

When Recorded Return to:
Mr. Craig L. White
South Valley Sewer District
P.O. Box 629
Riverton, UT 84065

13893247 B: 11307 P: 1854 Total Pages: 4
02/17/2022 10:49 AM By: dsalazar Fees: \$0.00
EASEMENT - EASEMENT OR GRANT OF EASEMENT
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: SOUTH VALLEY SEWER DISTRICT
PO BOX 629 RIVERTON, UT 84065



PARCEL I.D.# 26-22-103-002-0000
GRANTOR: VP DAYBREAK DEVCO LLC
(Daybreak Village 12A Plat 4)
Page 1 of 4

EASEMENTS

Twenty (20) foot wide sanitary sewer easements located in the Northwest Quarter 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: 12,191 square feet or 0.28 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 January, 2022

GRANTOR(S)

By: [Signature]
VP DAYBREAK DEVCO LLC

Its: Manager
Title

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

On the 19 day of January, 2022 personally appeared before me Brad Holmes who being by me duly sworn did say that (s)he is the manager of VP DAYBREAK DEVCO 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]
Notary Public

My Commission Expires: 05-03-2023

Residing in: State of Utah

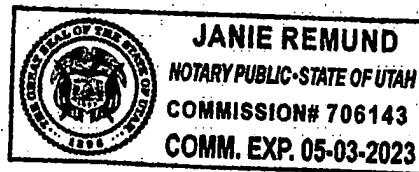


Exhibit 'A'

**DAYBREAK VILLAGE 12A PLAT 4
SEWER EASEMENTS**

(Line 1)

A twenty (20) foot wide sanitary sewer easement, located in the Northwest Quarter of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, said easement extending ten (10) feet 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 770.454 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 4154.903 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North $70^{\circ}00'00''$ West 123.801 feet to the point of terminus.

Contains: (approx. 124 L.F.)



(Line 2)

A twenty (20) foot wide sanitary sewer easement, located in the Northwest Quarter of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, said easement extending ten (10) feet each side of and lying parallel and adjacent to a line of reference and projection thereof, more particularly described as follows:

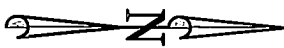
Beginning at a point that lies South $89^{\circ}56'37''$ East 671.423 feet along the Daybreak Baseline Southwest (Being South $89^{\circ}56'37''$ East 10583.405 feet between the Southwest Corner of Section 22, T3S, R2W and the Southeast Corner of Section 23, T3S, R2W) and North 3794.472 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North $85^{\circ}54'25''$ West 44.000 feet; thence North $04^{\circ}05'35''$ East 441.773 feet to the point of terminus.

Contains: (approx. 486 L.F.)



- LEGEND**
-  PROPOSED 20' WIDE SEWER EASEMENT
 -  EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 11107 PAGE 4040

SCALE 1"=200'



SHEET NUMBER 00780	DATE: _____ TIME: _____
	NETWORK: _____
	PATH: _____
	DWG NAME: _____
	LAYOUT: _____
DESIGNER: _____	MGR: _____


PERIGEE CONSULTING
 CIVIL • STRUCTURAL • SURVEY

8880 SOUTH WICK WEST, SUITE 500
 DAYTON, OH 45424 TEL: 937.233.8844 FAX: 937.233.8845
 WEST JORDAN, UT 84088
 WWW.PERIGEECONSULTING.COM

EXHIBIT A
 SEWER EASEMENTS
 DAYBREAK VILLAGE 12A PLAT 4

PREPARED FOR: LJM DATE SUBMITTED: 12-14-2021