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07/27/2016 04:40 PM \$20.00
Book - 10457 Pg - 4918-4922
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
FIRST AMERICAN TITLE
BY: MMP, DEPUTY - WI 5 P.

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

PARCEL I.D.# 26-23-200-014
GRANTOR: VP Daybreak Investments LLC
(Daybreak Lake Avenue MVC to 6000 West)
Page 1 of 5

EASEMENTS

Twenty (20) foot wide sanitary sewer easements located in the Northeast Quarter of Section 23, and the West Half of 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, more particularly described as follows:

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

Contains: 0.26 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 27 day of JULY, 2016.

GRANTOR(S)

VP Daybreak Investments LLC,
a Delaware limited liability company

By: [Signature]

Its: VICE PRESIDENT
Title

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On the 27th day of July, 2016, personally appeared before me Ty Melutcheon who being by me duly sworn did say that (s)he is the vice president of VP Daybreak Investments LLC, a Delaware limited liability company, 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: 11/22/2018

Residing in: South Jordan, Utah

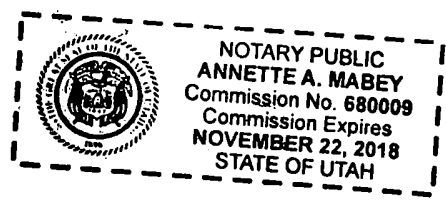


Exhibit 'A'

**KENNECOTT DAYBREAK
LAKE AVENUE FROM MVC TO 6000 WEST
SEWER EASEMENTS**

(Line 1)

A twenty (20) foot wide sanitary sewer easement, located in the West Half of Section 24 and 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:

Commencing at the South Quarter Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian (Basis of Bearing North 89°58'44" West – 2677.386 feet between the South Quarter corner and the Southwest corner of said Section 24) and running North 89°58'44" West along the south line of said Section 24 for 2617.719 feet; thence North 00°01'16" East perpendicular to said south line for 2502.661 feet to the POINT OF BEGINNING; thence North 20°22'29" West for 22.50 feet; thence North 04°28'24" West for 169.71 feet; thence North 89°59'41" West for 83.46 feet; thence North 36°00'29" West for 81.66 feet to the END of said line.

Contains: (approx. 357 l.f.)

(Line 2)

A twenty (20) foot wide sanitary sewer easement, located in the Southeast Quarter of Section 23, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, more particularly described as follows:

Commencing at the Southeast Corner of Section 23, Township 3 South, Range 2 West, Salt Lake Base and Meridian (Basis of Bearing South 89°56'12" West – 2647.288 feet between the Southeast corner and the South Quarter corner of said Section 23) and running South 89°56'12" West along the south line of said Section 23 for 935.490 feet; thence North 00°03'48" West perpendicular to said south line for 2400.899 feet to a point on the north boundary line of Sunstone Village No. 2 Subdivision recorded in Book 2001P at Page 332 in the office of the Salt Lake County Recorder, said point being the POINT OF BEGINNING; thence North 00°15'13" East for 64.66 feet; thence North 89°54'05" West for 50.03 feet; thence South 00°05'55" West for 20.00 feet; South 89°54'05" East for 29.97 feet; thence South 00°15'13" West for 44.72 feet to the north boundary line of said Sunstone Village No. 2 Subdivision; thence North 89°56'12" East along said north boundary line for 20.00 feet to the POINT OF BEGINNING.

