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

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12/16/2019 11:22 AM \$0.00
Book - 10872 Pg - 8537-8546
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
SOUTH VALLEY SEWER DISTRICT
PO BOX 629
RIVERTON UT 84065
BY: STA. DEPUTY - WI 10 P.

PARCEL I.D.# 26-23-127-001, 26-23-126-001, 26-23-128-001, 26-23-202-001,
26-23-203-001, 26-23-276-002, 26-23-276-003, 26-23-430-001, 26-24-301-002, 26-24-301-003

GRANTOR: VP Daybreak Investments, LLC, VP Daybreak Operations LLC

(Daybreak South Mixed Use Plat 1)

Page 1 of 10

EASEMENTS

Twenty (20) foot wide sanitary sewer easements located in the North Half of Section 23, 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, perpetual rights-of-way and easements 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 rights-of-way and easements, being situate in Salt Lake County, State of Utah, over and through a parcel(s) of the GRANTORS' land lying within strips twenty (20) feet wide, said strips extending ten (10) feet on each side of and lying parallel and adjacent to a lines of reference and projection thereof, more particularly described as follows:

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

Contains: 236,813 square feet or 5.436 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 rights-of-way and easements 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 these rights-of-way and easements are 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 these rights-of-way and easements nor change the contour thereof without the written consent of GRANTEE. These rights-of-way and easement grants 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 these rights-of-way and Easements this 6 day of December, 2019.

GRANTOR(S)

VP Daybreak Investments LLC,
a Delaware limited liability company

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

By: J. Reed

Its: PRESIDENT & CEO
Title

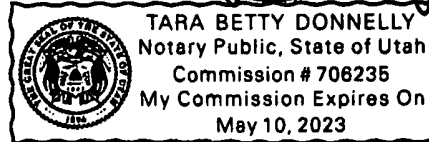
STATE OF UTAH)
)
) :SS
COUNTY OF SALT LAKE)

On the 6th day of December, 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 Investments 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.

My Commission Expires: 5-10-2023

Residing in: SLC, Utah

Tara Betty Donnelly
Notary Public



VP Daybreak Operations 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 6th day of December, 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 Operations 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.

My Commission Expires: 5-10-2023

Residing in: SLC, Utah

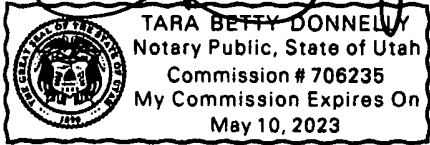
Tara Betty Donnelly
Notary Public


Exhibit 'A'

**DAYBREAK SOUTH MIXED USE PLAT 1
SEWER EASEMENTS**

(Line 1)

A twenty (20) foot wide sanitary sewer easement, located in the Northwest Quarter of Section 23, 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 South 89°58'44" West 800.638 feet along the Section Line and South 156.515 feet from the North Quarter Corner of Section 23, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence East 420.500 feet; thence East 210.500 feet; thence South 106.861 feet; thence South 48.139 feet; thence South 15°10'53" East 178.688 feet to the point of terminus.

Less and accepting any portion of this easement that falls within existing public right of way.

Contains: (approx. 965 L.F.)

(Line 2)

A twenty (20) foot wide sanitary sewer easement, located in the Northwest Quarter of Section 23, 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 South 89°58'44" West 706.138 feet along the Section Line and South 345.550 feet from the North Quarter Corner of Section 23, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North 69.000 feet; thence East 328.455 feet; thence South 14°48'59" East 166.690 feet; thence South 36°39'34" East 157.729 feet to the point of terminus.

Less and accepting any portion of this easement that falls within existing public right of way.

Contains: (approx. 722 L.F.)

(Line 3)

A twenty (20) foot wide sanitary sewer easement, located in the Northwest Quarter of Section 23, 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 South 89°58'44" West 320.523 feet along the Section Line and South 284.943 feet from the North Quarter Corner of Section 23, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North 81°55'51" East 152.394 feet to the point of terminus.

Less and accepting any portion of this easement that falls within existing public right of way.

Contains: (approx. 152 L.F.)

(Line 4)

A twenty (20) foot wide sanitary sewer easement, located in the Northwest Quarter of Section 23, 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 South 89°58'44" West 53.638 feet along the Section Line and South 23.541 feet from the North Quarter Corner of Section 23, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence South 289.248 feet; thence North 89°30'22" West 116.004 feet to the point of terminus.

Less and accepting any portion of this easement that falls within existing public right of way.

Contains: (approx. 405 L.F.)

