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12/23/2011 8:57:00 AM \$16.00
Book - 9976 Pg - 8393-8396
Gary W. Ott
Recorder, Salt Lake County, UT
FIRST AMERICAN TITLE
BY: eCASH, DEPUTY - EF 4 P.

When Recorded Return to:
Mr. Craig L. White
South Valley Sewer District
P.O. Box 908
Draper, Utah 84020

PARCEL I.D.# 27-19-154-027, 27-19-154-028
GRANTOR: DBVC1 LLC
(Daybreak VC1 Dental Office)
Page 1 of 4

EASEMENT

A twenty (20) foot wide sanitary sewer easement located in the South Half of Section 19, Township 3 South, Range 1 East, 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 strips twenty (20) feet wide, more particularly described as follows:

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

Contains: 2,057 s.f.

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

22nd day of December, 2011.

GRANTOR(S)

DBVC1 LLC

By: *Scott Kaufmann*

Its: *Vice President Commercial Development*
Title

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On the 22nd day of December, 2011, personally appeared before me Scott Kaufmann who being by me duly sworn did say that (s)he is the Vice President of **DBVC1 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.

Rachel Peterson
Notary Public

My Commission Expires: May 14, 2012

Residing in: Salt Lake

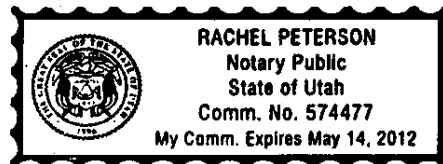


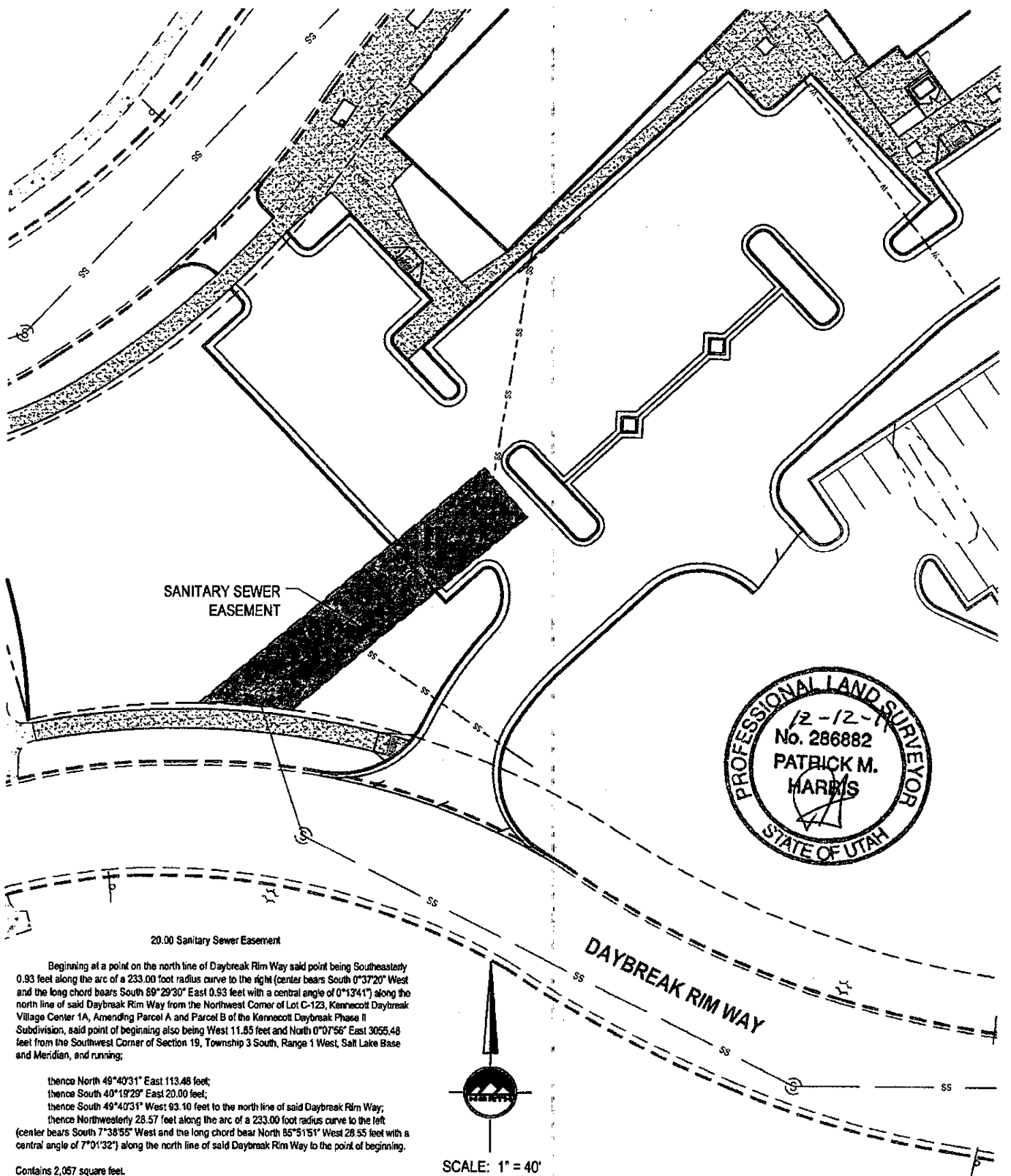
Exhibit 'A'

