

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

12429611
12/07/2016 04:10 PM \$0.00
Book - 10508 Pg - 6182-6186
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
SOUTH VALLEY SEWER DISTRICT
PO BOX 629
RIVERTON UT 84065
BY: CSA, DEPUTY - NJ 5 P.

PARCEL I.D.# 26-23-326-010, 26-23-300-003
GRANTOR: VP Daybreak Operations LLC
(Daybreak Village 7 Plat 2)
Page 1 of 5

EASEMENTS

Twenty (20) foot wide sanitary sewer easements located in the South 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 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: 1.68 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 7th day of DECEMBER, 2016.

GRANTOR(S)

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 7th day of December, 2016, 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.

[Signature]
Notary Public

My Commission Expires: 11/22/2018

Residing in: Smith Jordan, Utah

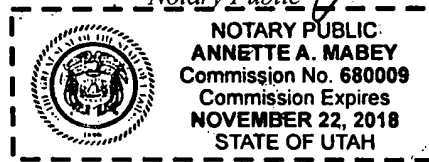


Exhibit 'A'

**DAYBREAK VILLAGE 7 PLAT 2
SEWER EASEMENTS**

(Line 1)

A twenty (20) foot wide sanitary sewer easement, located in the South 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°56'14" West 225.811 feet along the Section Line and North 1250.695 feet from the South Quarter Corner of Section 23, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence South 25°00'00" East 178.000 feet; thence North 74°09'41" East 119.016 feet; thence South 89°39'05" East 199.300 feet to the point of terminus.

Contains: (approx. 496 L.F.)

(Line 2)

A twenty (20) foot wide sanitary sewer easement, located in the Southwest 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°56'14" West 288.713 feet along the Section Line and North 1666.052 feet from the South Quarter Corner of Section 23, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North 65°00'00" East 106.029 feet; thence North 80°44'30" East 140.379 feet; thence South 08°33'20" East 124.509 feet to the point of terminus.

Contains: (approx. 371 L.F.)

(Line 3)

A twenty (20) foot wide sanitary sewer easement, located in the South 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°56'14" West 318.874 feet along the Section Line and North 2200.062 feet from the South Quarter Corner of Section 23, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North 61°03'55" East 100.830 feet; thence South 81°56'42" East 221.702 feet; thence South 08°45'01" West 111.000 feet; thence South 81°14'59" East 131.073 feet to the point of terminus.

Contains: (approx. 565 L.F.)

(Line 4)

A twenty (20) foot wide sanitary sewer easement, located in the Southwest 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°56'14" West 827.648 feet along the Section Line and North

1554.661 feet from the South Quarter Corner of Section 23, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence South 42°34'34" West 298.542 feet; thence South 45°20'21" West 295.216 feet; thence West 23.040 feet; thence West 104.280 feet to the point of terminus.

Contains: (approx. 721 L.F.)

(Line 5)

A twenty (20) foot wide sanitary sewer easement, located in the Southwest 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°56'14" West 1262.654 feet along the Section Line and North 1127.787 feet from the South Quarter Corner of Section 23, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North 04°35'11" West 216.109 feet; thence North 16°56'08" West 264.770 feet to the point of terminus.

Contains: (approx. 481 L.F.)

(Line 6)

A twenty (20) foot wide sanitary sewer easement, located in the Southwest 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°56'14" West 1279.935 feet along the Section Line and North 1343.223 feet from the South Quarter Corner of Section 23, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North 72°10'44" East 109.240 feet; thence North 15°02'53" West 226.572 feet to the point of terminus.

Contains: (approx. 335 L.F.)