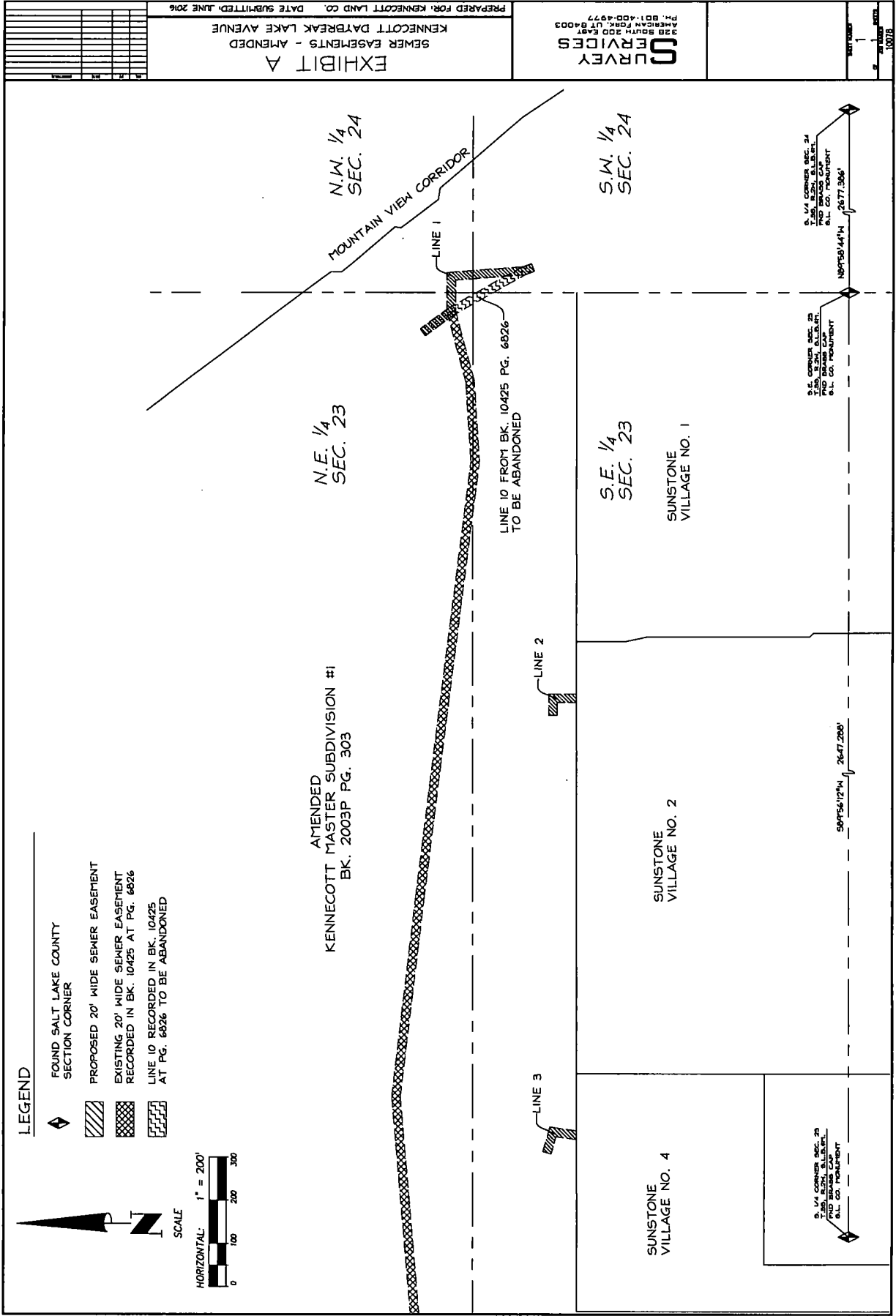
Contains: (approx. 95 l.f.)

(Line 3)

A twenty (20) foot wide sanitary sewer easement, located in the Southeast Quarter of Section 23, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, more particularly described as follows:

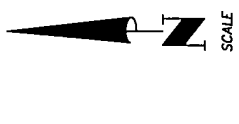
Commencing at the Southeast Corner of Section 23, Township 3 South, Range 2 West, Salt Lake Base and Meridian (Basis of Bearing South $89^{\circ}56'12''$ West – 2647.288 feet between the Southeast corner and the South Quarter corner of said Section 23) and running South $89^{\circ}56'12''$ West along the south line of said Section 23 for 1944.023 feet; thence North $00^{\circ}03'48''$ West perpendicular to said south line for 2400.899 feet to a point on the north boundary line of Sunstone Village Subdivision No. 4 recorded in Book 2006P at Page 62 in the office of the Salt Lake County Recorder, said point being the POINT OF BEGINNING; thence North $07^{\circ}59'22''$ East for 62.65 feet; thence North $73^{\circ}45'39''$ West for 58.65 feet; thence South $16^{\circ}14'21''$ West for 20.00 feet; thence South $73^{\circ}45'39''$ East for 41.35 feet; thence South $07^{\circ}59'22''$ West for 48.17 feet to the north boundary line of said Sunstone Village Subdivision No. 4; thence North $89^{\circ}56'12''$ East along said north boundary line for 20.20 feet to the POINT OF BEGINNING.

Contains: (approx. 105 l.f.)



LEGEND

- FOUND SALT LAKE COUNTY SECTION CORNER
- PROPOSED 20' WIDE SEWER EASEMENT
- EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BK. 10425 AT PG. 6826
- LINE 10 RECORDED IN BK. 10425 AT PG. 6826 TO BE ABANDONED



SCALE
HORIZONTAL: 1" = 200'

AMENDED
KENNEBEC MASTER SUBDIVISION #1
BK. 2003P PG. 303

N.E. 1/4
SEC. 23

N.W. 1/4
SEC. 24

SUNSTONE
VILLAGE NO. 4

SUNSTONE
VILLAGE NO. 2

S.E. 1/4
SEC. 23
SUNSTONE
VILLAGE NO. 1

S.W. 1/4
SEC. 24

MOUNTAIN VIEW CORRIDOR

LINE 10 FROM BK. 10425 PG. 6826
TO BE ABANDONED

LINE 3

LINE 2

LINE 1

S. 1/4 CORNER SEC. 23
T.55 S.23N. E.1/2 E.1/2
S.L. CO. MONUMENT

S. 1/4 CORNER SEC. 23
T.55 S.23N. E.1/2 E.1/2
S.L. CO. MONUMENT

S. 1/4 CORNER SEC. 23
T.55 S.23N. E.1/2 E.1/2
S.L. CO. MONUMENT

S. 1/4 CORNER SEC. 24
T.55 S.23N. E.1/2 E.1/2
S.L. CO. MONUMENT

EXHIBIT A
SEWER EASEMENTS - AMENDED
KENNEBEC DAYBREAK LAKE AVENUE
PREPARED FOR: KENNEBEC LAND CO. DATE SUBMITTED: JUNE 2016

SURVEYS
328 SOUTH AMERICAN PARK, UT 84003
PH: 801-400-4977

DATE: 06/20/16
BY: [Signature]