

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

13871838 B: 11295 P: 6049 Total Pages: 8
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.# 26-22-436-001-0000
26-22-326-003-0000

GRANTOR: VP DAYBREAK DEVCO LLC
VP DAYBREAK INVESTCO 3 LLC
(Daybreak Village 9 Plat 2)

Page 1 of 8

EASEMENTS

Twenty (20) foot wide sanitary sewer easements located in the 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: 38,541 square feet or 0.885 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 DEVCO LLC

By: [Signature]

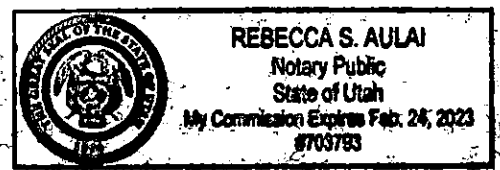
Its: president
Title

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On the 6 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 DEVCO 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



VP DAYBREAK INVESTCO 3 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 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: 2/24/23

Residing in: South Jordan, UT

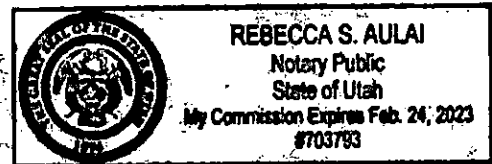


Exhibit 'A'

**DAYBREAK VILLAGE 9 PLAT 2
SEWER EASEMENTS**

(Line 1)

A twenty (20) foot wide sanitary sewer easement, located in the Southwest 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 2383.531 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 2283.318 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North $23^{\circ}49'22''$ West 44.901 feet; thence North $68^{\circ}49'22''$ West 19.500 feet to the point of terminus.

Contains: (approx. 64 L.F.)

(Line 2)

A twenty (20) foot wide sanitary sewer easement, located in the Southwest 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 Northerly Right-of-Way Line of Lake Avenue, said point lies South $89^{\circ}56'37''$ East 2448.453 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 2158.227 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North $21^{\circ}10'38''$ East 95.000 feet; thence North $68^{\circ}49'22''$ West 104.000 feet; thence South $21^{\circ}10'38''$ West 64.000 feet to the point of terminus.

Contains: (approx. 263 L.F.)

(Line 3)

A twenty (20) foot wide sanitary sewer easement, located in the Southwest 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 Northerly Right-of-Way Line of Lake Avenue, said point lies South $89^{\circ}56'37''$ East 2599.513 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 2099.853 feet from the Southwest Corner of Section 22,

Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North 21°10'38" East 100.000 feet to the point of terminus.

Contains: (approx. 100 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 Westerly Right-of-Way Line of Silver Pond Drive, said point lies South 89°56'37" East 2872.549 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 2381.721 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North 68°32'10" West 157.073 feet to the point of terminus.

Contains: (approx. 157 L.F.)

(Line 5)

A twenty (20) foot wide sanitary sewer easement, located in the East Half 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°56'37" East 2837.180 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 2588.216 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North 21°52'37" East 54.243 feet to the point of terminus.

Contains: (approx. 54 L.F.)

(Line 6)

A twenty (20) foot wide sanitary sewer easement, located in 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°56'37" East 2902.161 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 2546.105 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North 56°24'51" West 73.546 feet; thence North 60°00'00" West 248.461 feet; thence North 60°00'00" West 52.053 feet to the point of terminus.

Contains: (approx. 374 L.F.)

(Line 7)

A twenty (20) foot wide sanitary sewer easement, located in the West Half 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 2526.826 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 2542.559 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North $29^{\circ}52'54''$ East 195.014 feet to the point of terminus.

Contains: (approx. 195 L.F.)

(Line 8)

A variable width sanitary sewer easement, located in the East Half of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, said easement more particularly described as follows:

Beginning at a point that lies South $89^{\circ}56'37''$ East 3992.291 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 2968.301 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North $72^{\circ}49'51''$ West 20.004 feet; thence South $16^{\circ}00'30''$ West 44.296 feet; thence South $30^{\circ}00'00''$ West 341.782 feet; thence South $16^{\circ}27'31''$ West 68.115 feet; thence South $25^{\circ}07'50''$ West 89.482 feet; thence North $64^{\circ}52'10''$ West 5.774 feet; thence North $55^{\circ}43'37''$ West 91.185 feet; thence South $34^{\circ}16'23''$ West 24.000 feet; thence South $55^{\circ}43'37''$ East 93.104 feet; thence South $64^{\circ}52'10''$ East 31.693 feet; thence North $25^{\circ}07'50''$ East 77.000 feet; thence North $64^{\circ}52'10''$ West 4.000 feet; thence North $25^{\circ}07'50''$ East 37.999 feet; thence North $16^{\circ}27'31''$ East 67.256 feet; thence North $30^{\circ}00'00''$ East 341.862 feet; thence North $16^{\circ}00'30''$ East 46.345 feet to the point of beginning.

Property contains 0.323 acres, 14062 square feet.

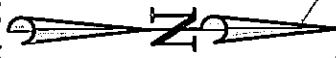
(Line 9)

A twenty (20) foot wide sanitary sewer easement, located in the East Half 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 3757.532 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 2429.461 feet from



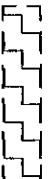
the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North $16^{\circ}22'50''$ West 50.894 feet to the point of terminus.

Contains: (approx. 51 L.F.)



SCALE 1"=200'

LEGEND

-  PROPOSED 20' WIDE SEWER EASEMENT
-  EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 11093 PAGE 6920
-  EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 10892 PAGE 3919



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**VILLAGE 9 PLAT 2
SEWER EASEMENTS**

PREPARED FOR: MILLER FAMILY REAL ESTATE