(Line 5)

A twenty (20) foot wide sanitary sewer easement, located in the North Half of Section 23, 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 South 89°58'44" West 706.138 feet along the Section Line and South 602.517 feet from the North Quarter Corner of Section 23, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North 68.967 feet; thence East 219.000 feet; thence South 05°00'24" East 122.284 feet; thence North 85°06'42" East 78.794 feet; thence North 61°44'34" East 178.326 feet; thence North 55°47'53" East 142.722 feet; thence North 62°15'20" East 117.989 feet; thence North 67°27'23" East 100.748 feet to the point of terminus.

Less and accepting any portion of this easement that falls within existing public right of way.

Contains: (approx. 1029 L.F.)

(Line 6)

A twenty (20) foot wide sanitary sewer easement, located in the Northeast Quarter of Section 23, 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°58'54" East 250.306 feet along the Section Line and South 638.348 feet from the North Quarter Corner of Section 23, Township 3 South, Range 2 West, Salt

Lake Base and Meridian and running thence North 35°21'39" West 303.559 feet; thence North 03°20'42" West 373.063 feet; thence North 18.298 feet to the point of terminus.

Less and accepting any portion of this easement that falls within existing public right of way.

Contains: (approx. 695 L.F.)

(Line 7)

A twenty (20) foot wide sanitary sewer easement, located in the North Half of Section 23, 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°58'54" East 44.458 feet along the Section Line and South 539.656 feet from the North Quarter Corner of Section 23, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence South 33°33'29" East 86.354 feet; thence South 54°38'21" West 171.634 feet to the point of terminus.

Less and accepting any portion of this easement that falls within existing public right of way.

Contains: (approx. 258 L.F.)

(Line 8)

A twenty (20) foot wide sanitary sewer easement, located in the North Half of Section 23, 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 South 89°58'44" West 189.795 feet along the Section Line and South 684.725 feet from the North Quarter Corner of Section 23, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence South 32°03'04" East 103.676 feet; thence North 54°38'21" East 106.677 feet; thence South 35°13'45" East 113.250 feet to the point of terminus.

Less and accepting any portion of this easement that falls within existing public right of way.

Contains: (approx. 324 L.F.)

(Line 9)

A twenty (20) foot wide sanitary sewer easement, located in the Northwest Quarter of Section 23, 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 South 89°58'44" West 731.479 feet along the Section Line and South 826.456 feet from the North Quarter Corner of Section 23, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North 80°58'47" East 319.801 feet; thence South

15°01'51" East 54.555 feet; thence South 35°16'22" East 108.428 feet; thence South 54°43'38" West 155.891 feet; thence South 54°38'21" West 132.000 feet; thence South 54°38'21" West 65.000 feet to the point of terminus.

Less and accepting any portion of this easement that falls within existing public right of way.

Contains: (approx. 836 L.F.)

(Line 10)

A twenty (20) foot wide sanitary sewer easement, located in the Northwest Quarter of Section 23, 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 South 89°58'44" West 656.562 feet along the Section Line and South 905.526 feet from the North Quarter Corner of Section 23, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence South 24°53'04" East 196.703 feet to the point of terminus.

Less and accepting any portion of this easement that falls within existing public right of way.

Contains: (approx. 197 L.F.)

(Line 11)

A twenty (20) foot wide sanitary sewer easement, located in the North Half of Section 23, 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 South 89°58'44" West 466.143 feet along the Section Line and South 1007.646 feet from the North Quarter Corner of Section 23, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence South 40°24'25" East 113.691 feet; thence North 54°38'21" East 502.740 feet; thence North 54°38'21" East 273.997 feet; thence North 54°38'21" East 380.554 feet; thence North 57°33'06" East 304.850 feet to the point of terminus.

Less and accepting any portion of this easement that falls within existing public right of way.

Contains: (approx. 1576 L.F.)

(Line 12)

A twenty (20) foot wide sanitary sewer easement, located in the Northeast Quarter of Section 23, 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°58'54" East 1013.204 feet along the Section Line and South 263.181 feet from the North Quarter Corner of Section 23, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence South 36°35'49" East 320.398 feet; thence South 36°35'49" East 411.518 feet; thence South 36°35'49" East 240.157 feet; thence South 44°06'18" East 278.738 feet; thence South 40°47'35" East 278.323 feet; thence South 39°46'03" East 492.385 feet; thence South 37°08'55" East 420.421 feet; thence South 23°29'21" East 94.531 feet; thence South 42°01'54" East 90.872 feet; thence South 01°49'50" East 210.163 feet; thence South 59°00'48" West 65.824 feet to the point of terminus.

Less and accepting any portion of this easement that falls within existing public right of way.

Contains: (approx. 2903 L.F.)

