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

13352470
08/06/2020 11:59 AM \$0.00
Book - 10993 Pg - 9273-9276
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
SOUTH VALLEY SEWER DISTRICT
PO BOX 629
RIVERTON UT 84065
BY: TCA, DEPUTY - WI 4 P.

PARCEL I.D.# 26-14-152-001-0000
GRANTOR: SHORT DAYBREAK HOLDINGS 1, LLC
(Commerce Park 5)
Page 1 of 4

EASEMENT

A twenty (20) foot wide sanitary sewer easement located in the Northwest Quarter of Section 14, 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, 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: 14,412 square feet or .331 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 July, 2020.

GRANTOR(S)

SHORT DAYBREAK HOLDINGS 1, LLC

By: [Signature]

Its: Managing member
Title

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

On the 22 day of July, 2020, personally appeared before me Alex Short who being by me duly sworn did say that (s)he is the owner of **SHORT DAYBREAK HOLDINGS 1, 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: June 5, 2024

Residing in: Utah

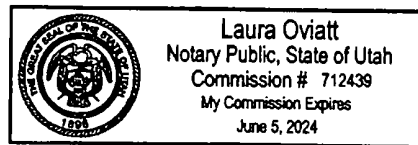


Exhibit 'A'

Sewer Easement

A perpetual sewer easement being a strip of land 20.00 feet in width lying entirely within Lot C-121, Daybreak Commerce Park Plat 5 Amending Lot B2, OSI recorded November 16, 2018 as Entry No. 12887764 in Book 2018 of Plats, at Page 395 in the Office of the Salt Lake County Recorder. Said easement is located in the Northwest Quarter of Section 14, Township 3 South, Range 2 West, Salt Lake Base and Meridian. Said 20.00 – foot wide strip of land lies 10.00 feet each side of the following described centerline:

Beginning at a point, which is 138.48 feet N. 76°09'49" W. and 38.83 feet N. 13°50'11" E. from an interior corner of said Lot C-121, also being located S. 89°55'21" E. 199.92 along the North line of said Section 14 and South 1720.42 feet from the North Quarter Corner of said Section 14; thence N. 68°28'49" E. 292.47 feet; thence N. 29°33'30" E. 224.32 feet; thence N. 39°20'56" E. 171.91 feet; thence N. 0°08'45" W 31.95 feet to a point on the northerly line of said Lot C-121 and the **Point of Terminus**.

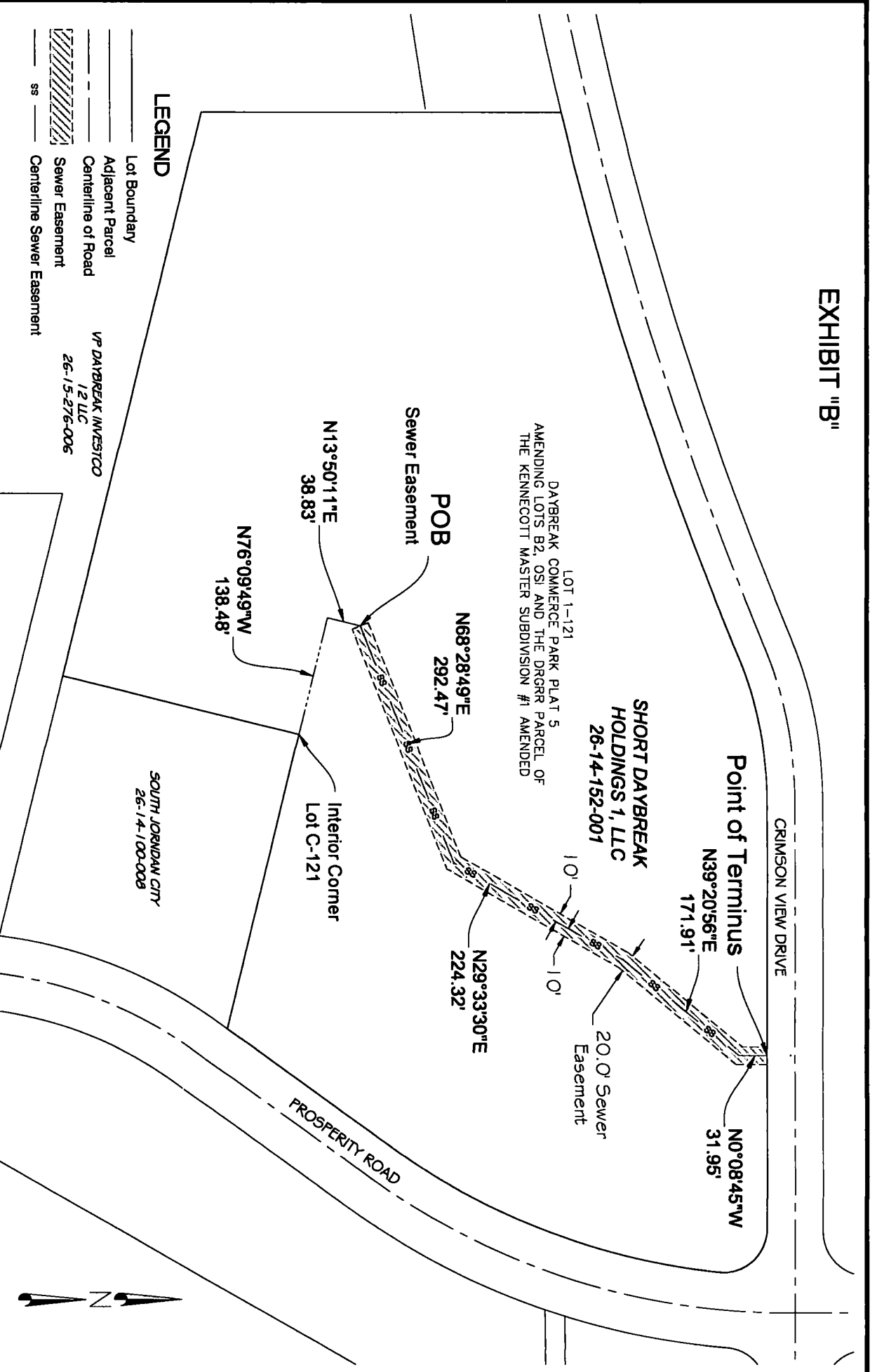
The sidelines of said strip of land to be extended or shortened to begin at right angles to said centerline and end at the northerly line of said Lot C-121.

The above described easement contains 14,412 square feet in area or 0.331 acres.

EXHIBIT "B": By this reference, made a part hereof.

BASIS OF BEARING S. 89°55'21" E. per said Daybreak Commerce Park Plat 5 along the Section line between the Northeast Corner and the North Quarter Corner of said Section 15, Township 3 South, Range 2 West, Salt Lake Base and Meridian.

EXHIBIT "B"



- LEGEND**
- Lot Boundary
 - Adjacent Parcel
 - - - Centerline of Road
 - ▨ Sewer Easement
 - Centerline Sewer Easement
- VP DAYBREAK INVESTCO
12 LLC
26-15-276-006



Short Daybreak Holdings 1, LLC
Sewer Easement

Assessor Parcel No.'s:
26-14-152-001

Part of the NW 1/4 of Section 14
Township 3 South, Range 2 West, S.L.B.&M.



Scale in Feet
1" = 150'

July 21, 2020

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