

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

13871839 B: 11295 P: 6057 Total Pages: 5
01/18/2022 12:38 PM By: ggasca Fees: \$0.00
EASEMENT - EASEMENT OR GRANT OF EASEMENT
Rashelle Hobbs, Recorder Salt Lake County, Utah
Return To: SOUTH VALLEY SEWER DISTRICT
PO BOX 629 RIVERTON, UT 84065



PARCEL I.D.# 26-13-352-004-0000
GRANTOR: VP DAYBREAK OPERATIONS, LLC
(Daybreak South Station Multi-Family 6)
Page 1 of 5

EASEMENTS

Twenty (20) foot wide sanitary sewer easements located in the Northwest 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, 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: 29,296 square feet or 0.672 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 _____ day of _____, 20__.

GRANTOR(S)

VP DAYBREAK OPERATIONS, LLC

By: [Signature]

Its: President
Title

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On the 6th day of January, 2022, personally appeared before me Brad Holmes who being by me duly sworn did say that (s)he is the President of VP DAYBREAK OPERATIONS, 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: 2/24/23

Residing in: South Jordan, UT

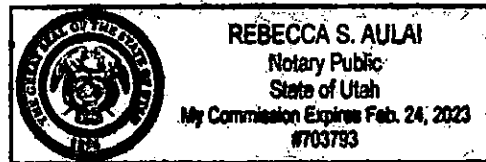


Exhibit 'A'

**DAYBREAK SOUTH STATION MULTI FAMILY #6
SEWER EASEMENTS**

(Line 1)

A twenty (20) foot wide sanitary sewer easement, located in the Northwest 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 South 89°55'30" East 1949.006 feet along the Daybreak Baseline Southeast (Basis of bearings is South 89°55'30" East 10641.888' between Southwest Corner of Section 24, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 4882.398 feet from the Southwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North 36°32'54" West 73.500 feet to the point of terminus.

Contains: (approx. 74 L.F.)

(Line 2)

A twenty (20) foot wide sanitary sewer easement, located in the Northwest 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 South 89°55'30" East 1892.370 feet along the Daybreak Baseline Southeast (Basis of bearings is South 89°55'30" East 10641.888' between Southwest Corner of Section 24, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 4840.341 feet from the Southwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North 53°27'06" East 70.500 feet; thence North 53°27'06" East 222.891 feet to the point of terminus.

Contains: (approx. 293 L.F.)

(Line 3)

A twenty (20) foot wide sanitary sewer easement, located in the Northwest 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 on the Northerly right-of-way line of Lake Avenue, said point lies South 89°55'30" East 2297.077 feet along the Daybreak Baseline Southeast (Basis of bearings is South 89°55'30" East 10641.888' between Southwest Corner of Section 24, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 4413.295 feet from the Southwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North 36°32'54" West 212.500 feet; thence North 36°32'54" West 138.500 feet; thence North 53°27'06"

East 187.391 feet; thence North 36°32'54" West 127.833 feet; thence South 53°27'06" West 151.313 feet to the point of terminus.

