

14242405 B: 11492 P: 3908 Total Pages: 4
05/20/2024 01:13 PM By: csummers Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: JOEL THOMPSON
PO BOX 629 RIVERTON, UT 84065



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

PARCEL I.D.# 26-24-155-003-0000

26-24-101-007-0000

26-24-101-007-0000

GRANTOR: VP DAYBREAK DEVCO LLC

(Daybreak Urban Center Plat 2)

Page 1 of 4

EASEMENTS

Twenty (20) foot wide sanitary sewer easements located in 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.

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: 14,176 square feet or 0.325 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 20 day of May, 2024

GRANTOR(S)

VP DAYBREAK DEVCO LLC

By: Schiff

Its: no of line deformation

By: _____

Its: _____

By: _____

Its:

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

On the 20 day of may, 2024 personally appeared before me
John Warnick who being by me duly sworn did say that (s)he is the
_____ of _____ a limited liability company,
_____ of _____ a limited liability company,
_____ of _____ a limited liability company,

VP of Land Development 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.

My Commission Expires: August 16, 2026

Residing in: Salt Lake County



Notary Public



CRISTY GLADE

Notary Public
State of Utah

My Commission Expires August 16, 2026
COMMISSION #725494

Exhibit 'A'

**URBAN CENTER PLAT 2
SEWER EASEMENTS**

(Line 1)

A twenty (20) foot wide sanitary sewer easement, located in 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 West 94.753 feet and North 4522.688 feet (Basis of bearings is the Daybreak Baseline Southeast being South 89°55'30" East 10641.888' between Southwest Corner of Section 24, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) from the Southwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence South 33°23'02" East 64.500 feet; thence North 56°36'58" East 126.674 feet; thence North 45°39'27" East 91.320 feet to the point of terminus.

Contains: (approx. 282 L.F.)

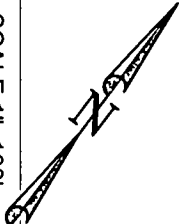
(Line 2)

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 435.793 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 3763.899 feet from the Southwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence South 37°29'45" East 62.979 feet; thence North 54°17'15" East 196.160 feet; thence North 51°51'47" East 167.159 feet to the point of terminus.

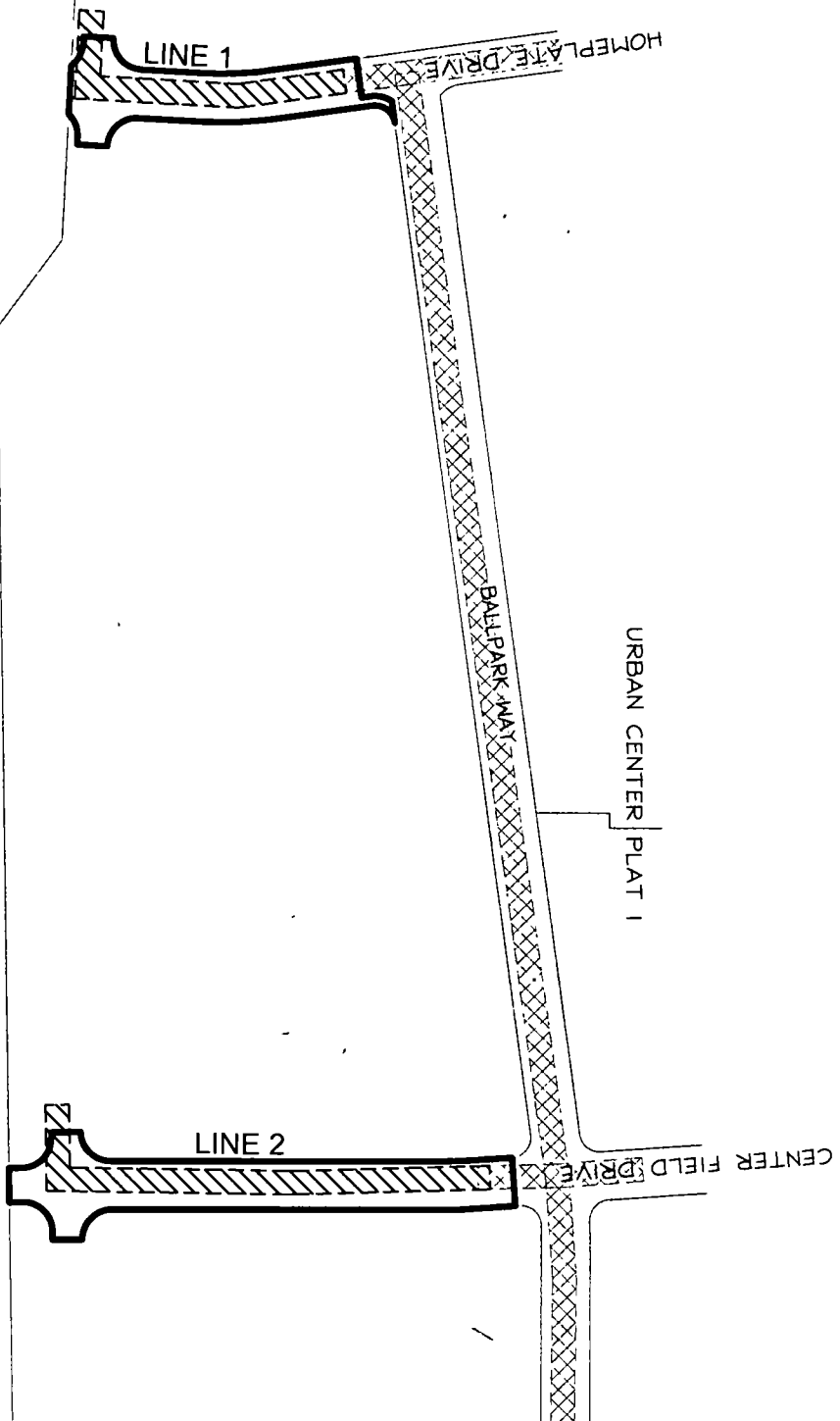
Contains: (approx. 426 L.F.)

SCALE 1"=100'



LEGEND

-  PROPOSED 20' WIDE SEWER EASEMENT
-  EXISTING 20' WIDE SEWER EASEMENT
-  RECORDED IN BOOK 11435 PAGE 7127



JOB NUMBER 01030	DATE _____ TIME _____	 PERIGEE CONSULTING CIVIL • STRUCTURAL • SURVEY	EXHIBIT A SEWER EASEMENTS DAYBREAK URBAN CENTER PLAT 2	PREPARED FOR: LHMRE	DATE SUBMITTED: 04-26-2024
	NETWORK _____				
	PATH _____				
	DWG. NAME _____				
	LAYOUT _____				
DESIGNER _____ MGR _____	0000 SOUTH 1000 WEST, SUITE 200 01600,0004 TEL 801.960.0000 FAX 801.960.0000	WEST JORDAN, UT 84060 WWW.PERIGEECONSULTING.COM			