(Line 13)



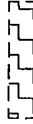
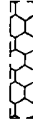
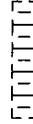
A twenty (20) foot wide sanitary sewer easement, located in the Southwest Quarter of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, said easement extending ten (10) feet on each side of and lying parallel and adjacent to a line of reference and projection thereof, more particularly described as follows:

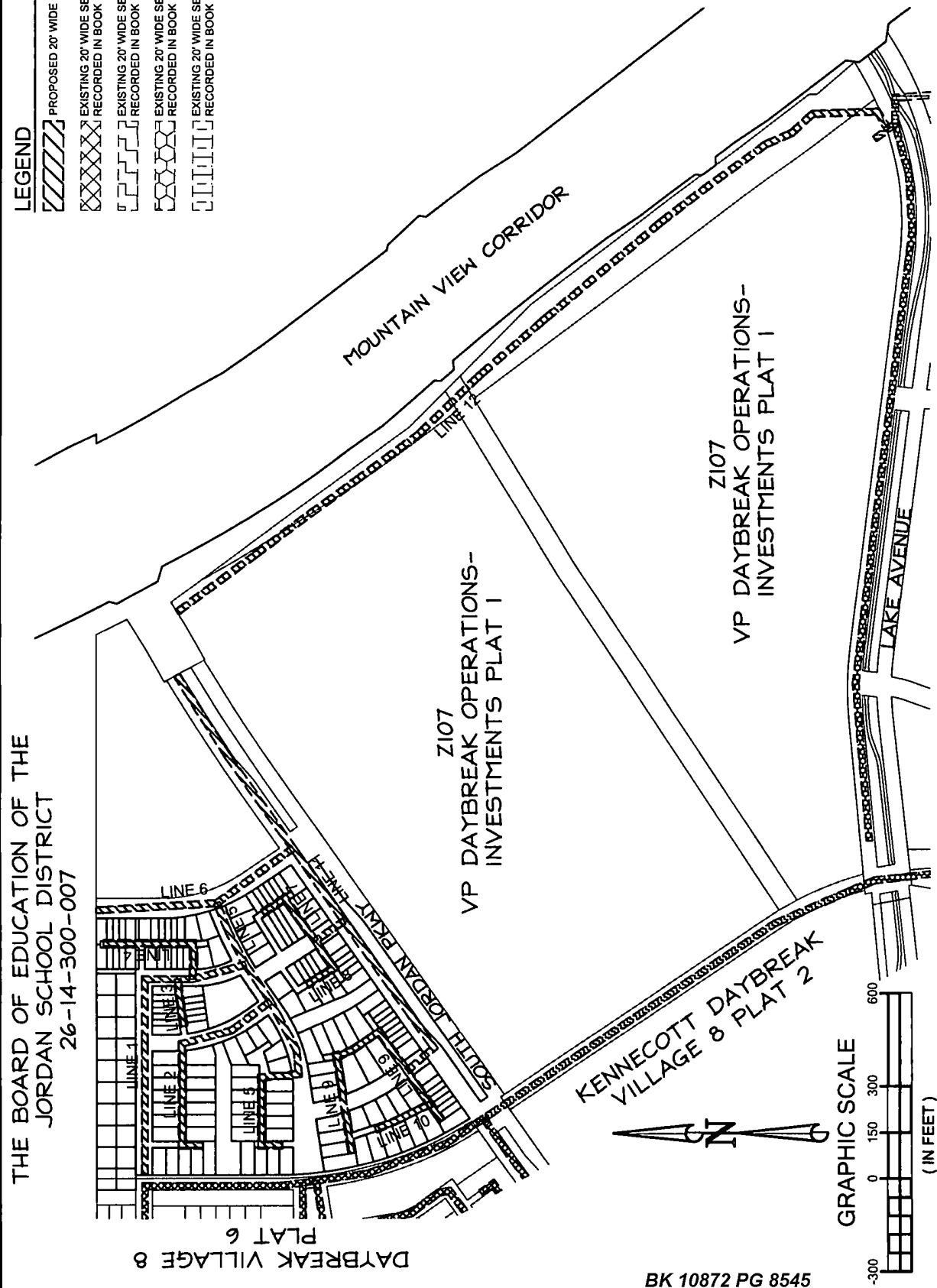
Beginning at a point that lies North 89°56'22" East 52.174 feet along the Section Line and South 2759.775 feet from the Northwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence South 01°39'32" West 410.100 feet; thence South 00°00'44" West 494.996 feet; thence South 04°47'25" East 287.097 feet; thence South 14°48'31" East 186.638 feet; thence South 35°32'07" East 176.799 feet; thence South 39°03'30" East 113.073 feet; thence South 26°55'57" East 110.851 feet to the point of terminus.

Less and accepting any portion of this easement that falls within existing public right of way.

Contains: (approx. 1780 L.F.)

