

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

13807700
10/26/2021 11:36 AM \$40.00
Book - 11259 Pg - 3084-3089
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
SOUTH VALLEY SEWER DISTRICT
PO BOX 629
ATTN: CRAIG L WHITE
RIVERTON UT 84065
BY: DHA, DEPUTY - WI 6 P.

PARCEL I.D.# 26-22-402-001-0000
26-22-403-001-0000
26-22-326-003-0000

GRANTOR: VP DAYBREAK DEVCO LLC
VP DAYBREAK INVESTCO 3 LLC
(Daybreak Village 9 Plat 1)

Page 1 of 6

EASEMENTS

Twenty (20) foot wide sanitary sewer easements located in the Southeast Quarter of Section 22, 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 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: 22,835 square feet or 0.524acres

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

VP DAYBREAK INVESTCO 3 LLC

By: [Signature]

Its: Manager
Title

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

On the 26 day of October, 2021, personally appeared before me Brad Holmes who being by me duly sworn did say that (s)he is the Manager of VP DAYBREAK INVESTCO 3 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: 05-03-2023

Residing in: State of Utah



Exhibit 'A'

**DAYBREAK VILLAGE 9 PLAT 1
SEWER EASEMENTS**

(Line 1)

A twenty (20) foot wide sanitary sewer easement, located in the Southeast Quarter of Section 22, 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 $89^{\circ}56'37''$ East 2843.938 feet along the Daybreak Baseline Southwest (Being South $89^{\circ}56'37''$ East 10583.405 feet between the Southwest Corner of Section 22, T3S, R2W and the Southeast Corner of Section 23, T3S, R2W) and North 2390.793 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence South $68^{\circ}32'10''$ East 30.014 feet to the West Right-of-way of Silver Pond Drive and the point of terminus.

Easement extends and trims at said Right-of-Way line.

Contains: (approx. 30 L.F.)

(Line 2)

A twenty (20) foot wide sanitary sewer easement, located in the Southeast Quarter of Section 22, 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 $89^{\circ}56'37''$ East 2883.833 feet along the Daybreak Baseline Southwest (Being South $89^{\circ}56'37''$ East 10583.405 feet between the Southwest Corner of Section 22, T3S, R2W and the Southeast Corner of Section 23, T3S, R2W) and North 2558.257 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence South $56^{\circ}24'51''$ East 22.000 feet; thence South $55^{\circ}43'37''$ East 34.641 feet to the West Right-of-way of Silver Pond Drive and the point of terminus.

Easement extends and trims at said Right-of-Way line.

Contains: (approx. 57 L.F.)

(Line 3)

A twenty (20) foot wide sanitary sewer easement, located in the Southeast Quarter of Section 22, 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 on the East Right-of-Way Line of Silver Pond Drive, said point lies South

89°56'37" East 2981.552 feet along the Daybreak Baseline Southwest (Being South 89°56'37" East 10583.405 feet between the Southwest Corner of Section 22, T3S, R2W and the Southeast Corner of Section 23, T3S, R2W) and North 2492.081 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence South 55°43'37" East 391.405 feet; thence South 67°28'11" East 53.424 feet to the West Right-of-Way Line of Watercourse Road and the point of terminus.

Easement extends and trims at said Right-of-Way lines.

Contains: (approx. 445 L.F.)

(Line 4)

A twenty (20) foot wide sanitary sewer easement, located in the Southeast Quarter of Section 22, 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 on the East Right-of-Way Line of Silver Pond Drive, said point lies South 89°56'37" East 2877.138 feet along the Daybreak Baseline Southwest (Being South 89°56'37" East 10583.405 feet between the Southwest Corner of Section 22, T3S, R2W and the Southeast Corner of Section 23, T3S, R2W) and North 2231.935 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence South 56°29'57" East 413.241 feet; thence South 86°38'14" East 111.041 feet to the West Right-of-Way Line of Watercourse Road and the point of terminus.

Easement extends and trims at said Right-of-Way lines.

Contains: (approx. 524 L.F.)

