

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

14202862 B: 11470 P: 8185 Total Pages: 6
02/08/2024 04:21 PM By: zjorgensen 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
26-24-155-001-0000
26-24-101-001-0000
26-24-102-001-0000

GRANTOR: VP DAYBREAK DEVCO LLC
LHMRE, LLC
(Daybreak Urban Center Plat 1 Phase B)

Page 1 of 6

EASEMENTS

Twenty (20) foot wide sanitary sewer easements located in the Northwest Quarter of Section 24, 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: 50,728 square feet or 1.16 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 7th day of February, 2024.

GRANTOR(S)

LHMRE, LLC

By: [Signature]

Its: Treasurer
Title

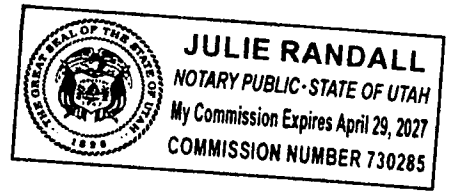
STATE OF UTAH)
)
:SS
COUNTY OF SALT LAKE)

On the 7th day of February, 2024, personally appeared before me Michael Kunkel who being by me duly sworn did say that (s)he is the Treasurer of LHMRE, 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: April 29, 2027

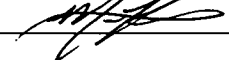
Residing in: Sandy, Utah



VP DAYBREAK DEVCO LLC

By: LHMRE, LLC

Its: Operating Manager

By: Michael Kunkel 

Its: Treasurer

By: _____

Its: _____

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

On the 7th day of February, 2024, personally appeared before me
Michael Kunkel who being by me duly sworn did say that (s)he is the
Treasurer of LHMRE, LLC a limited liability company,
_____ of _____ a limited liability company,
_____ of _____ a limited liability company,
_____ of _____ 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.

Julie Randall

Notary Public

My Commission Expires: April 29, 2027

Residing in: Sandy, Utah

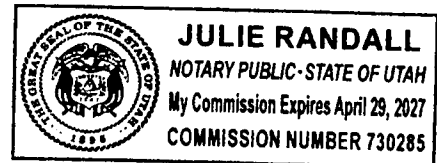


Exhibit 'A'

**URBAN CENTER PLAT 1B
SEWER EASEMENTS**

(Line 1)

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°55'30" East 303.071 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 4789.686 feet from the Southwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North 47°18'19" East 150.276 feet; thence North 55°09'32" East 259.364 feet; thence North 44°45'04" East 66.288 feet to the point of terminus.

Contains: (approx. 476 L.F.)

(Line 2)

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°55'30" East 872.244 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 4886.303 feet from the Southwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North 45°26'15" West 160.336 feet; thence North 43°44'14" West 122.870 feet; thence North 43°44'14" West 77.262 feet to the point of terminus.

Contains: (approx. 360 L.F.)

(Line 3)

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°55'30" East 863.945 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 4014.491 feet from the Southwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North 49°06'40" East 266.453 feet to the point of terminus.

Contains: (approx. 266 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°55'30" East 1278.042 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 4005.354 feet from the Southwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North 34°40'25" West 285.856 feet; thence North 38°18'27" East 90.131 feet; thence North 52°23'09" East 41.345 feet; thence North 52°23'09" East 247.697 feet to the point of terminus.

Contains: (approx. 665 L.F.)

(Line 5)

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°55'30" East 1309.639 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 4000.128 feet from the Southwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North 55°00'47" East 71.332 feet; thence North 71°01'53" East 78.105 feet; thence North 53°27'05" East 210.822 feet to the point of terminus.

