

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

11939273
10/31/2014 04:45 PM \$0.00
Book - 10272 Pg - 109-114
GARY W. OTT
REORDER, SALT LAKE COUNTY, UTAH
SOUTH VALLEY SEWER DISTRICT
PO BOX 908
DRAPER UT 84020
By: KRP, DEPUTY - WI 6 P.

PARCEL I.D.# 26-13-100-020, 26-13-300-006
GRANTOR: Daybreak Development Company
f.k.a. Kennecott Land Residential Development Company
(Daybreak Village 5 Plat 4)
Page 1 of 6

EASEMENTS

Twenty (20) foot wide sanitary sewer easements located in the Northwest Quarter of Section 13, 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.

Contains: 1.71 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 29th day of October, 20 14.

GRANTOR(S)

Daybreak Development Company

By: AT 2014

Its: VICE PRESIDENT
Title

STATE OF UTAH)
:ss
COUNTY OF SALT LAKE)

On the 29th day of October, 20 14, personally appeared before me Ty McClurkin who being by me duly sworn did say that (s)he is the VICE PRESIDENT of **Daybreak Development Company**, a corporation, and that the foregoing instrument was signed in behalf of said corporation by authority of its bylaws or by a resolution of its Board of Directors; and acknowledged to me that said corporation executed the same.

My Commission Expires: 11/22/2014

Residing in: Salt Lake County, Utah

Annette A. Mabey
Notary Public

NOTARY PUBLIC
ANNETTE A. MABEY
Commission No. 603535
Commission Expires
NOVEMBER 22, 2014
STATE OF UTAH



Exhibit 'A'

KENNECOTT DAYBREAK VILLAGE 5 PLAT 4 SEWER EASEMENTS

(Line 1)

A twenty (20) foot wide sanitary sewer easement, located in the Northwest Quarter of Section 13, 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:

Commencing at the North Quarter corner of Section 13, Township 3 South, Range 2 West, Salt Lake Base and Meridian (Basis of Bearing South $89^{\circ}57'24''$ West – 2699.959 feet between the North Quarter corner and the Northwest corner of said Section 13) and running South $89^{\circ}57'24''$ West along the north line of said Section 13 for 1602.902 feet; thence South $00^{\circ}02'36''$ East perpendicular to said north line for 1177.461 feet to the POINT OF BEGINNING; thence South $53^{\circ}27'06''$ West for 80.00 feet; thence North $36^{\circ}32'54''$ West for 160.00 feet to the END of said line.

Contains: (approx. 240 l.f.)

(Line 2)

A twenty (20) foot wide sanitary sewer easement, located in the Northwest Quarter of Section 13, 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:

Commencing at the North Quarter corner of Section 13, Township 3 South, Range 2 West, Salt Lake Base and Meridian (Basis of Bearing South $89^{\circ}57'24''$ West – 2699.959 feet between the North Quarter corner and the Northwest corner of said Section 13) and running South $89^{\circ}57'24''$ West along the north line of said Section 13 for 1465.568 feet; thence South $00^{\circ}02'36''$ East perpendicular to said north line for 1363.023 feet to the POINT OF BEGINNING; thence South $53^{\circ}27'06''$ West for 110.00 feet to the END of said line.

Contains: (approx. 110 l.f.)

(Line 3)

A twenty (20) foot wide sanitary sewer easement, located in the Northwest Quarter of Section 13, 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:

Commencing at the North Quarter corner of Section 13, Township 3 South, Range 2 West, Salt Lake Base and Meridian (Basis of Bearing South $89^{\circ}57'24''$ West – 2699.959 feet between the North Quarter corner and the Northwest corner of said Section 13) and running South $89^{\circ}57'24''$ West along the north line of said Section 13 for 1522.599 feet; thence South $00^{\circ}02'36''$ East perpendicular to said north line for 1660.821 feet to the POINT OF BEGINNING; thence North $36^{\circ}32'54''$ West for 482.42 feet; thence South $53^{\circ}27'06''$ West for 133.00 feet; thence North $36^{\circ}32'54''$ West for 140.00 feet to the END of said line.

Contains: (approx. 755 l.f.)

(Line 4)

A twenty (20) foot wide sanitary sewer easement, located in the Northwest Quarter of Section 13, 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:

Commencing at the North Quarter corner of Section 13, Township 3 South, Range 2 West, Salt Lake Base and Meridian (Basis of Bearing South $89^{\circ}57'24''$ West – 2699.959 feet between the North Quarter corner and the Northwest corner of said Section 13) and running South $89^{\circ}57'24''$ West along the north line of said Section 13 for 1639.188 feet; thence South $00^{\circ}02'36''$ East perpendicular to said north line for 1503.289 feet to the POINT OF BEGINNING; thence South $62^{\circ}54'30''$ West for 141.44 feet to the END of said line.

