

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

13324860  
07/10/2020 11:44 AM \$0.00  
Book - 10976 Pg - 7978-7982  
**RASHELLE HOBBS**  
RECORDER, SALT LAKE COUNTY, UTAH  
SOUTH VALLEY SEWER DISTRICT  
PO BOX 629  
RIVERTON UT 84065  
BY: TCA, DEPUTY - WI 5 P.

PARCEL I.D.# 27-22-452-010-0000  
27-22-452-014-0000  
GRANTORS: NIEVEEN BRUCE A  
NIEVEEN LIISA R  
**Aspen Court Subdivision**  
Page 1 of 5

## EASEMENT

A twenty (20) foot wide sanitary sewer easement located in the Southwest Quarter of Section 22, Township 3 South, Range 1 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, said strip extending ten (10) feet on each side of and lying parallel and adjacent to a line of reference and projection thereof, more particularly described as follows:

See Exhibit "A" attached hereto and by this reference made a part hereof.

Contains: 4,306 square feet or 0.09 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 8 day of July, 2020

GRANTOR(S)  
BY [Signature]  
Owner

STATE OF UTAH )  
COUNTY OF Salt Lake :SS.

On the 8 day of July, 2020, personally appeared before me Bruce Niereen who being duly sworn, did say that he/she/they is/are the signer(s) of the foregoing instrument, who duly acknowledged to me that he/she/they executed the same.

My Commission Expires: 04.03.2024 [Signature]  
Notary Public

Residing in: SL County



By: Liisa Nieveen  
Owner

STATE OF UTAH )  
COUNTY OF Salt Lake :SS.

On the 8 day of July, 2020, personally appeared before me Liisa Nieveen who being duly sworn, did say that he/she/they is/are the signer(s) of the foregoing instrument, who duly acknowledged to me that he/she/they executed the same.

My Commission Expires: 04-03-2024

Residing in: SL. County

Joy Johnson  
Notary Public



## **Exhibit 'A'**

### **SANITARY SEWER EASEMENT**

A 20 FOOT WIDE SANITARY SEWER EASEMENT OCCUPYING A PORTION OF LOT 9, MAJESTIC COVE SUBDIVISION, ENTRY NUMBER 2118468, AS RECORDED IN THE SALT LAKE COUNTY RECORDER'S OFFICE, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, RIVERTON CITY, SALT LAKE COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

