

When Recorded Return to:  
Joel Thompson  
South Valley Sewer District  
P.O. Box 629  
Riverton, UT 84065

14135821 B: 11435 P: 7120 Total Pages: 7  
08/01/2023 02:46 PM By: tpham 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.#** 26-24-101-002-0000  
26-24-101-001-0000  
26-13-355-001-0000  
26-14-400-017-0000

**GRANTOR:** VP DAYBREAK DEVCO LLC  
LAST HOLDOUT, L.L.C. THE  
**(Daybreak Urban Center Plat 1 Phase A)**

Page 1 of 7

## **EASEMENTS**

Twenty (20) foot wide sanitary sewer easements located in the Northwest Quarter of Section 24, Southwest Quarter of Section 13, Southeast Quarter of Section 14, and Northeast Quarter of Section 23, 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: 35,112 square feet or 0.81 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 14 day of JULY, 2023.

GRANTOR(S)

VP DAYBREAK DEVCO LLC

By: LHMRE, LLC

Its: Manager

By:  Eric Carlson

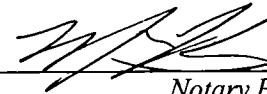
Its: Vice President

By: \_\_\_\_\_

Its: \_\_\_\_\_

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

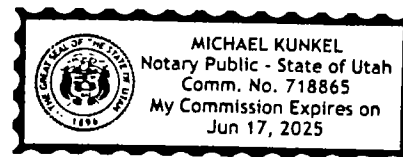
On the 14 day of July, 2023, personally appeared before me  
Eric Carlson who being by me duly sworn did say that (s)he is the  
Vice President of LHMRE, LLC a limited liability company,  
Manager of VP Daybreak Devco, LLC and that the within and foregoing instrument was duly authorized by  
the limited 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.



Notary Public

My Commission Expires: June 17, 2025

Residing in: Salt Lake County



LAST HOLDOUT, L.L.C. THE

By: Emily B Markham

Its: Manager  
Title

STATE OF UTAH                    )  
  :SS  
COUNTY OF SALT LAKE        )

On the 26 day of July, 2023, personally appeared before me Emily B. Markham who being by me duly sworn did say that (s)he is the Manager of LAST HOLDOUT, L.L.C. THE 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.

Brett Jeanseme  
Notary Public

My Commission Expires: 03-24-2025

Residing in: Salt Lake County



**Exhibit 'A'**

**URBAN CENTER PLAT 1  
SEWER EASEMENTS**

**(Line 1)**

A twenty (20) foot wide sanitary sewer easement, located in the Southwest Quarter of Section 13 and the Southeast Quarter of Section 14, 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 that lies South 89°55'30" East 75.412 feet along the Daybreak Baseline Southeast (Basis of bearings is South 89°55'30" East 10641.888' between Southwest Corner of Section 24, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 5718.474 feet from the Southwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North 31°35'12" West 350.379 feet to the point of terminus.

Contains: (approx. 350 L.F.)

**(Line 2)**

A twenty (20) foot wide sanitary sewer easement, located in the Southwest Quarter of Section 13 and the Southeast Quarter of Section 14, 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 that lies South 89°55'30" East 94.617 feet along the Daybreak Baseline Southeast (Basis of bearings is South 89°55'30" East 10641.888' between Southwest Corner of Section 24, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 5731.155 feet from the Southwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence South 56°36'58" West 23.000 feet; thence South 56°36'58" West 381.731 feet; thence South 56°36'58" West 23.000 feet to the point of terminus.

Contains: (approx. 428 L.F.)

**(Line 3)**

A twenty (20) foot wide sanitary sewer easement, located in the Southeast Quarter of Section 14, the Northeast Quarter of Section 23 and the Northwest Quarter of Section 24, 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 that lies South 89°55'30" East 286.555 feet along the Daybreak Baseline Southeast (Basis of bearings is South 89°55'30" East 10641.888' between Southwest Corner of Section 24, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 4774.386 feet from the Southwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North 44°20'33" West 207.271 feet; thence North 33°23'02" West 111.397 feet; thence North 33°23'02" West 352.238 feet; thence North 33°08'34" West 237.604 feet; thence North 33°23'02" West 23.000 feet to the point of terminus.

Contains: (approx. 932 L.F.)

