

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

14063689 B: 11396 P: 4955 Total Pages: 4  
01/18/2023 01:36 PM By: adavis 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.# 26-15-451-002-0000  
GRANTOR: VP DAYBREAK INVESTCO 7 LLC  
(Daybreak South Jordan Parkway Prosperity to Bingham Rim)  
Page 1 of 4

## EASEMENT

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.

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, a perpetual right-of-way and easement 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 right-of-way and easement, being situate in Salt Lake County, State of Utah, over and through a parcel(s) of the GRANTORS' land lying within a strip 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: 1,134 square feet or 0.03 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 right-of-way and easement 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 this right-of-way and easement is 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 this right-of-way and easement nor change the contour thereof without the written consent of GRANTEE. This right-of-way and easement grant 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 this right-of-way and Easement this 22 day of December, 2022

GRANTOR(S)

VP DAYBREAK INVESTCO 7 LLC

By: [Signature]  
Its: COO Title

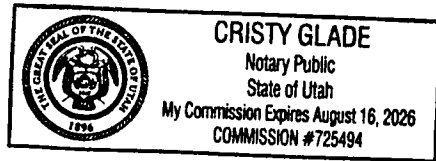
STATE OF UTAH )  
 )  
 ) :SS  
COUNTY OF SALT LAKE )

On the 22 day of December, 2022, personally appeared before me Bart Sharp who being by me duly sworn did say that (s)he is the Chief Operating Officer of VP DAYBREAK INVESTCO 7 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: August 16, 2026

