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Joel Thompson  
Jordan Basin Improvement District  
P.O. Box 629  
Riverton, UT 84065

14284954 B: 11516 P: 3790 Total Pages: 5  
09/06/2024 10:20 AM By: Jattermann 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.# 26-24-259-008-0000  
26-24-259-007-0000  
26-24-260-017-0000

GRANTOR: TOWNHOMES AT THE DAWN, LLC  
(Daybreak Village 4A Plat 9)

Page 1 of 5

## EASEMENTS

Sanitary sewer easements located in the Northeast 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 Jordan Basin Improvement 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, more particularly described as follows:

See Exhibit "A" attached hereto and by this reference made a part hereof.

Contains: 7,387 square feet or 0.17 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 22 day of August, 2024.

GRANTOR(S)

TOWNHOMES AT THE DAWN, LLC

By: [Signature]

Its: VP Strategic Development  
Title

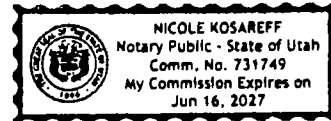
STATE OF UTAH                    )  
  :SS  
COUNTY OF SALT LAKE        )

On the 22 day of August, 2024, personally appeared before me Walter Watson who being by me duly sworn did say that (s)he is the VP Strategic Development of TOWNHOMES AT THE DAWN, 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: Nicole Kelle]  
Notary Public

My Commission Expires: June 16, 2027

Residing in: Salt Lake County



## Exhibit 'A'

### SEWER EASEMENTS

#### (Line 1)

A three (3) foot wide sanitary sewer easement, located in the Northeast Quarter of Section 24, 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 on the Northwest Line of Lot M-203 of the Daybreak Village 4A Plat 9 Subdivision Amendment #1 subdivision, said point lies South 89°58'42" East 778.125 feet along the Section Line and North 3583.286 feet from the South Quarter Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Lot M-203 the following (2) courses: 1) North 53°27'06" East 3.000 feet; 2) South 36°32'54" East 80.250 feet; thence South 53°27'06" West 3.000 feet; thence North 36°32'54" West 80.250 feet to the point of beginning.

Property contains 0.006 acres, 241 square feet.

#### (Line 2)

A twenty (20) foot wide sanitary sewer easement, located in the Northeast 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 on the Northwest Right-of-Way Line of Rambutan Way, said point lies South 89°58'42" East 886.177 feet along the Section Line and North 3424.114 feet from the South Quarter Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North 36°32'53" West 67.006 feet; thence South 53°27'04" West 64.090 feet to the point of terminus.

Contains: (approx. 131 L.F.)

#### (Line 3)

A variable width sanitary sewer easement, located in the Northeast Quarter of Section 24, 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 on a Northwest Right-of-Line of Majorelle Lane, said point lies South 89°58'42" East 1011.609 feet along the Section Line and North 3303.660 feet from the South Quarter Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Majorelle Lane the following (2) courses: 1) South 53°27'06" West 18.000 feet; 2) South 36°32'54" East 55.332 feet; thence South 53°27'07" West 2.000 feet; thence North 36°32'53" West 97.332 feet; thence South 53°27'07" West 73.539 feet; thence North 36°32'53" West 20.000 feet; thence North 53°27'07" East 93.539 feet; thence South 36°32'53" East 62.000 feet to the point of beginning.


Property contains 0.065 acres, 2821 square feet.

