

When Recorded Return to:
Joel Thompson
South Valley Sewer District
P.O. Box 629
Riverton, UT 84065

14135822 B: 11435 P: 7127 Total Pages: 8
08/01/2023 02:46 PM 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.# 26-24-178-003-0000
26-24-178-001-0000
26-24-155-001-0000
26-24-101-002-0000
26-24-102-001-0000
26-24-101-001-0000
26-13-355-001-0000

GRANTOR: VP DAYBREAK DEVCO LLC
VP DAYBREAK INVESTCO 10 LLC
(Daybreak Urban Center Plat 1 Phase A)

Page 1 of 8

EASEMENTS

Twenty (20) foot wide sanitary sewer easements located in the Northwest Quarter of Section 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, 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: 60,672 square feet or 1.39 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,

VP DAYBREAK INVESTCO 10 LLC

By: MRE Investment Management, LLC

Its: Manager

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

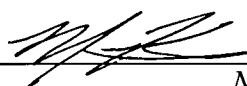
Its: Manager

By:  Eric Carlsm

Its: Vice President

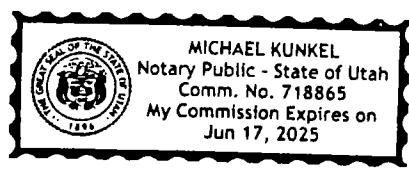
STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On the 14 day of July, 2023, personally appeared before me Eric Carlsm who being by me duly sworn did say that (s)he is the Vice President of Miller Family Real Estate, L.L.C. a limited liability company, Manager of MRE Investment Management, LLC, Manager of VP Daybreak Investco 10, LLC, 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.


Notary Public

My Commission Expires: June 17, 2025

Residing in: Salt Lake County



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 14 day of JULY, 2023.

GRANTOR(S)

VP DAYBREAK DEVCO LLC

By: LHMRE, LLC

Its: Manager

By: x [Signature] Eric Carlson

Its: Vice President

By: _____

Its: _____

STATE OF UTAH)
 :ss
COUNTY OF SALT LAKE)

On the 14 day of July, 2023, personally appeared before me Eric Carlson who being by me duly sworn did say that (s)he is the Vice President of LHMRE, LLC a limited liability company, Manager of VP Daybreak Devco, LLC 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: June 17, 2025

Residing in: Salt Lake County

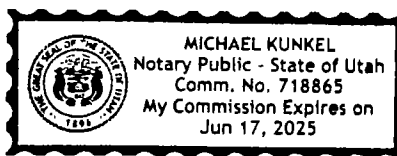


Exhibit 'A'**URBAN CENTER PLAT 1
SEWER EASEMENTS****(Line 5)**

A twenty (20) foot wide sanitary sewer easement, located in the Northwest Quarter of Section 24, 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°58'44" East 104.669 feet along the Daybreak Baseline Southeast (Basis of bearings is South 89°55'30" East 10641.888' between Southwest Corner of Section 24, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 4595.409 feet from the Southwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North 45°39'27" East 62.500 feet; thence North 45°28'12" East 192.440 feet; thence North 47°11'57" East 22.500 feet to the point of terminus.

Contains: (approx. 277 L.F.)

(Line 6)

A twenty (20) foot wide sanitary sewer easement, located in the Northwest Quarter of Section 24, 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°55'30" East 1083.387 feet along the Daybreak Baseline Southeast (Basis of bearings is South 89°55'30" East 10641.888' between Southwest Corner of Section 24, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 3603.217 feet from the Southwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North 36°05'26" West 184.982 feet; thence North 35°55'13" West 183.371 feet; thence North 40°43'16" West 87.685 feet; thence North 44°19'51" West 267.413 feet; thence North 44°37'45" West 399.718 feet; thence North 44°20'33" West 275.554 feet to the point of terminus.

Contains: (approx. 1399 L.F.)

