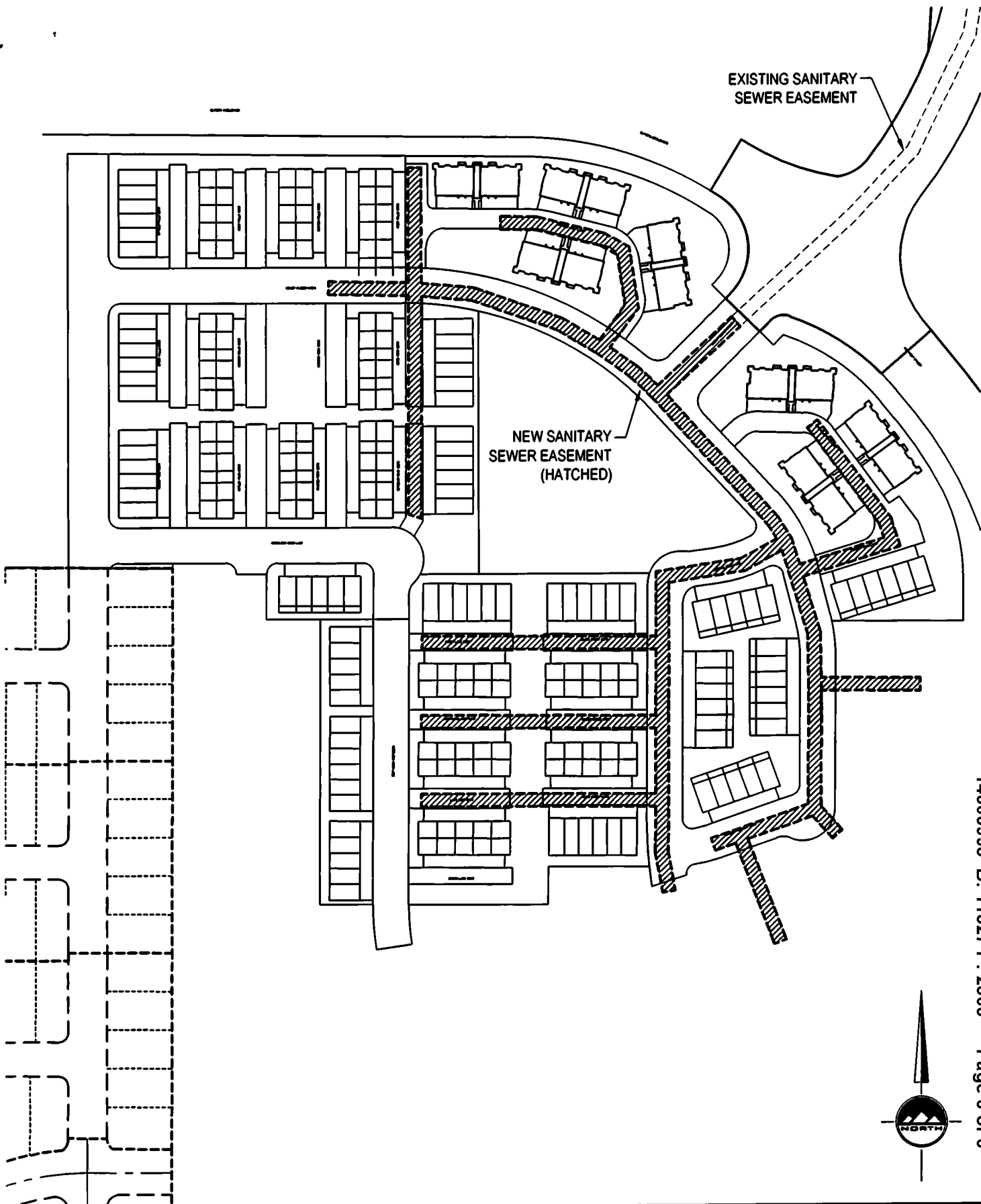
A parcel of land situate in the Northeast Quarter of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, more particularly described as follows:

