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When Recorded Return to:  
Mr. Craig L. White  
South Valley Sewer District  
P.O. Box 629  
Riverton, UT 84065

13692616  
06/16/2021 10:50 AM \$0.00  
Book - 11191 Pg - 6610-6613  
RASHELLE HOBBS  
RECORDER, SALT LAKE COUNTY, UTAH  
SOUTH VALLEY SEWER DISTRICT  
PO BOX 629  
RIVERTON UT 84065  
BY: GGA, DEPUTY - MA 4 P.

PARCEL I.D.# 28-33-351-019-0000  
GRANTOR: BLUFFDALE TRUST 9/27/2018  
(Triple Crown Subdivision)  
Page 1 of 4

## EASEMENT

A twenty (20) foot wide sanitary sewer easement located in the Southwest Quarter of Section 33, Township 3 South, Range 1 East, 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: 3,676 square feet or 0.084 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

## **Exhibit 'A'**

### **Triple Crown Estates – Sewer Easement**

Beginning at a point on the east right-of-way line for 1300 East Street said point being North 00°07'18" East 1,021.63 feet along the section line and North 89°52'42" East 43.31 feet from the Southwest Corner Section 33, Township 3 South, Range 1 East, Salt Lake Base and Meridian and running

thence North 00°29'32" East 20.00 feet along said east right-of-way line;  
thence South 88°20'42" East 184.01 feet;  
thence South 01°39'18" West 20.00 feet;  
thence North 88°20'42" West 183.60 feet to the point of beginning.


Contains 3,676 Square Feet or 0.084 Acres

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 8 day of June, 2021.

GRANTOR(S)

BLUFFDALE TRUST 9/27/2018

By: Benjamin Ditts 

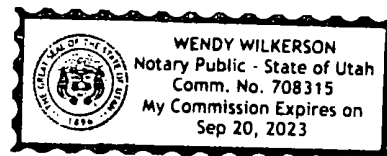
Its: Trustee  
Title

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

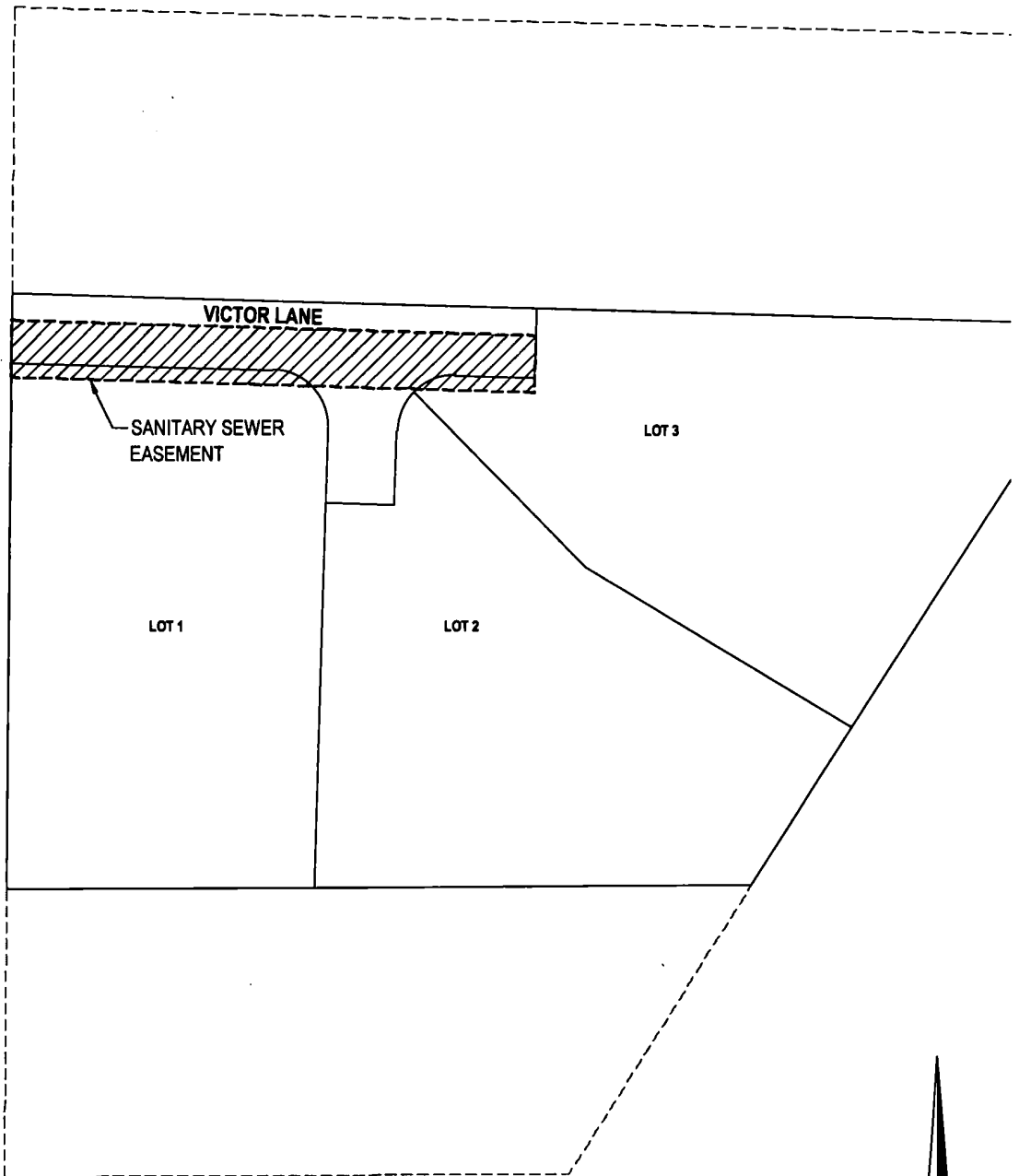
On the 8 day of June, 2021, personally appeared before me Benjamin Ditts, who being duly sworn, did say that (s)he is the Trustee of the **BLUFFDALE TRUST 9/27/2018**, who duly acknowledged to me that (s)he executed the same on behalf of said Trust.

Wendy Wilkerson  
Notary Public

My Commission Expires: 9/20/2023  
Residing in: American Fork



1300 EAST STREET



PROJECT # 10331 DATE 5/4/21

1 OF 1

FILE: SUBDIVISION

**TRIPLE CROWN  
SUBDIVISION**  
13271 SOUTH 1300 EAST  
DRAPER, UTAH  
**SANITARY SEWER EASEMENT EXHIBIT**

FOR:  
RYAN ENSIGN  
4724 NORTH VERONA COURT  
LEHI, UTAH 84043  
PHONE: 801.637.9881

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**ENSIGN**