

DECLARATION OF EASEMENTS

WEEKLEY HOMES, LLC, a Delaware limited liability company (“**Declarant**”), as the Owner of certain real property situated in South Jordan City, Salt Lake County, State of Utah being legally described as Lots 348, 349, 350 and 351 of Daybreak Village 11A Plat 4 Subdivision Amending Lot Z101 of the VP Daybreak Operations-Investments Plat 1, recorded in Book 2021P at Page 145, in the office of the Salt Lake County Recorder (the “**Property**”) hereby declares that the Property shall be held, encumbered, used, occupied, sold and conveyed subject to the following easements, conditions, restrictions and obligations, which shall run with such property in perpetuity and shall be binding upon, and inure to the benefit of, all parties having or acquiring any right, title or interest, fee or otherwise, in the Property or any part thereof:

1. Lots 348, 349, 350 and 351 (each an “**Encumbered Lot**”) shall be subject to a perpetual easement and right-of-way for the benefit of Lots 348, 349, 350 and 351 and their owners, occupants, invitees and visitors, all police, fire protection, ambulance, garbage and trash collector vehicles and all similar persons for ingress and egress over, across and through those portions of such lots more particularly shown and described as follows:

SEE ACCESS EASEMENTS
ON EXHIBIT “A” ATTACHED HERETO AND INCORPORATED HEREIN
for the legal description of all such easements

The owner of an Encumbered Lot shall have the right to use its Encumbered Lot so long as such use does not unreasonably interfere with the rights of access established by Declarant hereunder. In that connection, the owner of an Encumbered Lot shall not build or construct, or permit to be built or constructed, any building or other improvement over or across said rights-of-way nor change the contour thereof without the written consent of the Property owner who is benefitted by the easement(s) established by Declarant hereunder.

[Signature page follows.]

26-22-337-025

26-22-337-026

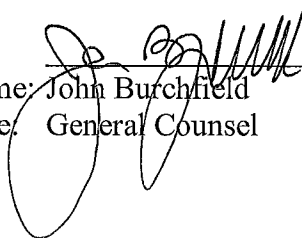
26-22-337-028

26-22-337-027

13900882 B: 11311 P: 4569 Total Pages: 5
03/01/2022 10:13 AM By: dsalazar Fees: \$40.00
DECLAR- DECLARATION
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: STEWART TITLE OF UTAH
6955 S UNION PARK CTR STE 100MIDVALE, UT 840476516

In witness whereof, Declarant has executed this Declaration of Easements this 25th day of February, 2022.

WEEKLEY HOMES, LLC,
a Delaware limited liability company

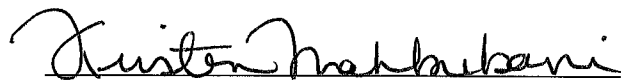
By: 
Name: John Burchfield
Title: General Counsel

State of Texas §
 §
County of Harris §

On the 25th day of February, 2022, personally appeared before me John Burchfield who being duly sworn, did say that he is the General Counsel of WEEKLEY HOMES, LLC, a Delaware limited liability company, and that said instrument was signed on behalf of said company by authority of a resolution of its Board of Directors and said person acknowledged to me that said company executed the same.

Seal:




Notary Public

After Recording Return to:

Weekley Homes, LLC
Attn: Nicole Kosareff
392 E. 6400 South, #200
Murray, UT 84107

EXHIBIT A
KENNECOTT DAYBREAK VILLAGE 11A PLAT 4
NEW ACCESS EASEMENTS

(New Access Easement over Lot 348)

New Access Easement over Lot 348 as shown on the Kennecott Daybreak Village 11A Plat 4, located in the Southwest Quarter of Section 22, 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 East Line of Lot 348 of the Daybreak Village 11A Plat 4 Subdivision, said point lies South 89°56'37" East 1689.899 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 1828.743 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian, said point also being North 00°00'00" East 10.000 feet from the Southeast Corner of said Lot 348, said point also being a point on an existing Access Easement as shown on said Daybreak Village 11A Plat 4 and running thence along said existing Access Easement West 18.100 feet to a point on a 5.000 foot radius tangent curve to the left, (radius bears North, Chord: North 45°00'00" East 7.071 feet); thence along the arc of said curve 7.854 feet through a central angle of 90°00'00"; thence North 8.100 feet to a point on a 5.000 foot radius tangent curve to the right, (radius bears East, Chord: North 45°00'00" East 7.071 feet); thence along the arc of said curve 7.854 feet through a central angle of 90°00'00"; thence East 8.100 feet to the East Line of said Lot 348; thence along said Lot 348 South 18.100 feet to the point of beginning.

Property contains 0.005 acres, 237 square feet.

(New Access Easement over Lot 349)

New Access Easement over Lot 349 as shown on the Kennecott Daybreak Village 11A Plat 4, located in the Southwest Quarter of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, said easement more particularly described as follows:

Beginning at the Southwest Corner of Lot 349 of the Daybreak Village 11A Plat 4 Subdivision, said point lies South 89°56'37" East 1689.899 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 1818.743 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Lot 349 North 28.100 feet; thence East 5.900 feet to a point on a 5.000 foot radius non tangent curve to the left, (radius bears East, Chord: South 45°00'00" East 7.071 feet); thence along the arc of said curve 7.854 feet through a central angle of 90°00'00"; thence South 16.000 feet; thence West 1.333 feet to a point on a 7.142 foot radius tangent curve to the left, (radius bears South, Chord: South 45°10'02" West 10.070 feet); thence along the arc of said curve 11.176 feet through a central angle of 89°39'57" to the South Line of said Lot 349; thence along said Lot 349 West 2.425 feet to the point of beginning.

Property contains 0.005 acres, 237 square feet.