Beginning at a point being North 89°30'06" West 472.03 feet along the section line and South 930.21 feet from the Northeast Corner of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 41°23'08" East 20.01 feet;  
thence South 46°52'50" West 154.56 feet;  
thence South 41°55'44" East 257.39 feet;  
thence South 32°14'08" East 38.16 feet;  
thence South 16°53'06" East 42.38 feet;  
thence North 72°40'54" East 136.18 feet;  
thence North 17°19'06" West 22.97 feet;  
thence North 36°41'05" West 186.50 feet;  
thence North 53°18'55" East 20.00 feet;  
thence South 36°41'05" East 189.91 feet;  
thence South 17°19'06" East 46.39 feet;  
thence South 72°40'54" West 156.33 feet;  
thence South 16°53'06" East 90.25 feet;  
thence South 01°07'33" East 71.14 feet;  
thence South 89°44'27" East 152.20 feet;  
thence South 00°15'33" West 20.00 feet;  
thence North 89°44'27" West 151.96 feet;  
thence South 00°15'33" West 181.25 feet;  
thence South 42°04'48" East 49.12 feet;  
thence South 47°55'12" West 20.00 feet;  
thence North 42°04'48" West 46.36 feet;  
thence South 70°49'22" West 106.10 feet;  
thence South 20°43'36" East 168.21 feet;  
thence South 69°16'24" West 20.00 feet;  
thence North 20°43'36" West 168.75 feet;  
thence South 70°49'22" West 33.13 feet;  
thence North 19°10'38" West 20.00 feet;  
thence North 70°49'22" East 158.79 feet;  
thence North 00°15'33" East 187.92 feet;  
thence North 01°07'33" West 78.02 feet;  
thence North 16°53'06" West 136.20 feet;  
thence South 61°17'23" West 64.47 feet;  
thence South 81°17'32" West 119.07 feet;  
thence South 00°10'01" West 421.12 feet;  
thence South 10°16'05" East 60.25 feet;  
thence South 79°43'55" West 20.00 feet;  
thence North 10°16'05" West 62.08 feet;  
thence North 00°10'01" East 73.80 feet;  
thence North 89°53'58" West 361.68 feet;

thence North 00°06'02" East 20.00 feet;  
thence South 89°53'58" East 361.71 feet;  
thence North 00°10'01" East 102.36 feet;  
thence North 89°44'27" West 362.05 feet;  
thence North 00°15'33" East 20.00 feet;  
thence South 89°44'27" East 362.01 feet;  
thence North 00°10'01" East 103.33 feet;  
thence North 89°44'27" West 361.54 feet;  
thence North 00°15'33" East 20.00 feet;  
thence South 89°44'27" East 361.51 feet;  
thence North 00°10'01" East 100.57 feet;  
thence North 81°17'32" East 132.66 feet;  
thence North 61°17'23" East 62.61 feet;  
thence North 32°14'08" West 24.57 feet;  
thence North 41°55'56" West 265.12 feet;  
thence North 46°36'27" West 49.99 feet;  
thence North 54°25'55" West 61.69 feet;  
thence North 58°59'21" West 73.04 feet;  
thence North 70°41'38" West 138.45 feet;  
thence North 85°09'24" West 78.78 feet;  
thence South 00°04'33" East 344.69 feet;  
thence North 70°34'18" West 21.22 feet;  
thence North 00°04'33" West 338.75 feet;  
thence North 89°01'20" West 123.54 feet;  
thence North 00°58'28" East 20.00 feet;  
thence South 89°01'20" East 123.17 feet;  
thence North 00°04'33" West 179.08 feet;  
thence North 89°55'27" East 20.00 feet;  
thence South 00°04'33" East 180.14 feet;  
thence South 85°08'51" East 83.04 feet;  
thence South 70°41'20" East 143.09 feet;  
thence South 58°59'21" East 66.65 feet;  
thence North 36°13'27" East 67.19 feet;  
thence North 08°32'18" West 78.33 feet;  
thence North 61°33'48" West 30.99 feet;  
thence North 76°03'58" West 103.68 feet;  
thence North 89°32'10" West 52.89 feet;  
thence North 00°27'50" East 20.00 feet;  
thence South 89°32'10" East 55.25 feet;  
thence South 76°03'58" East 108.58 feet;  
thence South 61°33'48" East 43.51 feet;  
thence South 08°32'18" East 96.54 feet;  
thence South 36°13'27" West 75.13 feet;  
thence South 55°08'47" East 53.01 feet;  
thence South 46°36'27" East 42.48 feet;  
thence North 46°52'50" East 155.54 feet to the point of beginning.

Contains 99,556 Square Feet or 2.286 Acres



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|---|---|--|--|--|
| <p>PROJECT NUMBER<br/>11980C</p> <p>PROJECT MANAGER<br/>RCE</p> | <p>PRINT DATE<br/>2024-10-03</p> <p>DESIGNED BY<br/>KFW</p> | <h2 style="margin: 0;">MT RAINIER AT OLYMPIA</h2> <h3 style="margin: 0;">PHASE 1</h3> <p style="margin: 0;">6400 WEST 12700 SOUTH<br/>HERRIMAN, UTAH</p> <h3 style="margin: 0;">SANITARY SEWER EASEMENT EXHIBIT</h3> | <p><b>ENSIGN</b><br/>THE STANDARD IN ENGINEERING</p> | <p>SANDY<br/>45 W 10000 S, Suite 500<br/>Sandy, UT 84070<br/>Phone 801 255 0529<br/><a href="http://WWW.ENSIGNENG.COM">WWW.ENSIGNENG.COM</a></p> |
| <h1 style="margin: 0;">1 OF 1</h1>                              |   | <p>LAYTON Phone 401 547 1100    TOOELE Phone 435 943 3880    CEDAR CITY Phone 435 885 1453    RICHFIELD Phone 435 886 2883</p>   |  |  |