(Line 7)

A twenty (20) foot wide sanitary sewer easement, located in the Northwest Quarter of Section 24, 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°55'30" East 757.014 feet along the Daybreak Baseline Southeast (Basis of bearings is South 89°55'30" East 10641.888' between Southwest Corner of Section 24, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 3925.907 feet from the Southwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North 51°51'47" East 66.910 feet; thence North 49°02'20" East 71.899 feet to the point of terminus.

Contains: (approx. 139 L.F.)

(Line 8)

A twenty (20) foot wide sanitary sewer easement, located in the Northwest Quarter of Section 24, 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°55'30" East 974.422 feet along the Daybreak Baseline Southeast (Basis of bearings is South 89°55'30" East 10641.888' between Southwest Corner of Section 24, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 3752.556 feet from the Southwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North 53°36'05" East 393.467 feet; thence North 53°35'59" East 23.000 feet to the point of terminus.

Contains: (approx. 416 L.F.)

(Line 9)

A twenty (20) foot wide sanitary sewer easement, located in the Northwest Quarter of Section 24, 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°55'30" East 1422.258 feet along the Daybreak Baseline Southeast (Basis of bearings is South 89°55'30" East 10641.888' between Southwest Corner of Section 24, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 3809.727 feet from the Southwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North 36°32'54" West 220.203 feet; thence North 34°55'18" West 23.000 feet to the point of terminus.

Contains: (approx. 243 L.F.)

(Line 10)

A twenty (20) foot wide sanitary sewer easement, located in the Northwest Quarter of Section 24, 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°55'30" East 1872.059 feet along the Daybreak Baseline Southeast (Basis of bearings is South 89°55'30" East 10641.888' between Southwest Corner of Section 24, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 3210.910 feet from the Southwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North 35°50'43" West 132.985 feet; thence North 37°05'32" West 263.895 feet; thence North 38°01'56" West 136.266 feet; thence North 36°32'54" West 3.314 feet to the point of terminus.

Contains: (approx. 536 L.F.)