Residing in: Salt Lake County



## Exhibit 'A'

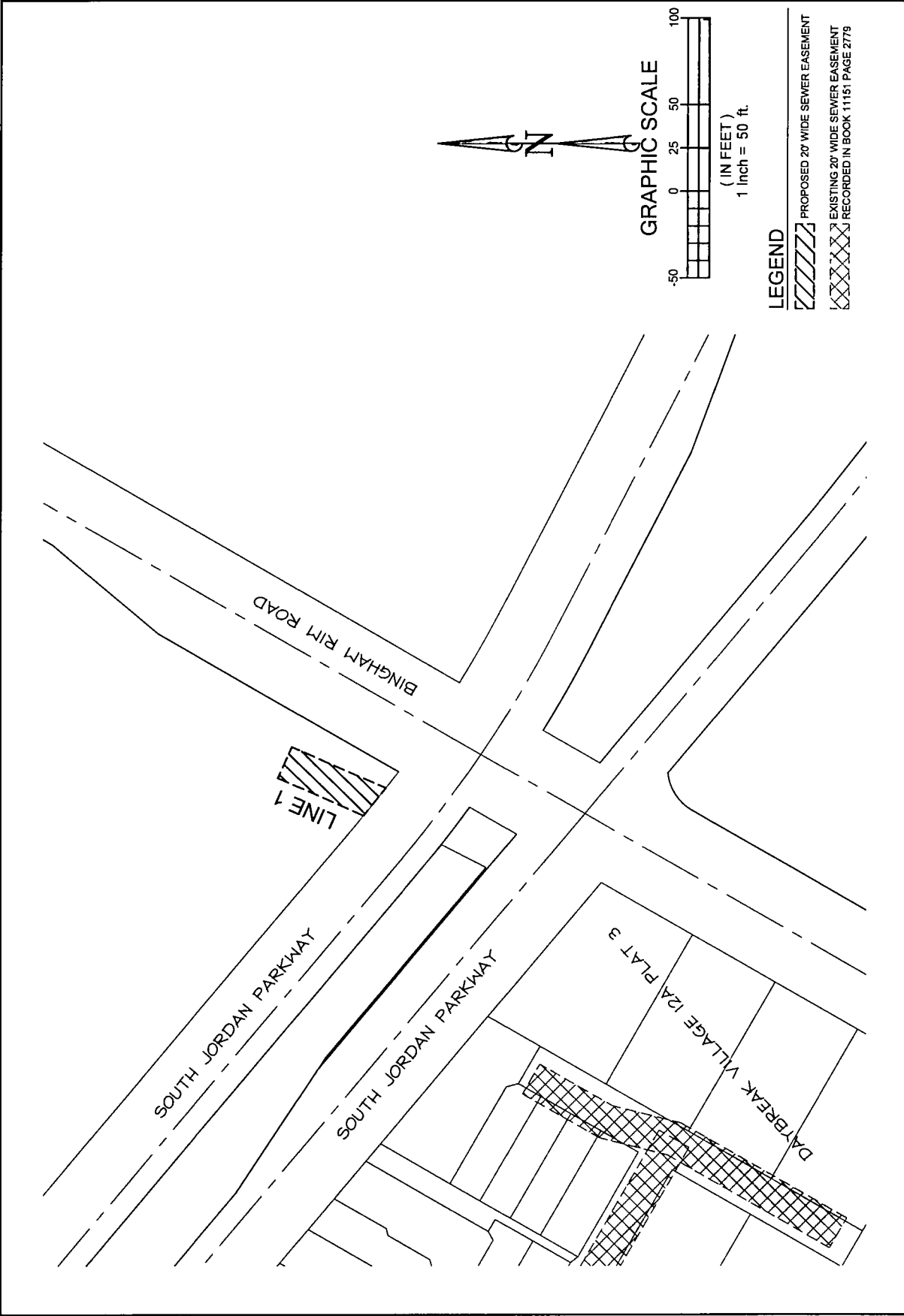
### SOUTH JORDAN PARKWAY – PROSPERITY TO BINGHAM RIM SEWER EASEMENTS

#### (Line 1)

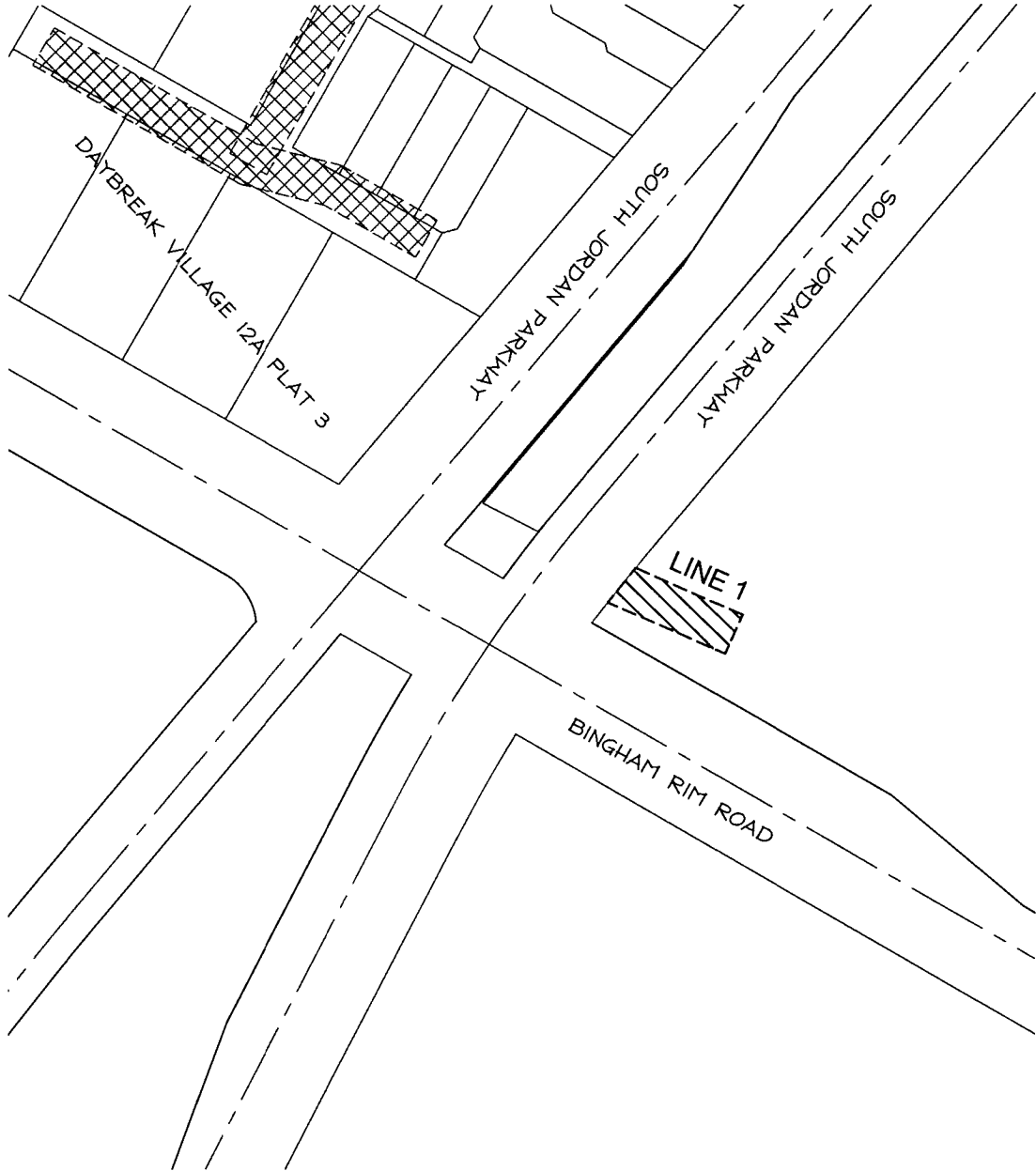
A twenty (20) foot wide sanitary sewer easement, located in the Northwest Quarter of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, said easement extending ten (10) feet on each side of and lying parallel and adjacent to a line of reference and projection thereof,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

Beginning at a point on the Northeasterly Right-of-Way Line of South Jordan Parkway, said point lies South  $89^{\circ}56'37''$  East 2496.938 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 3877.919 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North  $24^{\circ}01'09''$  East 56.717 feet to the point of terminus.


Contains: (approx. 57 L.F.)




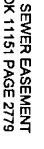
XREFS:

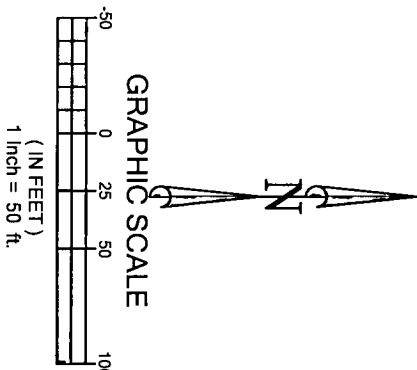


**LEGEND**

 PROPOSED 20' WIDE SEWER EASEMENT

 EXISTING 20' WIDE SEWER EASEMENT

 RECORDED IN BOOK 11151 PAGE 2779



DATE: \_\_\_\_\_ TIME: \_\_\_\_\_

NETWORK: \_\_\_\_\_

PATH: \_\_\_\_\_

DWG NAME: \_\_\_\_\_

LAYOUT: \_\_\_\_\_

DESIGNER: \_\_\_\_\_ MGR: \_\_\_\_\_

SHEET NUMBER: \_\_\_\_\_

**PERIGEE CONSULTING**  
CIVIL • STRUCTURAL • SURVEY

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**EXHIBIT A**  
SEWER EASEMENTS  
SOUTH JORDAN PARKWAY - PROSPERITY TO BINGHAM RIM

PREPARED FOR: MILLER FAMILY REAL ESTATE DATE SUBMITTED: 08-01-2022