

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

14120158 B: 11427 P: 1697 Total Pages: 4  
06/22/2023 10:43 AM By: tpham Fees: \$0.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To SOUTH VALLEY SEWER DISTRICT  
PO BOX 629 RIVERTON, UT 84065



**PARCEL I.D.# 26-15-451-002-0000**  
**GRANTOR: VP DAYBREAK INVESTCO 7 LLC**  
**(Daybreak South Jordan Parkway Bingham Rim to Bacchus)**  
Page 1 of 4

## **EASEMENTS**

Twenty (20) foot wide sanitary sewer easements located in the Northwest Quarter of 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: 1,830 square feet or 0.042 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 12<sup>th</sup> day of June, 2023.

GRANTOR(S)

VP DAYBREAK INVESTCO 7 LLC

By: MRE Investment Management LLC

Its: Manager

By: Miller Family Real Estate, L.L.C.

Its: Manager

By: [Signature]  
Its: Treasurer

Title

STATE OF UTAH )

:ss

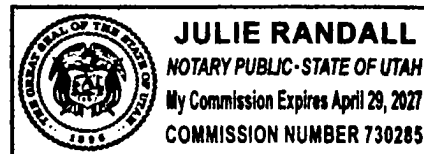
COUNTY OF SALT LAKE )

On the 12<sup>th</sup> day of June, 2023, personally appeared before me Michael Kunkel who being by me duly sworn did say that (s)he is the Treasurer of VP DAYBREAK INVESTCO 7 LLC a limited liability company, By: MRE Investment Management LLC its: Manager; By Miller Family Real Estate, L.L.C. its: Manager 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: April 29, 2027

Residing in: Sandy, Utah



**Exhibit 'A'**

**DAYBREAK SOUTH JORDAN PARKWAY BACCHUS TO BINGHAM RIM  
SEWER EASEMENTS**

**(Line 1)**

A twenty (20) foot wide sanitary sewer easement, located in the Northwest 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 South Jordan Parkway, said point lies South  $89^{\circ}56'37''$  East 708.445 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 4922.465 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North  $08^{\circ}35'14''$  East 53.512 feet to the point of terminus.

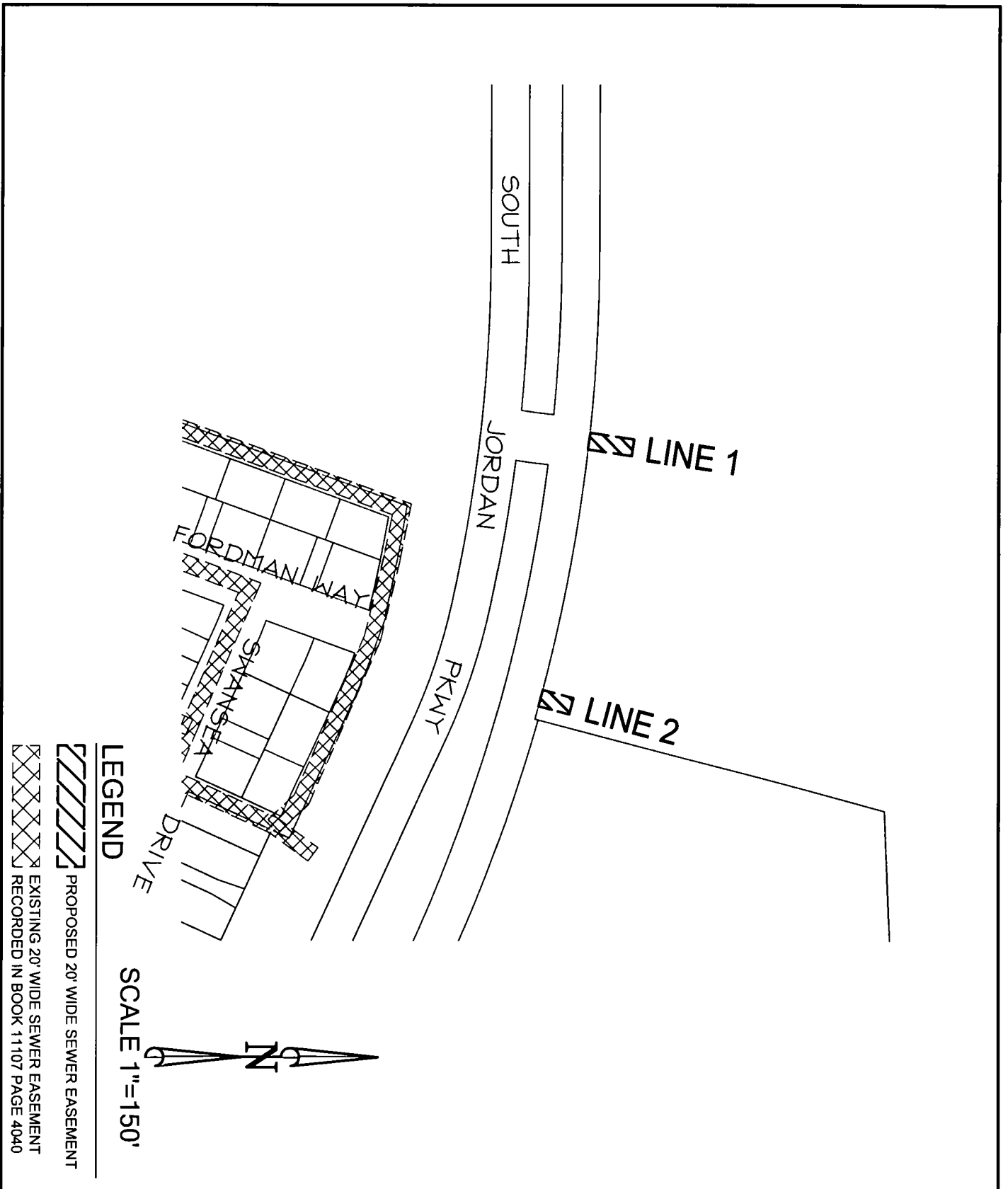
Contains: (approx. 54 L.F.)

**(Line 2)**

A twenty (20) foot wide sanitary sewer easement, located in the Northwest 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 South Jordan Parkway, said point lies South  $89^{\circ}56'37''$  East 1015.519 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 4865.341 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North  $14^{\circ}52'31''$  East 38.002 feet to the point of terminus.

Contains: (approx. 38 L.F.)



**PERIGEE**  
CONSULTING  
CIVIL • STRUCTURAL • SURVEY

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## SOUTH JORDAN PARKWAY SEWER EASEMENTS

PREPARED FOR: MILLER FAMILY REAL ESTATE