(New Access Easement over Lot 350)

New Access Easement over Lot 350 as shown on the Kennecott Daybreak Village 11A Plat 4, located in the Southwest Quarter of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, said easement more particularly described as follows:

Beginning at the Northwest Corner of Lot 350 of the Daybreak Village 11A Plat 4 Subdivision, said point lies South 89°56'37" East 1689.899 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 1818.743 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Lot 350 East 2.425 feet to a point on a 7.142 foot radius non tangent curve to the left, (radius bears South 89°39'57" East, Chord: South 44°49'58" East 10.129 feet); thence along the arc of said curve 11.260 feet through a central angle of 90°20'03"; thence South 16.000 feet to a point on a 3.000 foot radius non tangent curve to the left, (radius bears South, Chord: South 45°00'00" West 4.243 feet); thence along the arc of said curve 4.712 feet through a central angle of 90°00'00"; thence West 6.567 feet to the West Line of said Lot 350; thence along said Lot 350 North 26.183 feet to the point of beginning.

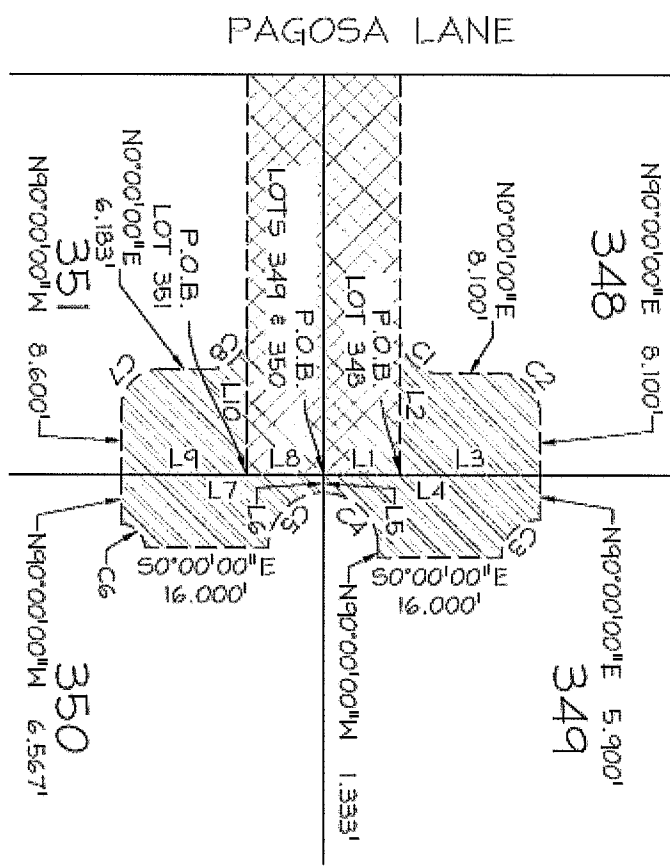
Property contains 0.005 acres, 203 square feet.

(New Access Easement over Lot 351)

New Access Easement over Lot 351 as shown on the Kennecott Daybreak Village 11A Plat 4, located in the Southwest Quarter of Section 22, 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 East Line of Lot 351 of the Daybreak Village 11A Plat 4 Subdivision, said point lies South 89°56'37" East 1689.899 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 1808.743 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian, said point also being South 00°00'00" East 10.000 feet from the Northeast Corner of said Lot 351, said point also being a point on an existing Access Easement as shown on said Daybreak Village 11A Plat 4 and running thence along said Lot 351 South 16.183 feet; thence West 8.600 feet to a point on a 5.000 foot radius non tangent curve to the right, (radius bears North, Chord: North 45°00'00" West 7.071 feet); thence along the arc of said curve 7.854 feet through a central angle of 90°00'00"; thence North 6.183 feet to a point on a 5.000 foot radius tangent curve to the left, (radius bears West, Chord: North 45°00'00" West 7.071 feet); thence along the arc of said curve 7.854 feet through a central angle of 90°00'00" to said existing Access Easement; thence along said existing Access Easement East 18.600 feet to the point of beginning.

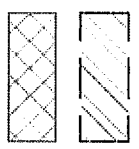
Property contains 0.005 acres, 220 square feet.



Curve Table

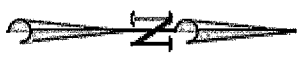
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	7.854	5.000	090°00'00"	N45°00'00"E	7.071
C2	7.854	5.000	090°00'00"	N45°00'00"E	7.071
C3	7.854	5.000	090°00'00"	S45°00'00"E	7.071
C4	11.176	7.142	089°39'57"	S45°10'02"W	10.070
C5	11.260	7.142	090°20'03"	S44°49'58"E	10.129
C6	4.712	3.000	090°00'00"	S45°00'00"W	4.243
C7	7.854	5.000	090°00'00"	N45°00'00"W	7.071
C8	7.854	5.000	090°00'00"	N45°00'00"W	7.071

Line Table		
Line #	Length	Direction
L1	10.000	N00°00'00"E
L2	18.100	N90°00'00"W
L3	18.100	S00°00'00"E
L4	28.100	N00°00'00"E
L5	2.425	N90°00'00"W
L6	2.425	N90°00'00"E
L7	26.183	N00°00'00"E
L8	10.000	S00°00'00"E
L9	16.183	S00°00'00"E
L10	18.600	N90°00'00"E



NEW ACCESS EASEMENT
EXISTING ACCESS EASEMENT

SCALE 1"=20'



4000 SOUTH 2000 WEST, SUITE 100
DURHAM, NORTH CAROLINA 27704
919.487.1111
WWW.PERIGEECONSULTING.COM

ACCESS EASEMENT LOTS 348-351, VILLAGE 11A PLAT 4

PREPARED FOR: WEEKLEY HOMES