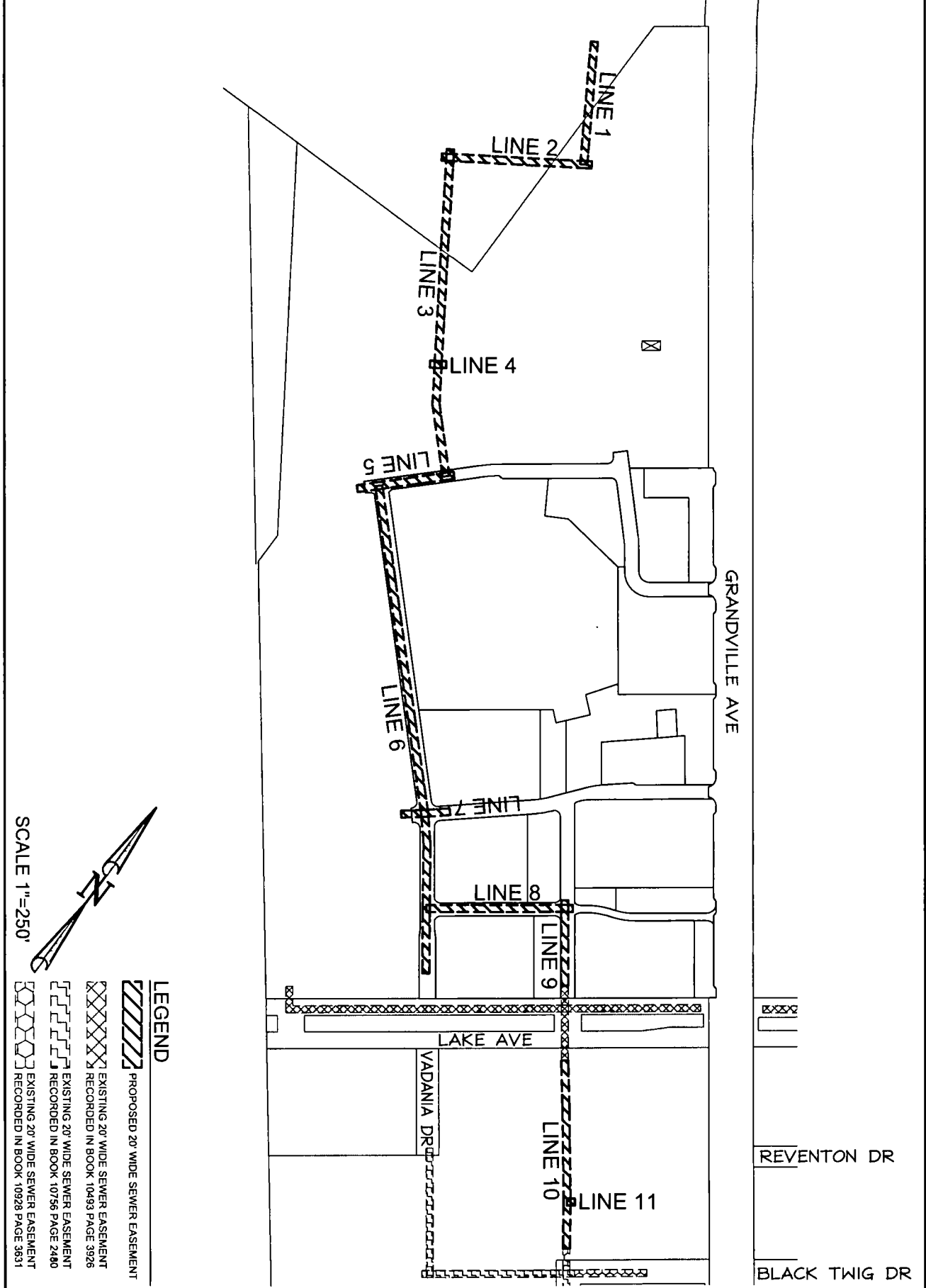
**(Line 4)**

A twenty (20) foot wide sanitary sewer easement, located in the Northwest Quarter of Section 24, 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 that lies South  $89^{\circ}55'30''$  East 61.029 feet along the Daybreak Baseline Southeast (Basis of bearings is South  $89^{\circ}55'30''$  East 10641.888' between Southwest Corner of Section 24, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 5002.923 feet from the Southwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North  $57^{\circ}19'09''$  East 23.000 feet; thence North  $53^{\circ}27'06''$  East 23.000 feet to the point of terminus.

Contains: (approx. 46 L.F.)

XREFS:



**LEGEND**

	PROPOSED 20' WIDE SEWER EASEMENT
	EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 10493 PAGE 3926
	EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 10756 PAGE 2440
	EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 10928 PAGE 3631

<p>DATE: _____ TIME: _____</p> <p>NETWORK: _____</p> <p>PATH: _____</p> <p>DWG NAME: _____</p> <p>LAYOUT: _____</p> <p>DESIGNER: _____ MGR: _____</p>	<p><b>PERIGEE CONSULTING</b></p> <p>CIVIL • STRUCTURAL • SURVEY</p> <p>300 SOUTH 500 WEST, SUITE 500 DUBLAND, TN 37048-0001</p> <p>615.734.8100</p>	<p><b>EXHIBIT A</b></p> <p>SEWER EASEMENTS</p> <p>DAYBREAK VILLAGE 11A PLAT 7</p>	<p>PREPARED FOR: DAYBREAK COMMUNITIES</p> <p>DATE SUBMITTED: 06-20-2023</p>