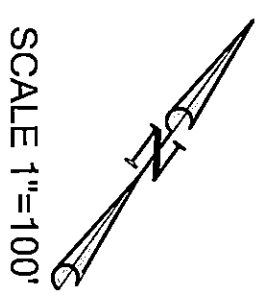
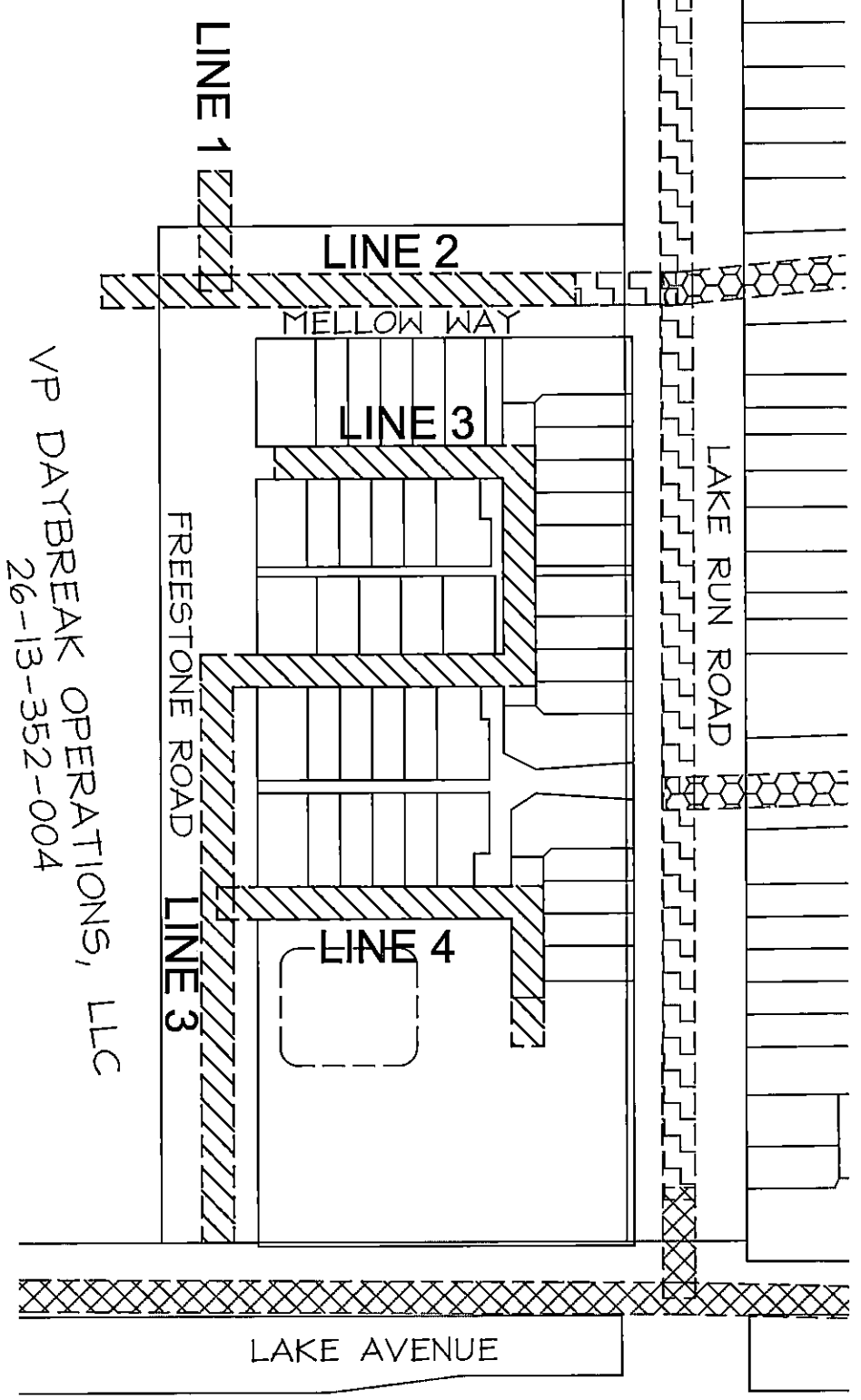
Contains: (approx. 818 L.F.)

(Line 4)

A twenty (20) foot wide sanitary sewer easement, located in the Northwest 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:




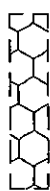
Beginning at a point that lies South 89°55'30" East 2172.915 feet along the Daybreak Baseline Southeast (Basis of bearings is South 89°55'30" East 10641.888' between Southwest Corner of Section 24, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 4580.631 feet from the Southwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North 53°27'06" East 191.891 feet; thence South 36°32'54" East 88.500 feet to the point of terminus.

Contains: (approx. 280 L.F.)



SCALE 1"=100'

LEGEND

-  PROPOSED 20' WIDE SEWER EASEMENT
-  EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 10493 PAGE 3926
-  EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 10679 PAGE 8079
-  EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 10679 PAGE 8072



6028 SOUTH 2300 WEST, SUITE 100 WEST JORDAN, UT 84033
801.622.6004 TEL. 801.690.6071 FAX WWW.PERIGEECVL.COM

**SOUTH STATION MULTI FAMILY #6
SEWER EASEMENTS**

PREPARED FOR: MILLER FAMILY REAL ESTATE