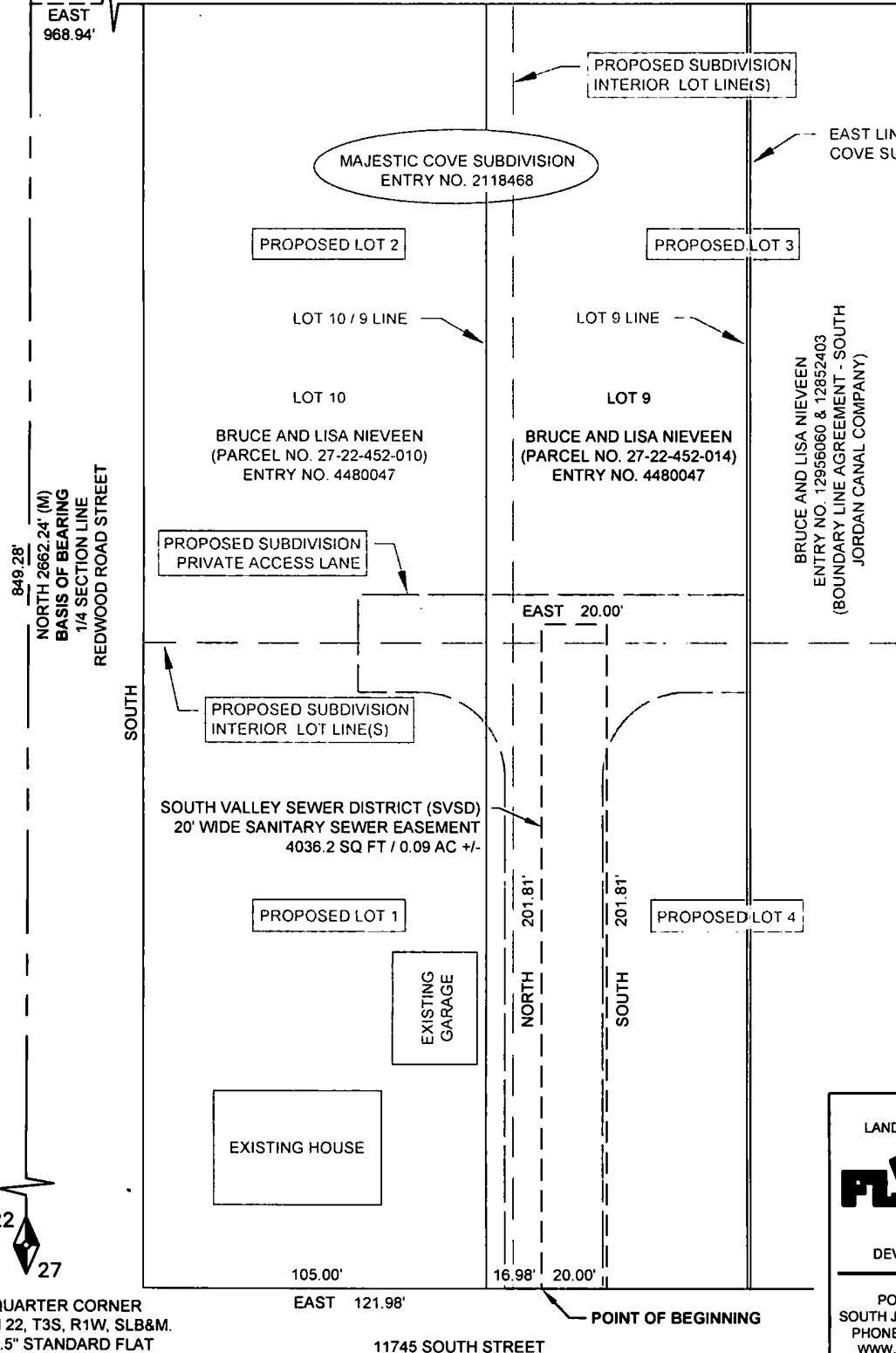
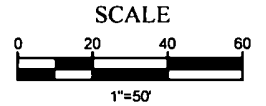
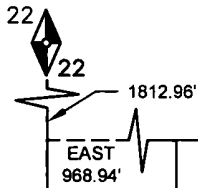
COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 22, THENCE NORTH 849.28 FEET, THENCE EAST 968.94 FEET TO THE NORTHWEST CORNER OF LOT 10 OF SAID SUBDIVISION, THENCE SOUTH 392.12 FEET ALONG THE WEST LINE OF SAID LOT TO THE SOUTHWEST CORNER OF SAID LOT, THENCE EAST 121.98 FEET ALONG THE SOUTH LINE OF SAID LOT TO THE POINT OF BEGINNING; THENCE NORTH 201.81 FEET; THENCE EAST 20.00 FEET; THENCE SOUTH 201.81 FEET TO THE SOUTH LINE OF SAID LOT; THENCE WEST 20.00 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

CONTAINS: 4036.2 SQ FT OR 0.09 ACRES +/-

CENTER SECTION 22  
T3S, R1W, SLB&M.  
FOUND 2.5" STANDARD  
FLAT BRASS DISK

# SOUTH VALLEY SEWER DISTRICT SANITARY SEWER EASEMENT EXHIBIT

LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST  
QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT  
LAKE BASE AND MERIDIAN, RIVERTON CITY, SALT LAKE COUNTY, UTAH



849.28'  
NORTH 2662.24' (M)  
BASIS OF BEARING  
1/4 SECTION LINE  
REDWOOD ROAD STREET

SOUTH

SOUTH VALLEY SEWER DISTRICT (SVSD)  
20' WIDE SANITARY SEWER EASEMENT  
4036.2 SQ FT / 0.09 AC +/-

BRUCE AND LISA NIEVEEN  
ENTRY NO. 12956060 & 12852403  
(BOUNDARY LINE AGREEMENT - SOUTH  
JORDAN CANAL COMPANY)

SOUTH QUARTER CORNER  
SECTION 22, T3S, R1W, SLB&M.  
FOUND 2.5" STANDARD FLAT  
BRASS DISK

11745 SOUTH STREET

POINT OF BEGINNING

<p>LAND SURVEYING</p> <p>DEVELOPMENT</p> <p>PO BOX. 95029 SOUTH JORDAN, UT 84095 PHONE: (801) 446-1820 WWW.FLINTUTAH.COM</p>	PROJECT NUMBER: 191016
	DRAWN BY: PRC
	CHECKED BY: MSN
	DRAWING DATE: 07/03/2020
	SHEET NUMBER: 2 OF 2