

When Recorded Return to:  
 Mr. Craig L. White  
 South Valley Sewer District  
 P.O. Box 908  
 Draper, Utah 84020

10147283  
 06/28/2007 02:03 PM \$0.00  
 Book - 9484 Pg - 3491-3494  
 GARY W. OTT  
 RECORDER, SALT LAKE COUNTY, UTAH  
 SOUTH VALLEY SEWER DISTRICT  
 PO BOX 908  
 DRAPER UT 84020  
 BY: KAM, DEPUTY - WI 4 P.

**PARCEL I.D.# 26-14-100-005, 26-15-100-007**  
**GRANTOR: Daybreak Commerce Park, LLC**  
 (Daybreak Commerce Park Plat 1)  
 Page 1 of 4

## EASEMENTS

Twenty (20) foot wide sanitary sewer easements located in the Northwest Quarter of Section 14, 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 strips extending ten (10) feet on each side of and lying parallel and adjacent to lines of reference and projection thereof, more particularly described as follows:

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

The above described tract, insofar as it extends within the boundary of the GRANTOR'S property.

Contains: 1.466 acres (approx. 9785 l.f.)

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 13 day of JUNE, 2007.

County Parcel No.  
26-14-100-005

Acreage  
1.466  
(approx. 9785 l.f.)

GRANTOR(S)

*Daybreak Commerce Park, LLC Company*

By: Russell K. Sanford

Its: VICE PRESIDENT LAND DEVELOPMENT & CONSTRUCTION  
Title

STATE OF UTAH )

:ss  
COUNTY OF SALT LAKE )

On the 13 day of June, 2007, personally appeared before me Russell K. Sanford who being by me duly sworn did say that (s)he is the Vice President of Daybreak Commerce Park, 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.

Natalie K. Alberico  
Notary Public

My Commission Expires: \_\_\_\_\_

Residing in: \_\_\_\_\_



Exhibit "A"

**SEWER EASEMENTS  
DAYBREAK COMMERCE PARK PLAT 1  
Legal Descriptions**

**(Line 1)**

A twenty (20) foot wide sanitary sewer easement, located in the Northwest Quarter of Section 14, Township 3 South, Range 2 West, Salt Lake Base and Meridian, 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 which is 570.71 feet North  $89^{\circ}55'21''$  West along the section line and 302.07 feet South  $00^{\circ}04'39''$  West from the North Quarter Corner of said Section 14 (basis of bearings is North  $89^{\circ}55'21''$  West 2653.68 feet measured between the North Quarter Corner and the Northwest Corner of said Section 14), and running thence South  $56^{\circ}56'45''$  West 314.25 feet; thence South  $00^{\circ}04'17''$  West 684.04 feet; thence North  $89^{\circ}58'49''$  West 209.57 feet; thence South  $82^{\circ}31'52''$  West 507.74 feet; thence West 326.08 feet to the point of terminus.

**(Line 2)**

A twenty (20) foot wide sanitary sewer easement, located in the Northwest Quarter of Section 14, Township 3 South, Range 2 West, Salt Lake Base and Meridian, 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 which is 1753.44 feet North  $89^{\circ}55'21''$  West along the section line and 189.73 feet South  $00^{\circ}04'39''$  West from the North Quarter Corner of said Section 14 (basis of bearings is North  $89^{\circ}55'21''$  West 2653.68 feet measured between the North Quarter Corner and the Northwest Corner of said Section 14), and running thence South 1035.30 feet; thence South  $07^{\circ}27'13''$  West 115.32 feet to the point of terminus.

