



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

**PARCEL I.D.#** 26-15-451-002-0000  
26-22-202-001-0000  
26-22-251-001-0000  
26-22-252-001-0000

**GRANTOR:** VP DAYBREAK INVESTCO 7 LLC  
VP DAYBREAK INVESTCO 5 LLC  
VP DAYBREAK INVESTCO 4 LLC  
**(Daybreak Village 9 Plat 5)**

Page 1 of 11

## EASEMENTS

Twenty (20) foot wide sanitary sewer easements located in the North Half 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: 113,076 square feet or 2.60 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 19 day of October, 2023.

GRANTOR(S)

VP DAYBREAK INVESTCO 7 LLC

By: MPE Investment Management, L.L.C.

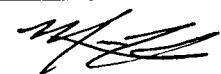
Its: Manager

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

Its: Manager

By: Michael Kunkel

Its: Treasurer



STATE OF UTAH )  
 )  
:SS  
COUNTY OF SALT LAKE )

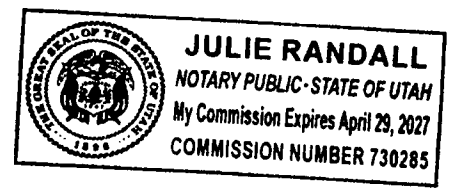
On the 19<sup>th</sup> day of October, 2023 personally appeared before me  
Michael Kunkel who being by me duly sworn did say that (s)he is the  
Treasurer of Miller Family Real Estate, L.L.C. a limited liability company,  
of \_\_\_\_\_ a limited liability company,  
of \_\_\_\_\_ a limited liability company,  
of \_\_\_\_\_ 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.

Julie Randall  
Notary Public

My Commission Expires: April 29, 2027

Residing in: Sandy, Utah



VP DAYBREAK INVESTCO 4 LLC

By: MRE Investment Management, L.L.C.

Its: Manager

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

Its: Manager

By: Michael Kunkel


Its: Treasurer



STATE OF UTAH )  
 )  
 ) :ss  
COUNTY OF SALT LAKE )

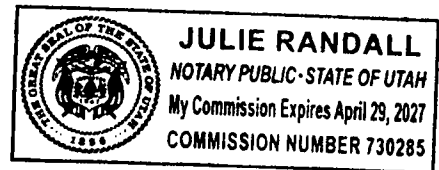
On the 19<sup>th</sup> day of October, 2023, personally appeared before me  
Michael Kunkel who being by me duly sworn did say that (s)he is the  
Treasurer of Miller Family Real Estate, L.L.C. a limited liability company,  
of \_\_\_\_\_ a limited liability company,  
of \_\_\_\_\_ a limited liability company,  
of \_\_\_\_\_ 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.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: April 29, 2027

Residing in: Sandy, Utah



VP DAYBREAK INVESTCO 5 LLC

By: MRE Investment Management, L.L.C.

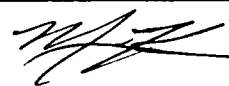
Its: Manager

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

Its: Manager

By: Michael Kunkel

Its: Treasurer



STATE OF UTAH )  
 )  
:ss  
COUNTY OF SALT LAKE )

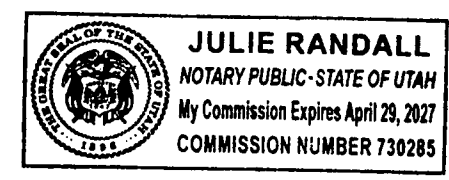
On the 19th day of October, 2023, personally appeared before me  
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of \_\_\_\_\_ a limited liability company,  
of \_\_\_\_\_ a limited liability company,  
of \_\_\_\_\_ a limited liability company,

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.

My Commission Expires: April 29, 2027

Residing in: Sandy, Utah

Julie Randall  
Notary Public



**Exhibit 'A'****DAYBREAK VILLAGE 9 PLAT 5  
SEWER EASEMENTS****(Line 1)**

A twenty (20) foot wide sanitary sewer easement, located in the North 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 2516.382 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 3920.416 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North 24°22'42" East 290.716 feet; thence North 31°06'00" East 353.710 feet; thence North 30°00'00" East 145.725 feet; thence North 57°08'45" West 62.529 feet to the point of terminus.

Contains: (approx. 853 L.F.)

**(Line 2)**

A twenty (20) foot wide sanitary sewer easement, located in the Northeast 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°56'37" East 2991.890 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 4351.322 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North 33°23'05" East 48.249 feet; thence South 59°59'43" East 181.830 feet; thence South 28°40'03" West 139.036 feet; thence South 61°14'51" East 234.714 feet; thence North 28°40'03" East 138.487 feet; thence South 61°19'57" East 275.000 feet to the Northwesterly Right-of-Way Line of Silver Pond Drive and the point of terminus.

Contains: (approx. 1017 L.F.)