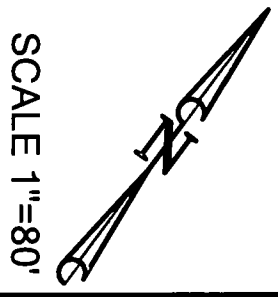
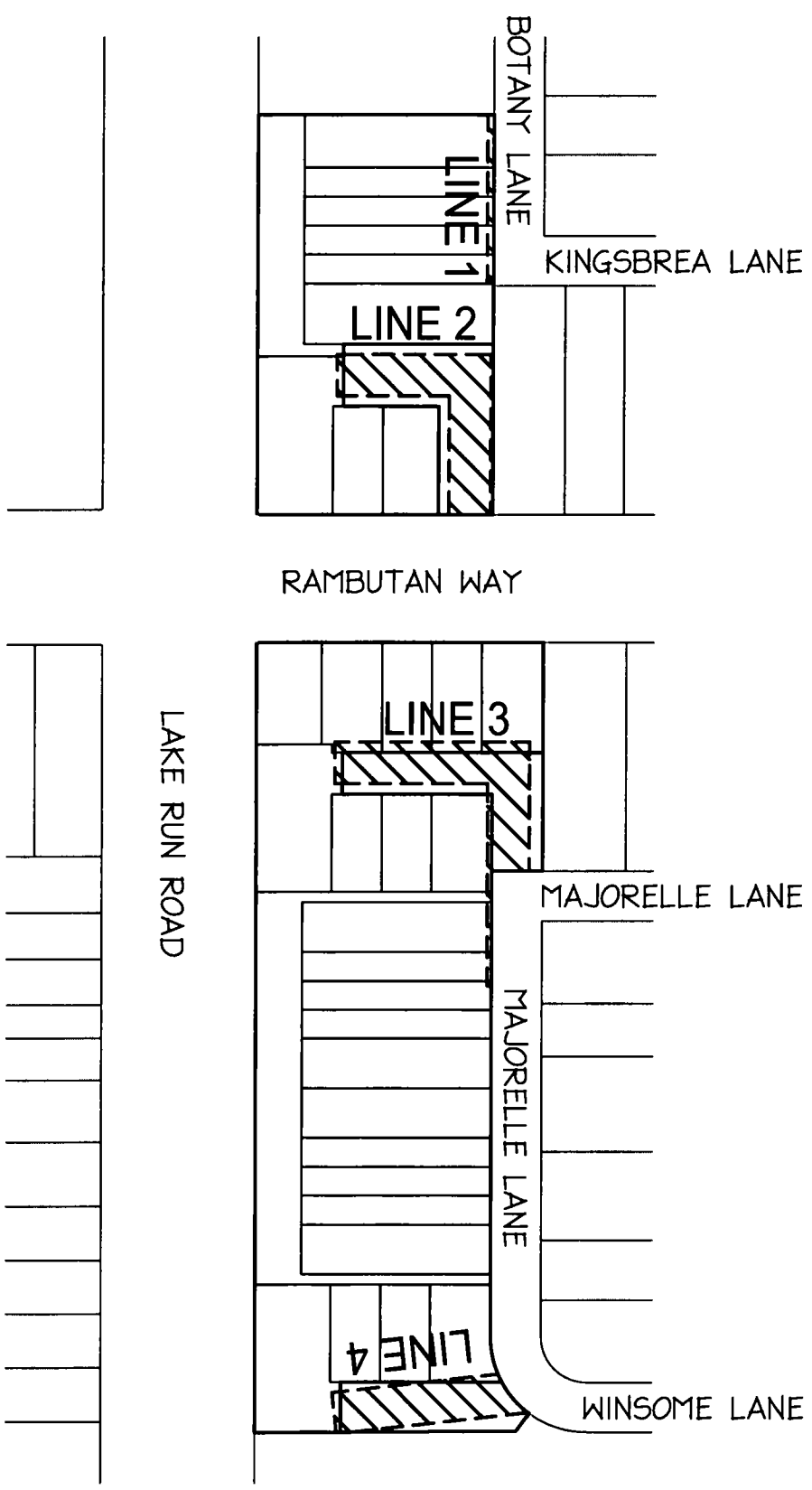
#### (Line 4)

A twenty (20) foot wide sanitary sewer easement, located in the Northeast Quarter of Section 24, 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 on the Northeasterly Line of Lot M-201 of the Daybreak Village 4A Plat 9 Subdivision Amendment #1 subdivision, said point also being a point on a 46.000 foot radius non tangent curve to the left, (radius bears North 30°27'20" East, Chord: South 74°18'07" East 23.435 feet), said point lies South 89°58'42" East 1144.967 feet along the Section Line and North 3099.718 feet from the South Quarter Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Lot M-201 and the arc of said curve 23.696 feet through a central angle of 29°30'54"; thence South 47°06'44" West 85.567 feet; thence South 53°00'00" West 7.027 feet; thence North 42°53'16" West 19.279 feet; thence North 47°06'44" East 80.342 feet to the point of beginning.

Property contains 0.039 acres, 1703 square feet.

**LEGEND**  
 PROPOSED 20' WIDE SEWER EASEMENT



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**THE DAWN  
 SEWER EASEMENTS**

PREPARED FOR: WEEKLEY HOMES