SEWER EASEMENTS
DAYBREAK SOUTH MIXED USE PLAT 1
EXHIBIT A

- LEGEND**
-  PROPOSED 20' WIDE SEWER EASEMENT
 -  EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 10775 PAGE 7643
 -  EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 10468 PAGE 1932
 -  EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 10425 PAGE 6826
 -  EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 10457 PAGE 4918



THE BOARD OF EDUCATION OF THE
JORDAN SCHOOL DISTRICT
26-14-300-007

DAYBREAK VILLAGE 8
PLAT 6




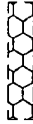
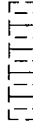
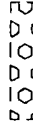
GRAPHIC SCALE

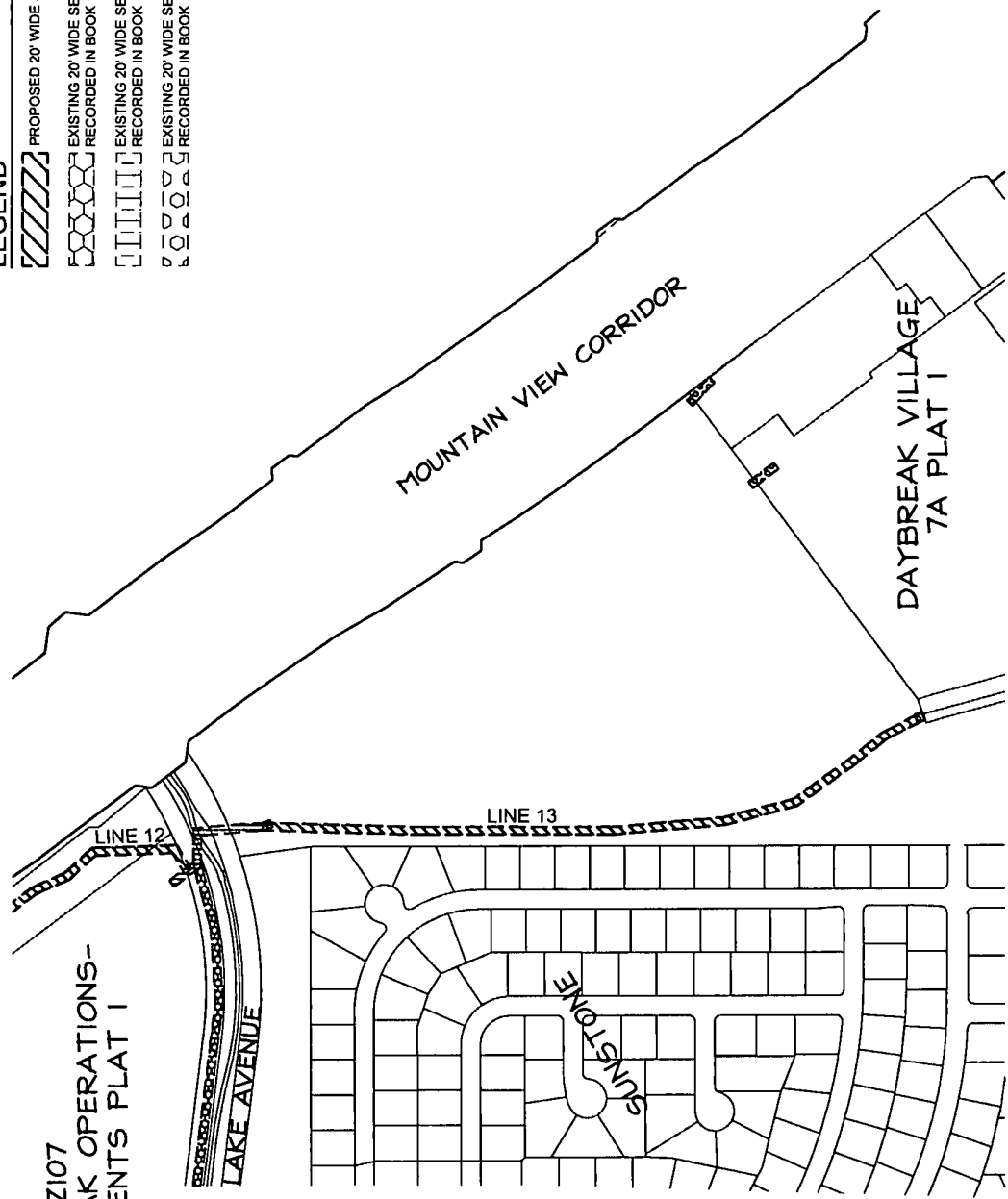


(IN FEET)
1 inch = 300 ft.

EXHIBIT A
SEWER EASEMENTS
DAYBREAK SOUTH MIXED USE PLAT 1

LEGEND

-  PROPOSED 20' WIDE SEWER EASEMENT
-  EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 10425 PAGE 6926
-  EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 10457 PAGE 4918
-  EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 10457 PAGE 4918



Z107
VP DAYBREAK OPERATIONS-
INVESTMENTS PLAT 1

