

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

13029263
07/15/2019 12:15 PM \$0.00
Book - 10803 Pg - 2609-2613
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
SOUTH VALLEY SEWER DISTRICT
PO BOX 629
RIVERTON UT 84065
BY: NUA, DEPUTY - WI 5 P.

PARCEL I.D.# 26-24-411-001, 26-24-411-004, 26-24-411-002
GRANTORS: VP Daybreak Devco LLC, a Delaware limited liability company;
The University of Utah, a body politic and corporate of the State of Utah
(Daybreak South Station Multi Family #4)
Page 1 of 5

EASEMENT

A twenty (20) foot wide sanitary sewer easement located in the Southeast 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, 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: approx. 12,878 square feet or 0.296 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 20 day of JUNE, 2019.

GRANTOR(S)

VP Daybreak Devco LLC,
a Delaware limited liability company

By: Daybreak Communities LLC,
a Delaware limited liability company,
Its: Project Manager.

By: [Signature]

Its: PRESIDENT & CEO
Title

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

On the 28 day of June, 2019, personally appeared before me Ty McCutcheon who being by me duly sworn did say that he is the President & CEO of Daybreak Communities LLC, a Delaware limited liability company, the project manager of **VP Daybreak DEVCO LLC, a Delaware 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: 2/24/23

Residing in: Salt Lake Co, Utah

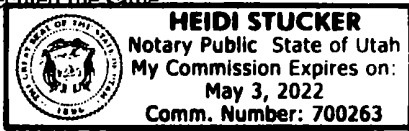


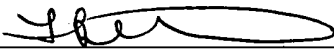
THE UNIVERSITY OF UTAH,
a body politic and corporate of the State of Utah

By: 
Name: Patricia A. Ross
Title: Chief Business Strategy Officer

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On the 8TH day of July, 2019, personally appeared before me Patricia A. Ross, who being by me duly sworn, did say that she executed the foregoing instrument as Chief Business Strategy Officer of the **UNIVERSITY OF UTAH** and she acknowledged to me that the University of Utah executed the same.




Notary Public

My Commission Expires: 5/3/2022
Residing in: SALT LAKE CO.

Exhibit 'A'