Contains: (approx. 141 l.f.)

(Line 5)

A twenty (20) foot wide sanitary sewer easement, located in the Northwest Quarter of Section 13, 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:

Commencing at the North Quarter corner of Section 13, Township 3 South, Range 2 West, Salt Lake Base and Meridian (Basis of Bearing South $89^{\circ}57'24''$ West – 2699.959 feet between the North Quarter corner and the Northwest corner of said Section 13) and running South $89^{\circ}57'24''$ West along the north line of said Section 13 for 1682.566 feet; thence South $00^{\circ}02'36''$ East perpendicular to said north line for 1908.626 feet to the POINT OF BEGINNING; thence North $36^{\circ}32'54''$ West for 600.90 feet; thence South $53^{\circ}27'06''$ West for 133.00 feet; thence North $36^{\circ}32'54''$ West for 140.00 feet to the END of said line.

Contains: (approx. 874 l.f.)

(Line 6)

A twenty (20) foot wide sanitary sewer easement, located in the Northwest Quarter of Section 13, 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:

Commencing at the North Quarter corner of Section 13, Township 3 South, Range 2 West, Salt Lake Base and Meridian (Basis of Bearing South $89^{\circ}57'24''$ West – 2699.959 feet between the North Quarter corner and the Northwest corner of said Section 13) and running South $89^{\circ}57'24''$ West along the north line of said Section 13 for 1982.356 feet; thence South $00^{\circ}02'36''$ East perpendicular to said north line for 1676.698 feet to the POINT OF BEGINNING; thence South $53^{\circ}27'06''$ West for 164.65 feet to the END of said line.

Contains: (approx. 165 l.f.)

(Line 7)

A twenty (20) foot wide sanitary sewer easement, located in the Northwest Quarter of Section 13, 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:

Commencing at the North Quarter corner of Section 13, Township 3 South, Range 2 West, Salt Lake Base and Meridian (Basis of Bearing South $89^{\circ}57'24''$ West – 2699.959 feet between the North Quarter corner and the Northwest corner of said Section 13) and running South $89^{\circ}57'24''$ West along the north line of said Section 13 for 1527.207 feet; thence South $00^{\circ}02'36''$ East perpendicular to said north line for 1762.509 feet to the POINT OF BEGINNING; thence South $46^{\circ}42'45''$ West for 213.28 feet; thence South $62^{\circ}56'52''$ West for 283.32 feet; thence North $34^{\circ}25'29''$ West for 321.92 feet; thence North $40^{\circ}36'56''$ West for 119.69 feet; thence South $53^{\circ}27'06''$ West for 67.50 feet to the END of said line.

Contains: (approx. 1006 l.f.)

(Line 8)

A twenty (20) foot wide sanitary sewer easement, located in the Northwest Quarter of Section 13, 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:

Commencing at the North Quarter corner of Section 13, Township 3 South, Range 2 West, Salt Lake Base and Meridian (Basis of Bearing South $89^{\circ}57'24''$ West – 2699.959 feet between the North Quarter corner and the Northwest corner of said Section 13) and running South $89^{\circ}57'24''$ West along the north line of said Section 13 for 1613.750 feet; thence South $00^{\circ}02'36''$ East perpendicular to said north line for 2219.463 feet to the POINT OF BEGINNING; thence South $69^{\circ}02'49''$ West for 270.97 feet; thence South $76^{\circ}53'10''$ West for 58.98 feet to the END of said line.