20.00 Sanitary Sewer Easement

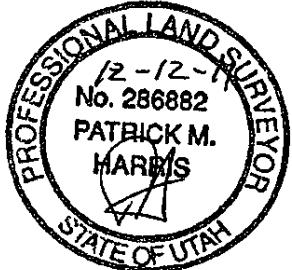
Beginning at a point on the north line of Daybreak Rim Way said point being Southeasterly 0.93 feet along the arc of a 233.00 foot radius curve to the right (center bears South $0^{\circ}37'20''$ West and the long chord bears South $89^{\circ}29'30''$ East 0.93 feet with a central angle of $0^{\circ}13'41''$) along the north line of said Daybreak Rim Way from the Northwest Corner of Lot C-123, Kennecott Daybreak Village Center 1A, Amending Parcel A and Parcel B of the Kennecott Daybreak Phase II Subdivision, said point of beginning also being West 11.85 feet and North $0^{\circ}07'56''$ East 3055.48 feet from the Southwest Corner of Section 19, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running;

thence North $49^{\circ}40'31''$ East 113.48 feet;
thence South $40^{\circ}19'29''$ East 20.00 feet;
thence South $49^{\circ}40'31''$ West 93.10 feet to the north line of said Daybreak Rim Way;
thence Northwesterly 28.57 feet along the arc of a 233.00 foot radius curve to the left (center bears South $7^{\circ}38'55''$ West and the long chord bear North $85^{\circ}51'51''$ West 28.55 feet with a central angle of $7^{\circ}01'32''$) along the north line of said Daybreak Rim Way to the point of beginning.

Contains 2,057 square feet.



SANITARY SEWER EASEMENT



20.00 Sanitary Sewer Easement

Beginning at a point on the north line of Daybreak Rim Way said point being Southeastly 0.93 feet along the arc of a 233.00 foot radius curve to the right (center bears South 0°37'20" West and the long chord bears South 89°29'30" East 0.93 feet with a central angle of 0°13'41") along the north line of said Daybreak Rim Way from the Northwest Corner of Lot C-123, Kennecott Daybreak Village Center 1A, Amending Parcel A and Parcel B of the Kennecott Daybreak Phase II Subdivision, said point of beginning also being West 11.85 feet and North 0°07'56" East 3055.48 feet from the Southwest Corner of Section 19, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running;

thence North 49°40'31" East 113.48 feet;
 thence South 40°19'29" East 20.00 feet;
 thence South 49°40'31" West 93.10 feet to the north line of said Daybreak Rim Way;
 thence Northwestly 28.57 feet along the arc of a 233.00 foot radius curve to the left (center bears South 7°38'55" West and the long chord bear North 85°51'51" West 28.55 feet with a central angle of 7°01'32") along the north line of said Daybreak Rim Way to the point of beginning.

Contains 2,057 square feet.

SCALE: 1" = 40'

PROJECT # 5119 DATE 12/12/11	DAYBREAK VC1 DENTAL OFFICE APPROX. 4785 DAYBREAK PARKWAY SOUTH JORDAN, UTAH SANITARY SEWER EASEMENT EXHIBIT	FOR: KENNECOTT LAND 4700 DAYBREAK PARKWAY SUITE 3 SOUTH SOUTH JORDAN, UTAH 84095 PHONE: 801-913-7016	45 West 10000 South Suite 500 Sandy, UT 84070 Phone: 801.255.0529 Fax: 801.255.4449 www.ensignutah.com	
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1 OF 1

FILE:
Design\Survey\Easement-exhibits