**DAYBREAK SOUTH STATION MULTI FAMILY #4
SEWER EASEMENTS**

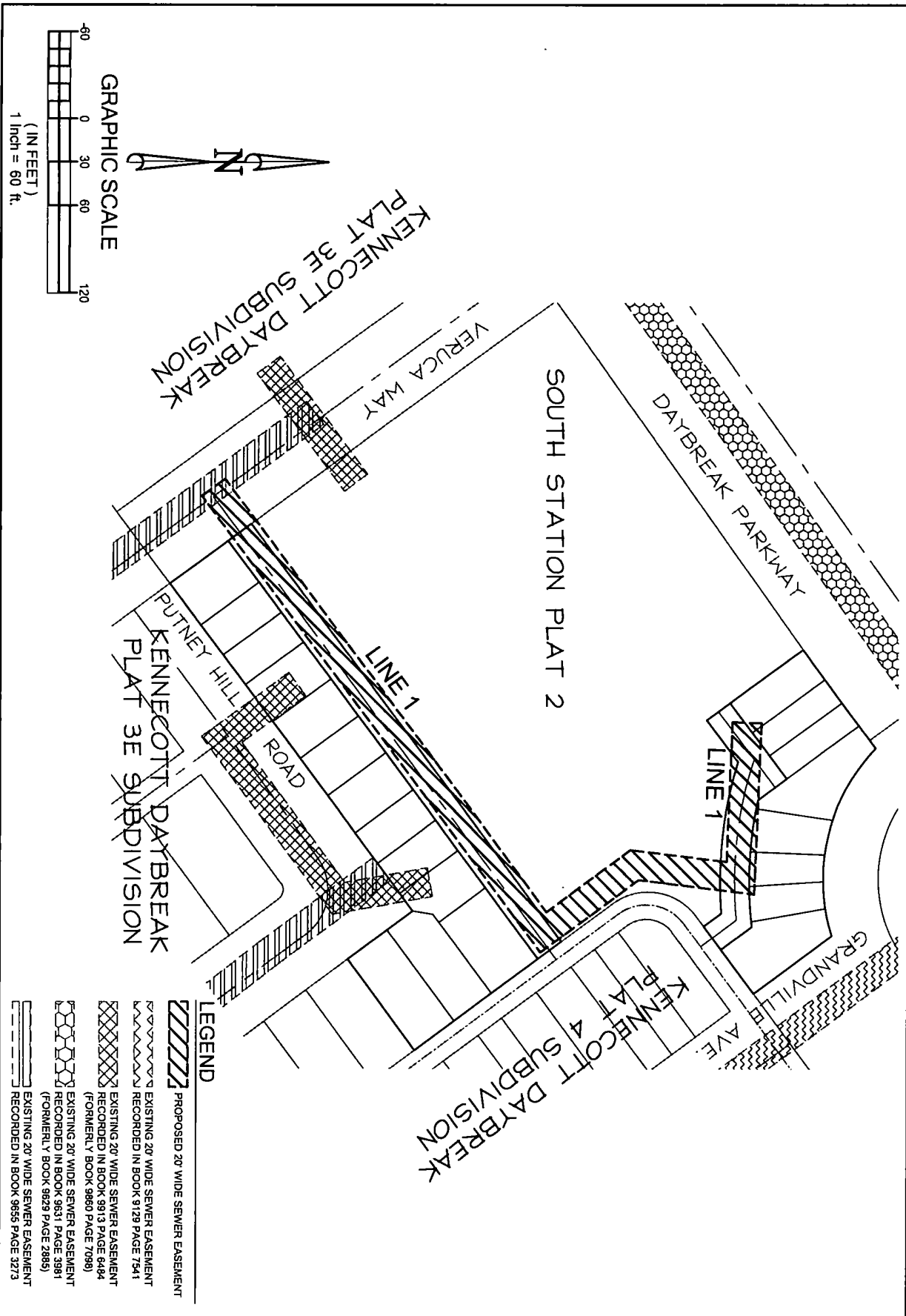
(Line 1)

A twenty (20) foot wide sanitary sewer easement, located in the Southeast Quarter of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, said easement 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:

Beginning at a point that lies North 89°58'42" West 1943.385 feet along the Section Line and North 1600.600 feet from the Southeast Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence South 87°39'57" East 107.529 feet; thence South 06°53'00" West 73.750 feet; thence South 36°32'30" East 78.102 feet; thence South 53°27'06" West 384.500 feet to the point of terminus.

Contains: (approx. 644 L.F.)

REFS



LEGEND

	PROPOSED 20" WIDE SEWER EASEMENT
	EXISTING 20" WIDE SEWER EASEMENT RECORDED IN BOOK 9129 PAGE 7941
	EXISTING 20" WIDE SEWER EASEMENT RECORDED IN BOOK 9913 PAGE 6484 (FORMERLY BOOK 9860 PAGE 7098)
	EXISTING 20" WIDE SEWER EASEMENT RECORDED IN BOOK 9851 PAGE 3981 (FORMERLY BOOK 9829 PAGE 2885)
	EXISTING 20" WIDE SEWER EASEMENT RECORDED IN BOOK 9665 PAGE 3273

DATE:	TIME:
NETWORK:	
PATH:	
DWG NAME:	
LAYOUT:	
DESIGNER:	MGR:
SHEET NUMBER:	

PERIGEE CONSULTING
 CIVIL • STRUCTURAL • SURVEY

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 WASHINGTON, DC 20014-2000
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EXHIBIT A
 SEWER EASEMENTS
 DAYBREAK SOUTH STATION MULTI FAMILY #4

PREPARED FOR: DAYBREAK COMMUNITIES DATE SUBMITTED: 04-17-2019