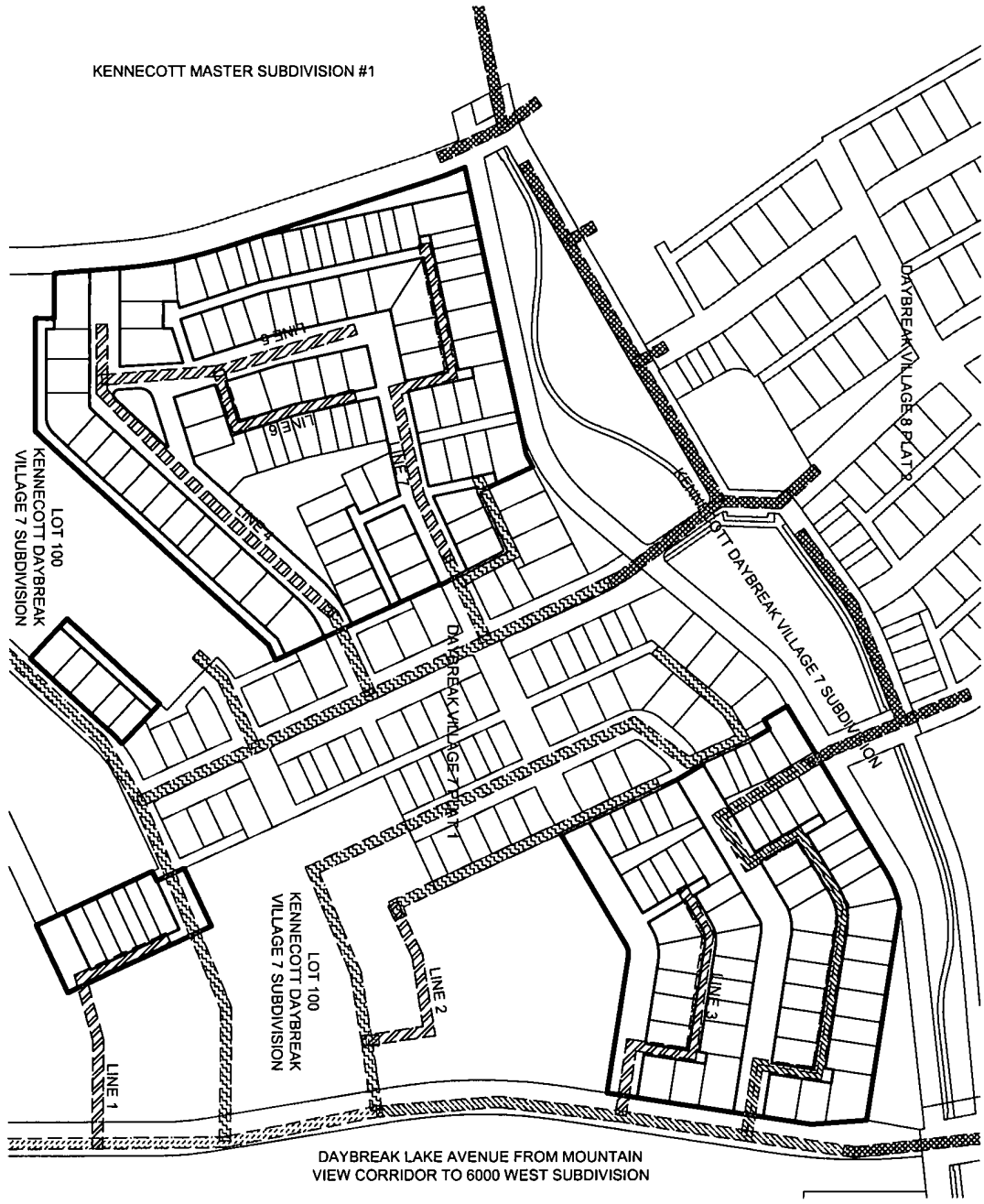
(Line 7)

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

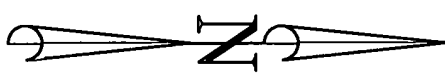
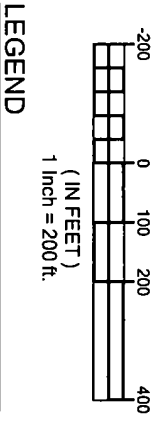
Beginning at a point that lies South 89°56'14" West 1513.334 feet along the Section Line and North 1722.864 feet from the South Quarter Corner of Section 23, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North 78°04'16" East 245.002 feet; thence South 16°56'11" East 108.374 feet; thence North 77°04'52" East 201.017 feet; thence North 65°00'00" East 132.038 feet to the point of terminus.

Contains: (approx. 686 L.F.)

REFS



- LEGEND**
- PROPOSED 20" WIDE SEWER EASEMENT
 - PREVIOUSLY SUBMITTED 20" WIDE SEWER EASEMENT FOR VILLAGE 7 PLAT 1
 - PREVIOUSLY SUBMITTED 20" WIDE SEWER EASEMENT FOR 6000 WEST STREET
 - PREVIOUSLY SUBMITTED 20" WIDE SEWER EASEMENT FOR VILLAGE 8 PLAT 2 OFF-SITE
 - PREVIOUSLY SUBMITTED 20" WIDE SEWER EASEMENT FOR LAKE AVENUE - 6000 WEST TO 6200 WEST



SHEETS OF JOB NUMBER	DATE: _____ TIME: _____
	NETWORK: _____
	PATH: _____
	DWG NAME: _____
	LAYOUT: _____
DESIGNER: _____	MGR: _____

PERIGEE CONSULTING
 CIVIL • SURVEY • GEOTECHNICAL • SURVEY

6000 BUCKLE BEND WEST, SUITE 100
 BOULDER, CO 80504 TEL: 303.440.8800 FAX: 303.440.8801

WEST JEROME ST SUITE 100
 WASHINGTON, DC 20001 TEL: 202.331.1100

EXHIBIT A
 SEWER EASEMENTS
 DAYBREAK VILLAGE 7 PLAT 2

PREPARED FOR: DAYBREAK COMMUNITIES DATE SUBMITTED: 10-11-2016