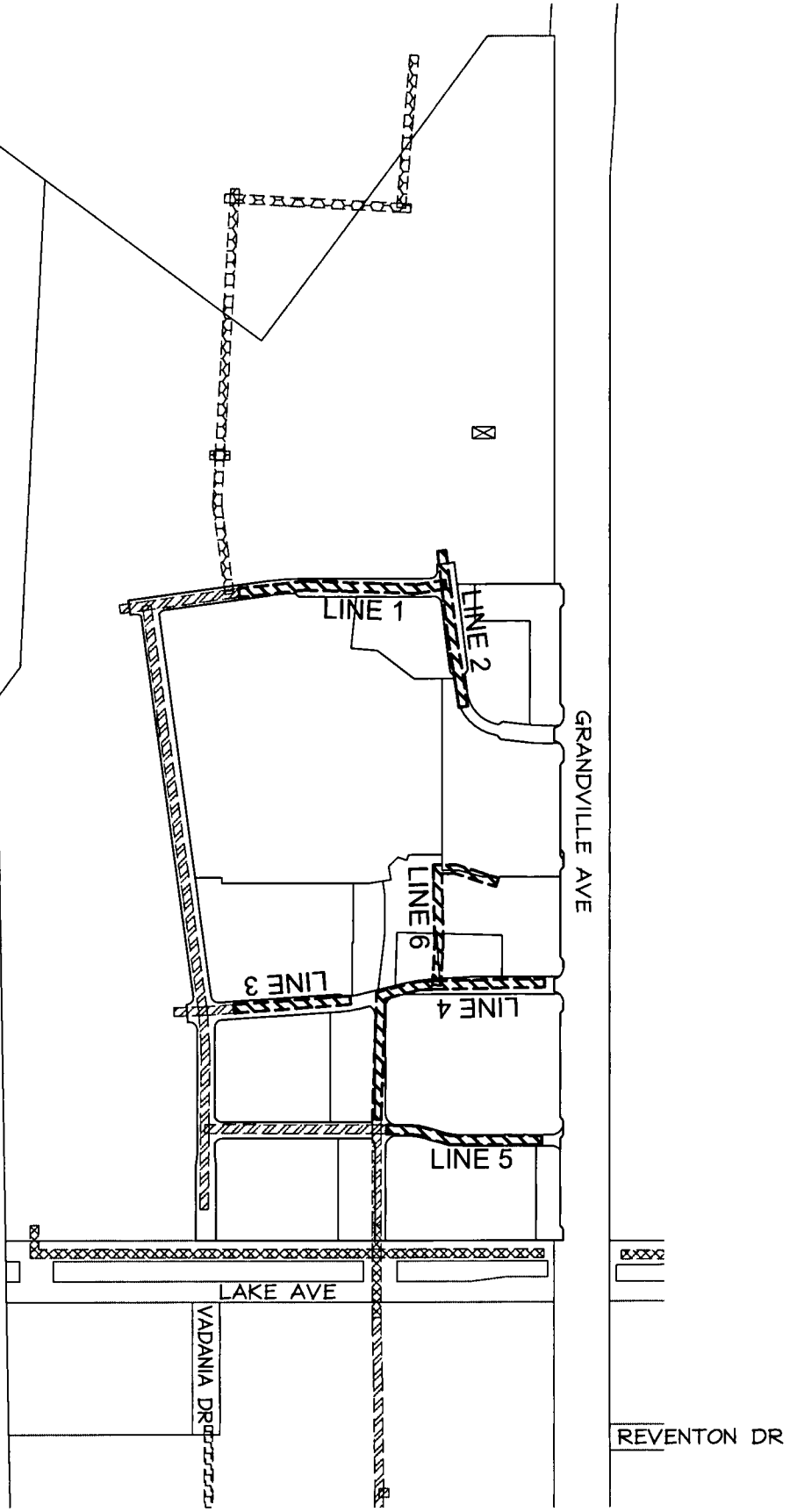
Contains: (approx. 360 L.F.)

(Line 6)

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°55'30" East 1204.040 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 4336.306 feet from the Southwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North 33°37'25" West 102.837 feet; thence North 37°52'26" West 163.553 feet; thence North 53°43'46" East 43.352 feet; thence North 71°06'54" East 98.628 feet to the point of terminus.

Contains: (approx. 408 L.F.)



00182 Daybreak\Cadd\Survey\Master\Urban_Center\Exhibit\2023-07-05 UCPIB sewer easements.dwg, 2/1/2024 8:15:25 AM, DWG To PDF.pc3

SCALE 1"=250'

LEGEND

	PROPOSED 20" WIDE SEWER EASEMENT
	EXISTING 20" WIDE SEWER EASEMENT RECORDED IN BOOK 11435 PAGE 7120
	EXISTING 20" WIDE SEWER EASEMENT RECORDED IN BOOK 11435 PAGE 7127
	EXISTING 20" WIDE SEWER EASEMENT RECORDED IN BOOK 10493 PAGE 3926
	EXISTING 20" WIDE SEWER EASEMENT RECORDED IN BOOK 10756 PAGE 2480

<p>DATE: _____ TIME: _____</p> <p>NETWORK: _____</p> <p>PATH: _____</p> <p>DWG NAME: _____</p> <p>LAYOUT: _____</p> <p>DESIGNER: _____ MGR: _____</p>	<p>PERIGEE CONSULTING</p> <p>CIVIL • STRUCTURAL • SURVEY</p> <p>3000 NORTH 10TH STREET, SUITE 100 DALLAS, TEXAS 75243-1000 TEL: 972.382.0000 FAX: 972.382.0001</p>	<p>EXHIBIT A</p> <p>SEWER EASEMENTS</p> <p>DAYBREAK URBAN CENTER PLAT 1B</p>	<p>PREPARED FOR: DAYBREAK COMMUNITES DATE SUBMITTED: 02-01-2024</p>