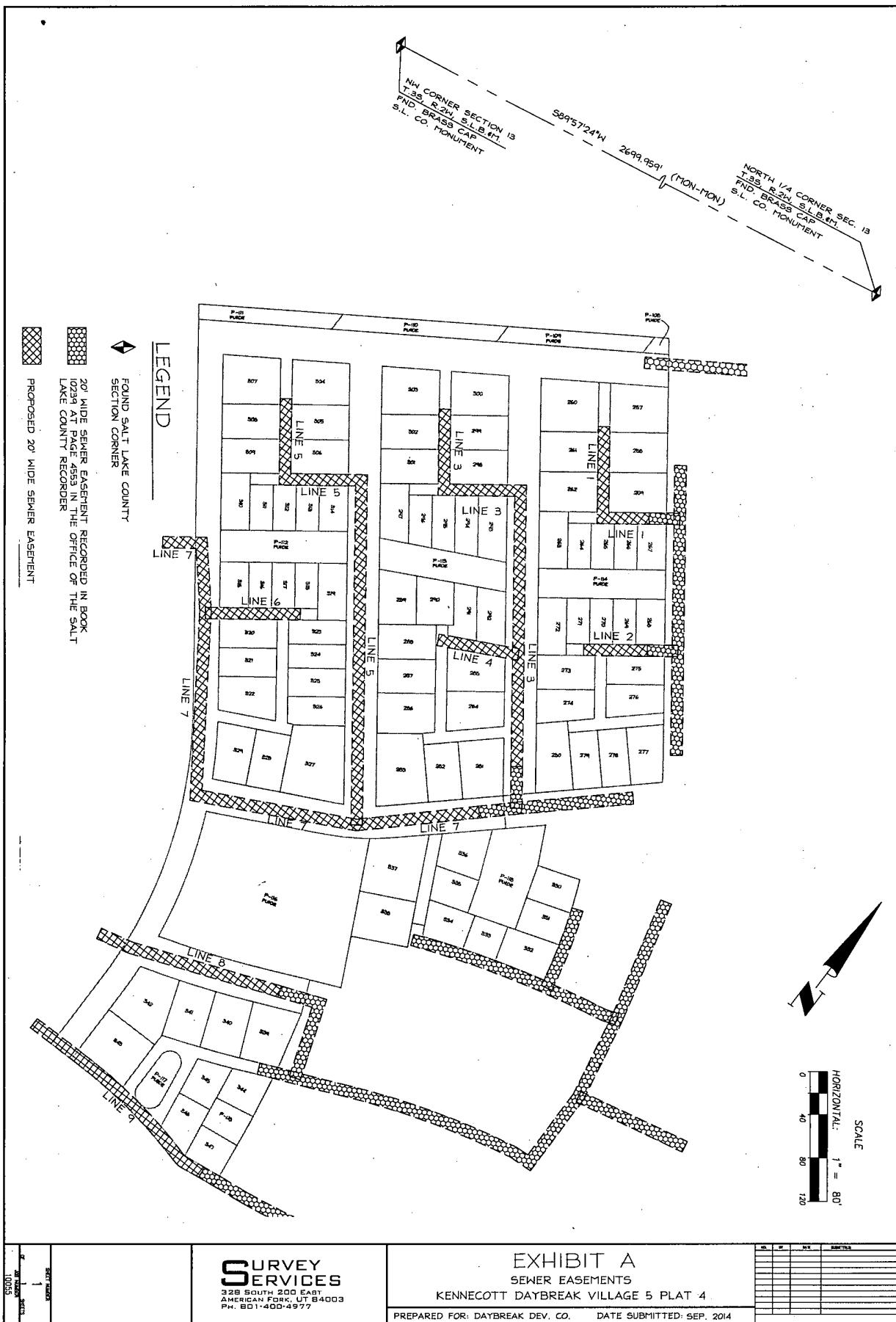
Contains: (approx. 330 l.f.)

(Line 9)

A twenty (20) foot wide sanitary sewer easement, located in the Northwest Quarter of Section 13, 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:

Commencing at the North Quarter corner of Section 13, Township 3 South, Range 2 West, Salt Lake Base and Meridian (Basis of Bearing South $89^{\circ}57'24''$ West – 2699.959 feet between the North Quarter corner and the Northwest corner of said Section 13) and running South $89^{\circ}57'24''$ West along the north line of said Section 13 for 1531.554 feet; thence South $00^{\circ}02'36''$ East perpendicular to said north line for 2550.241 feet to the POINT OF BEGINNING; thence South $82^{\circ}36'09''$ West for 35.28 feet; thence with a curve to the right having a radius of 32.00 feet with a central angle of $22^{\circ}36'57''$ (chord bearing and distance of North $86^{\circ}05'23''$ West - 12.55 feet) for an arc distance of 12.63 feet; thence with a reverse curve to the left having a radius of 921.00 feet with a central angle of $15^{\circ}13'06''$ (chord bearing and distance of North $82^{\circ}23'27''$ West - 243.91 feet) for an arc distance of 244.63 feet; thence North $90^{\circ}00'00''$ West for 98.70 feet to the END of said line.

Contains: (approx. 391 l.f.)



**SURVEY
SERVICES**
328 SOUTH 200 EAST
AMERICAN FORK, UT 84003
PH. 801-400-4977

EXHIBIT A

SEWER EASEMENTS

KENNECOTT DAYBREAK VILLAGE 5 PLAT 4

PREPARED FOR: DAYBREAK DEV. CO. DATE SUBMITTED: SEP. 2014

10055

200

20' WIDE SEWER EASEMENT RECORDED IN BOOK
10239 AT PAGE 4553 IN THE OFFICE OF THE SALL
SECTION CORNER
FOUND SALT LAKE COUNTY

LEGEND

A scale bar for horizontal measurements. It features a vertical line with a scale from 0 to 12 in increments of 1. A horizontal line extends from the 0 mark to the 8 mark. A vertical line extends from the 8 mark to the 12 mark. The text "HORIZONTAL: 1'' = 800" is written vertically next to the scale.

BK 10272 PG 114