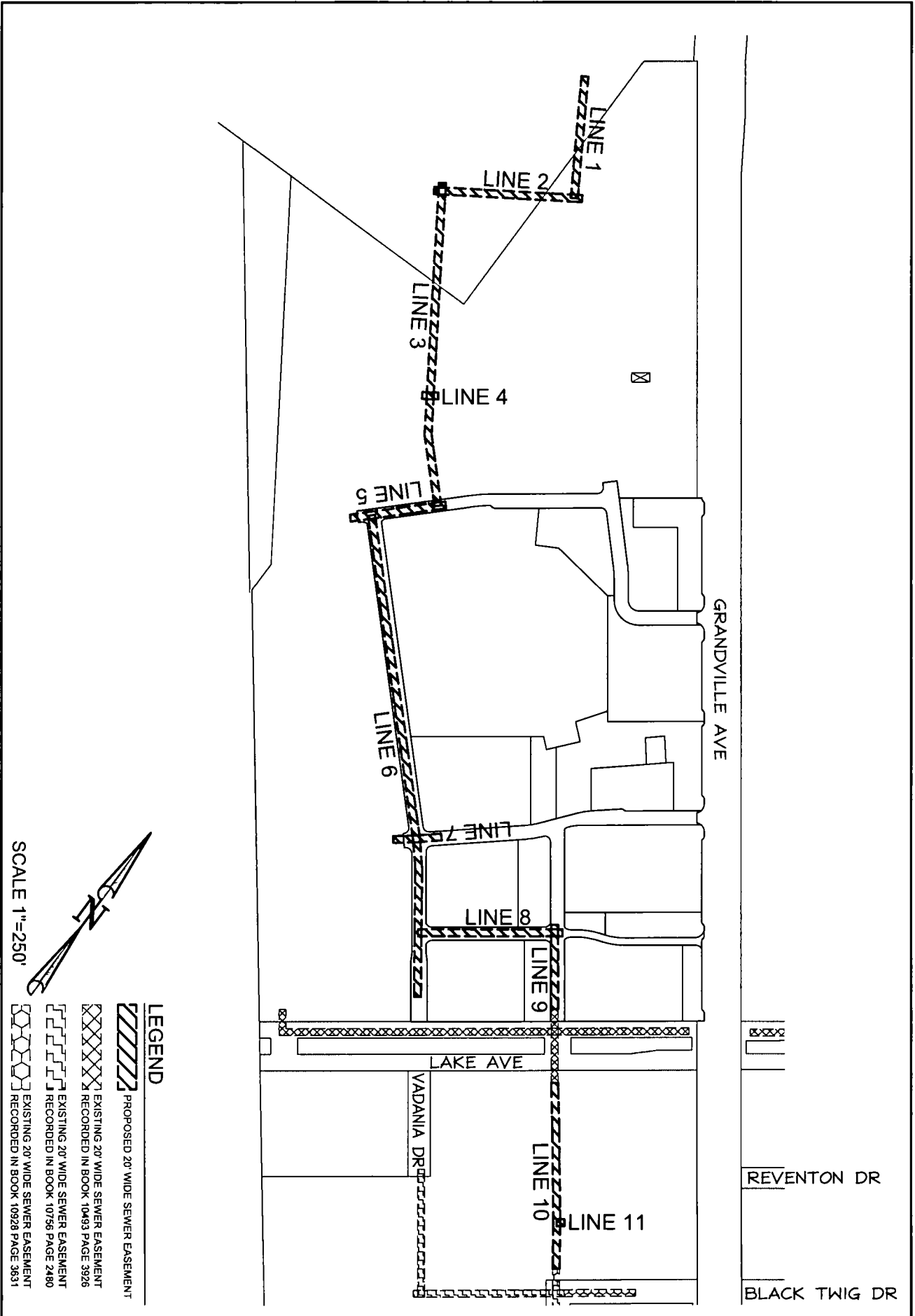
(Line 11)

A twenty (20) foot wide sanitary sewer easement, located in the Northwest Quarter of Section 24, 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°55'30" East 1794.183 feet along the Daybreak Baseline Southeast

(Basis of bearings is South 89°55'30" East 10641.888' between Southwest Corner of Section 24, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 3318.605 feet from the Southwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North 53°27'06" East 22.500 feet to the point of terminus.

Contains: (approx. 23 L.F.)



00182 DaybreakCaddaSurveyMasterUrban CenterExhibit2023-06-12 UC P1 sewer easements.dwg, 6/20/2023 12:04:06 PM, DWG To PDF.pc3

SCALE 1"=250'

LEGEND

	PROPOSED 20' WIDE SEWER EASEMENT
	EXISTING 20' WIDE SEWER EASEMENT
	RECORDED IN BOOK 10493 PAGE 3926
	EXISTING 20' WIDE SEWER EASEMENT
	RECORDED IN BOOK 10756 PAGE 2480
	EXISTING 20' WIDE SEWER EASEMENT
	RECORDED IN BOOK 10928 PAGE 3631

<p>DATE: _____ TIME: _____</p> <p>NETWORK: _____</p> <p>PATH: _____</p> <p>DWG NAME: _____</p> <p>LAYOUT: _____</p> <p>DESIGNER: _____ MGR: _____</p>	<p>PERIGEE CONSULTING</p> <p>CIVIL - STRUCTURAL - SURVEY</p> <p>3000 NORTH 500 WEST, SUITE 200 OFLAHOCKA, ILL. 60460-0404 TEL: 815.464.0404 FAX: 815.464.0404</p>	<p>EXHIBIT A</p> <p>SEWER EASEMENTS</p> <p>DAYBREAK VILLAGE 11A PLAT 7</p>	<p>PREPARED FOR: DAYBREAK COMMUNITES</p> <p>DATE SUBMITTED: 06-20-2023</p>