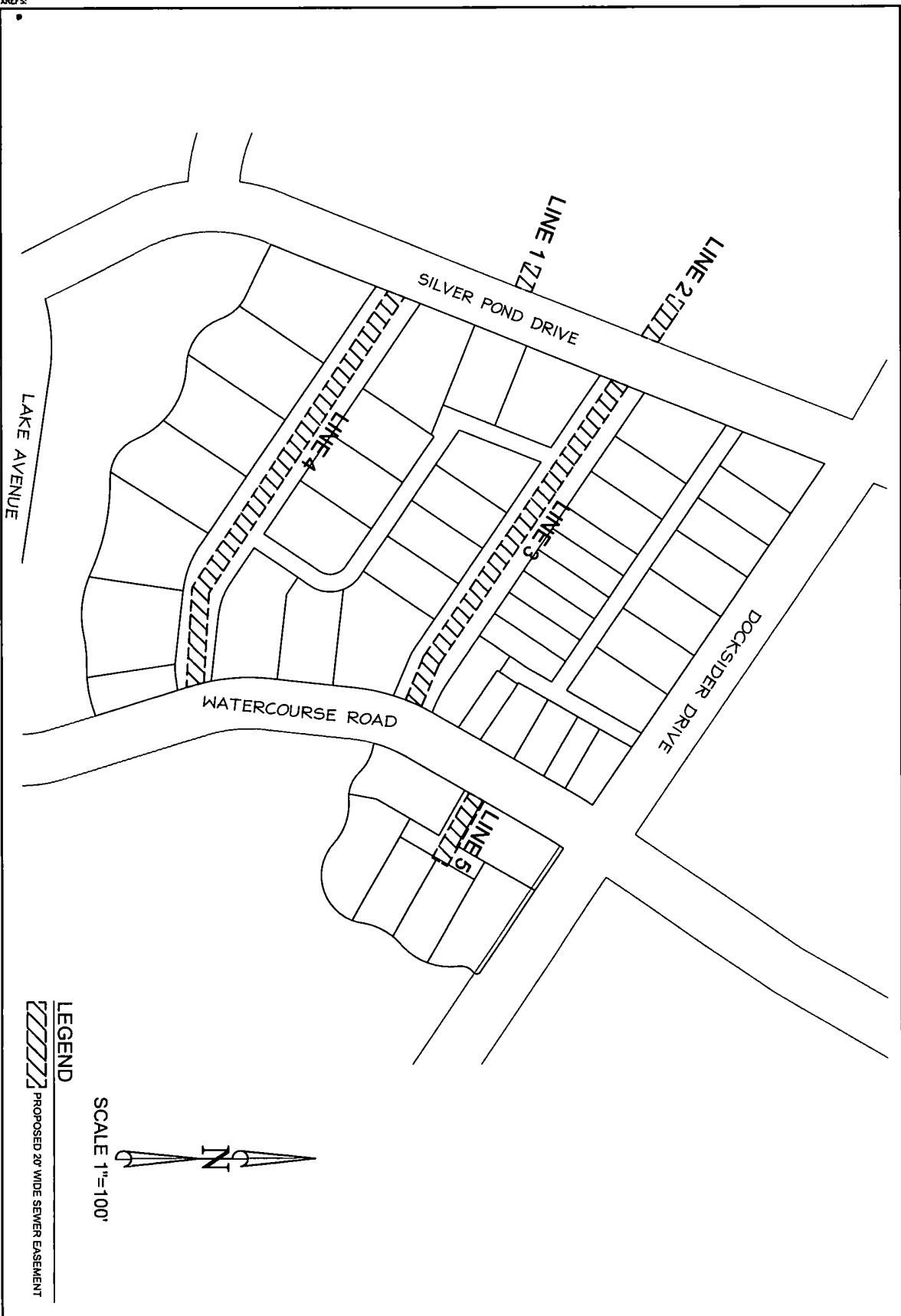
(Line 5)


A twenty (20) foot wide sanitary sewer easement, located in the Southeast Quarter of Section 22, 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 on the East Right-of-Way Line of Watercourse Road, said point lies South 89°56'37" East 3464.227 feet along the Daybreak Baseline Southwest (Being South 89°56'37" East 10583.405 feet between the Southwest Corner of Section 22, T3S, R2W and the Southeast Corner of Section 23, T3S, R2W) and North 2324.736 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence South 60°00'00" East 86.000 feet to the point of terminus.

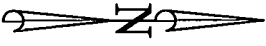
Contains: (approx. 86 L.F.)

N:\00182 Daybreak\Cadd\Survey\Master\VP1\Exhibit\2021-08-17\VP1 sewer easements.dwg, 8/17/2021 11:18:55 AM, DWG To PDF.pc3



LEGEND
 PROPOSED 20' WIDE SEWER EASEMENT

SCALE 1"=100'



JOB NUMBER 00182	DATE:	TIME:
	NETWORK:	
	PATH:	
	DWG NAME:	
	LAYOUT:	
	DESIGNER:	MGR:

PERIGEE CONSULTING
 CIVIL • STRUCTURAL • SURVEY

8000 NORTH 13TH WEST, SUITE 300
 WILMINGTON, DE 19804 TEL: 302.486.9100 FAX: 302.486.9101
 1007 JOURNAL ST 04000
 WWW.PERIGEECONSULTING.COM

EXHIBIT A
 SEWER EASEMENTS
 DAYBREAK VILLAGE 9 PLAT 1

PREPARED FOR: MILLER FAMILY REAL ESTATE DATE SUBMITTED: 8-17-2021