**(Line 3)**

A twenty (20) foot wide sanitary sewer easement, located in the Northeast 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°56'37" East 3257.052 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 3960.367 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence South  $61^{\circ}19'57''$  East 172.035 feet; thence South  $22^{\circ}32'29''$  West 161.925 feet; thence South  $61^{\circ}19'57''$  East 38.561 feet; thence South  $66^{\circ}13'33''$  East 76.353 feet to the Northwesterly Right-of-Way Line of Silver Pond Drive and the point of terminus.

Contains: (approx. 449 L.F.)

**(Line 4)**

A twenty (20) foot wide sanitary sewer easement, located in the Northeast 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 2877.450 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 4173.830 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence South  $60^{\circ}00'00''$  East 177.672 feet; thence South  $28^{\circ}40'03''$  West 159.042 feet; thence South  $60^{\circ}00'00''$  East 47.894 feet; thence South  $61^{\circ}16'23''$  East 224.384 feet; thence South  $26^{\circ}11'39''$  West 185.390 feet to the point of terminus.

Contains: (approx. 794 L.F.)

**(Line 5)**

A twenty (20) foot wide sanitary sewer easement, located in the Northeast 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 2908.807 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 3752.382 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North  $27^{\circ}24'13''$  East 190.530 feet to the point of terminus.

Contains: (approx. 191 L.F.)

**(Line 6)**

A twenty (20) foot wide sanitary sewer easement, located in the Northeast 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 2707.488 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 3856.554 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North 29°53'47" East 210.607 feet to the point of terminus.

Contains: (approx. 211 L.F.)

**(Line 7)**

A twenty (20) foot wide sanitary sewer easement, located in the Northeast 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°56'37" East 2660.204 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 3881.021 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence South 62°35'47" East 53.261 feet; thence South 62°35'47" East 226.765 feet; thence South 64°26'18" East 37.486 feet to the point of terminus.

Contains: (approx. 318 L.F.)

**(Line 8)**

A twenty (20) foot wide sanitary sewer easement, located in the Northeast 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°56'37" East 3072.079 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 3667.898 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence South 62°35'47" East 44.328 feet; thence South 64°35'06" East 229.837 feet; thence North 20°41'50" East 171.837 feet to the point of terminus.

Contains: (approx. 446 L.F.)

**(Line 9)**

A twenty (20) foot wide sanitary sewer easement, located in the Northeast 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°56'37" East 3536.337 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 3458.157 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and



Meridian and running thence North  $13^{\circ}31'17''$  East 140.668 feet to the point of terminus.

Contains: (approx. 141 L.F.)

**(Line 10)**

A twenty (20) foot wide sanitary sewer easement, located in the Northeast 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 3490.340 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 3466.261 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence South  $79^{\circ}57'14''$  East 46.714 feet; thence South  $88^{\circ}25'59''$  East 229.441 feet; thence East 46.560 feet to the point of terminus.

Contains: (approx. 323 L.F.)

**(Line 11)**

A twenty (20) foot wide sanitary sewer easement, located in the Northeast 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 3765.693 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 3452.110 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North  $05^{\circ}33'23''$  East 124.707 feet; thence South  $84^{\circ}26'37''$  East 80.188 feet to the Northwesterly Right-of-Way Line of Watercourse Road and the point of terminus.

Contains: (approx. 205 L.F.)

**(Line 12)**

A twenty (20) foot wide sanitary sewer easement, located in the Northeast 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 3586.907 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 3760.074 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence South  $72^{\circ}35'56''$  East 207.748 feet; thence North  $23^{\circ}25'39''$  East

146.811 feet; thence South  $67^{\circ}07'31''$  East 108.031 feet to the Northwesterly Right-of-Way Line of Watercourse Road and the point of terminus.

Contains: (approx. 463 L.F.)

**(Line 13)**

A twenty (20) foot wide sanitary sewer easement, located in the Northeast 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 3779.786 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 3981.717 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence South  $72^{\circ}35'56''$  East 121.181 feet; thence South  $24^{\circ}44'29''$  West 124.016 feet to the point of terminus.

Contains: (approx. 245 L.F.)

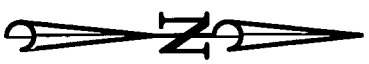
14182928 B: 11460 P: 3369 Page 11 of 11



**LEGEND**

 PROPOSED 20' WIDE SEWER EASEMENT

SCALE 1"=250'



**PERIGEE**  
CONSULTING  
CIVIL • STRUCTURAL • SURVEY

8088 SOUTH 1800 WEST, SUITE 100  
SOLVING.0084 TEL. SOLVING.0081 FAX

WEST JORDAN, UT 84088  
WWW.PERIGEECONSULTING.COM

**VILLAGE 9 PLAT 5  
SEWER EASEMENTS**

PREPARED FOR: MILLER FAMILY REAL ESTATE