Existing Easement(s)

10200 SOUTH STREET (OLD BINGHAM HIGHWAY)

DENVER & RIO GRANDE WESTERN RAILROAD

PROSPERITY ROAD

Daybreak Commerce Park Plat I  
Sanitary Sewer Easement

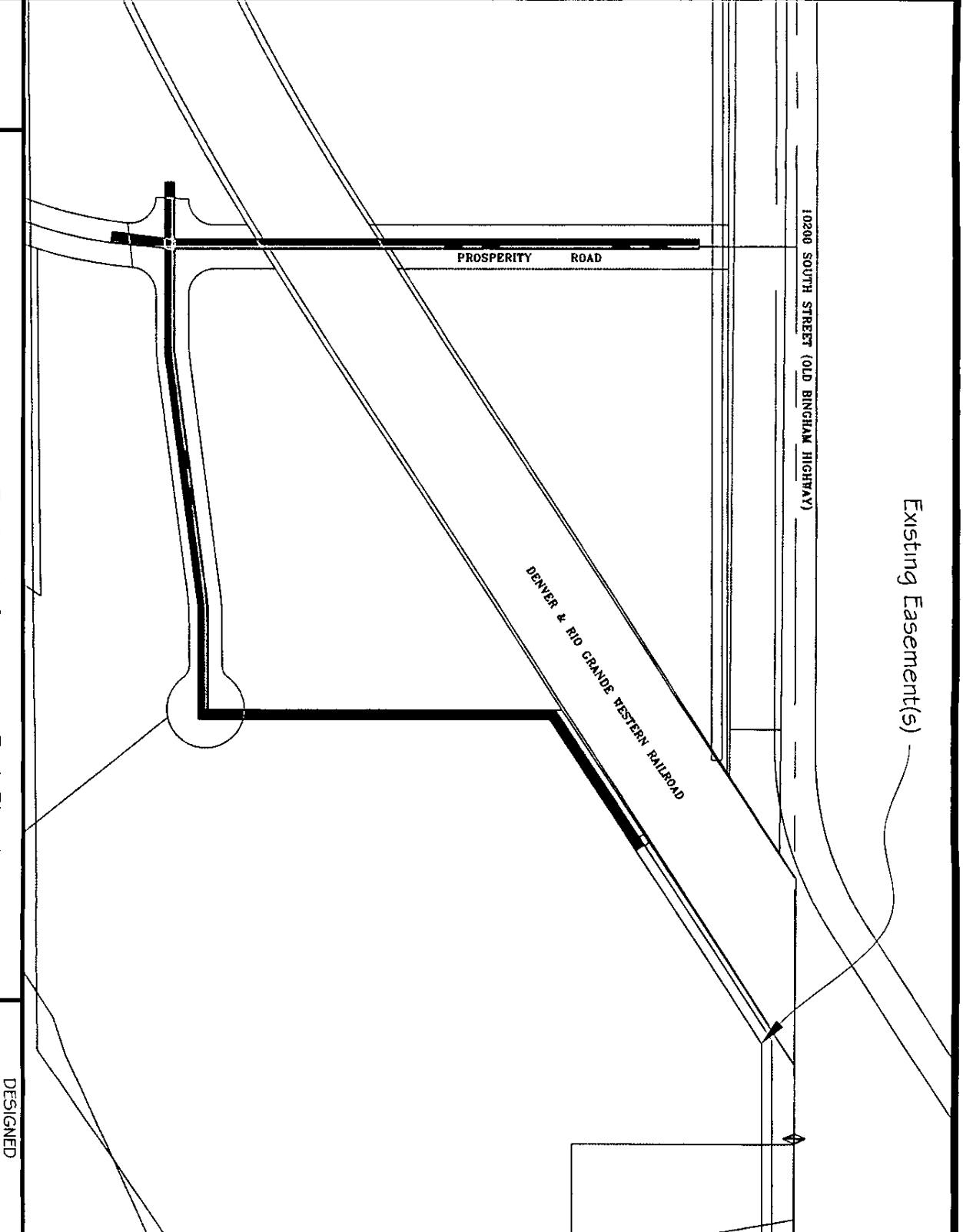


Proposed Easement

6-12-07

M. Foerster

M. Foerster



No Scale

DESIGNED

DRAWN

M. Hicken

CHECKED

APPROVED