

WHEN RECORDED RETURN TO:

Larry H. Miller Real Estate  
9350 South 150 East, Suite 140  
Sandy, UT 84070  
Attn: John Warnick

14280107 B: 11513 P: 7166 Total Pages: 5  
08/26/2024 01:34 PM By: BGORDON Fees: \$40.00  
Rashele Hobbs, Recorder Salt Lake County, Utah  
Return To: LARRY H MILLER REAL ESTATE  
9350 S 150 E STE 140SANDY, UT 84070



APNs: 26-23-203-001  
26-23-276-003

### GRANT OF PUBLIC UTILITY EASEMENT

VP Daybreak Investco 11, LLC a Utah limited liability company & VP Daybreak Investco 10, LLC, a Utah limited liability company, (being the "Grantor") of the land described in Exhibit "A" attached hereto and made a part hereof (the "Easement Area"), does hereby grant and establish a public utility easement dedicated to the use and installation of public utility facilities, in accordance with and subject to the terms and conditions of Utah Code Section 54-3-27, et sec., over, under and across said Easement Area, as depicted in Exhibit "A" and described as follows:

#### (Line 1)

A ten (10) foot wide public utility easement, located in the North Half of Section 23, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, said easement more particularly described as follows:

Beginning at the intersection of the Easterly Right-of-Way Line of Kitty Hawk Road and the Southeasterly Right-of-Way Line of South Jordan Parkway, said point that lies South 89°58'44" West 542.292 feet along the Section Line and South 1322.837 feet from the North Quarter Corner of Section 23, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said South Jordan Parkway North 54°38'21" East 10.005 feet; thence South 33°33'29" East 1029.891 feet to a point on a 1043.000 foot radius tangent curve to the right, (radius bears South 56°26'31" West, Chord: South 32°25'58" East 40.969 feet); thence along the arc of said curve 40.972 feet through a central angle of 02°15'03" to the Northwesterly Right-of-Way Line of Electric Avenue; thence along said Electric Avenue South 56°26'31" West 10.008 feet to said Easterly Right-of-Way Line of Kitty Hawk Road and a point on a 1033.000 foot radius non tangent curve to the left, (radius bears South 58°42'52" West, Chord: North 32°25'18" West 40.969 feet); thence along said Kitty Hawk Road the following (2) courses: 1) along the arc of said curve 40.972 feet through a central angle of 02°16'21"; 2) North 33°33'29" West 1029.577 feet to the point of beginning.

Property contains 0.246 acres, 10707 square feet.

#### (Line 2)

A ten (10) foot wide public utility easement, located in the North East Quarter of Section 23, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, said easement more particularly described as follows:

Beginning at the intersection of the Easterly Right-of-Way Line of Kitty Hawk Road and the Southeasterly Right-of-Way Line of Electric Avenue, said point that lies North 89°58'54" East 81.338 feet along the Section Line and South 2273.239 feet from the North Quarter Corner of Section 23, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Electric Avenue North 56°26'31" East 10.054 feet to a point on a 1043.000 foot radius non tangent curve to the right, (radius bears South 62°19'41" West, Chord: South 21°11'41" East 235.314 feet); thence along the arc of said curve 235.816 feet through a central angle of 12°57'15" to the Northerly Right-of-Way Line of Lake Avenue; thence along said Lake Avenue South 84°43'47" West 10.139 feet to said Easterly Right-of-Way Line of Kitty Hawk Road and a point on a 1033.000 foot radius non tangent curve to the left, (radius bears South 75°11'24" West, Chord: North 21°12'45" West 230.379 feet); thence along said Kitty Hawk Road and the arc of said curve, 230.860 feet through a central angle of 12°48'17" to the point of beginning.

Property contains 0.054 acres, 2333 square feet.

[SIGNATURE PAGE FOLLOWS]

Executed this 26<sup>th</sup> day of August, 2024

**GRANTOR:**

**By: VP DAYBREAK INVESTCO 11, LLC**  
A Utah limited liability company

By: MRE Investment Management, LLC  
Its: Operating Manager

By: Miller Family Real Estate, LLC  
Its: Operating Manager

By: John Doe  
Its: Vice President

## ACKNOWLEDGEMENT

State of Utah )  
County of Salt Lake ) ss.  
)

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of August, 2024.  
by Eric Carlson, the Vice President of of VP Daybreak  
Investco 11, LLC. Miller Family Real Estate, L.L.C.

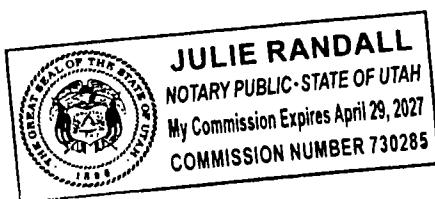
Notary Public

My Commission Expires: April 29, 2027

8-1-11 84047

Residing at: Sandy, Utah 84047

[seal]



Executed this 26<sup>th</sup> day of August, 2024

**GRANTOR:**

**By: VP DAYBREAK INVESTCO 10, LLC**  
A Utah limited liability company

By: MRE Investment Management, LLC  
Its: Operating Manager

By: Miller Family Real Estate, LLC  
Its: Operating Manager

By: John Doe  
Its: Vice President

## ACKNOWLEDGEMENT

State of Utah )  
County of Salt Lake ) ss.  
 )

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of August, 2024, by Eric Carlson, the Vice President of of VP Daybreak Investco 10, LLC. Miller Family Real Estate

Miller Family Real Estate, LLC

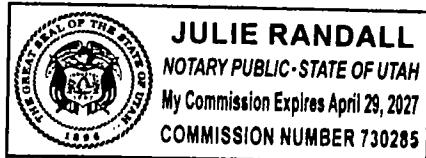
Notary Public

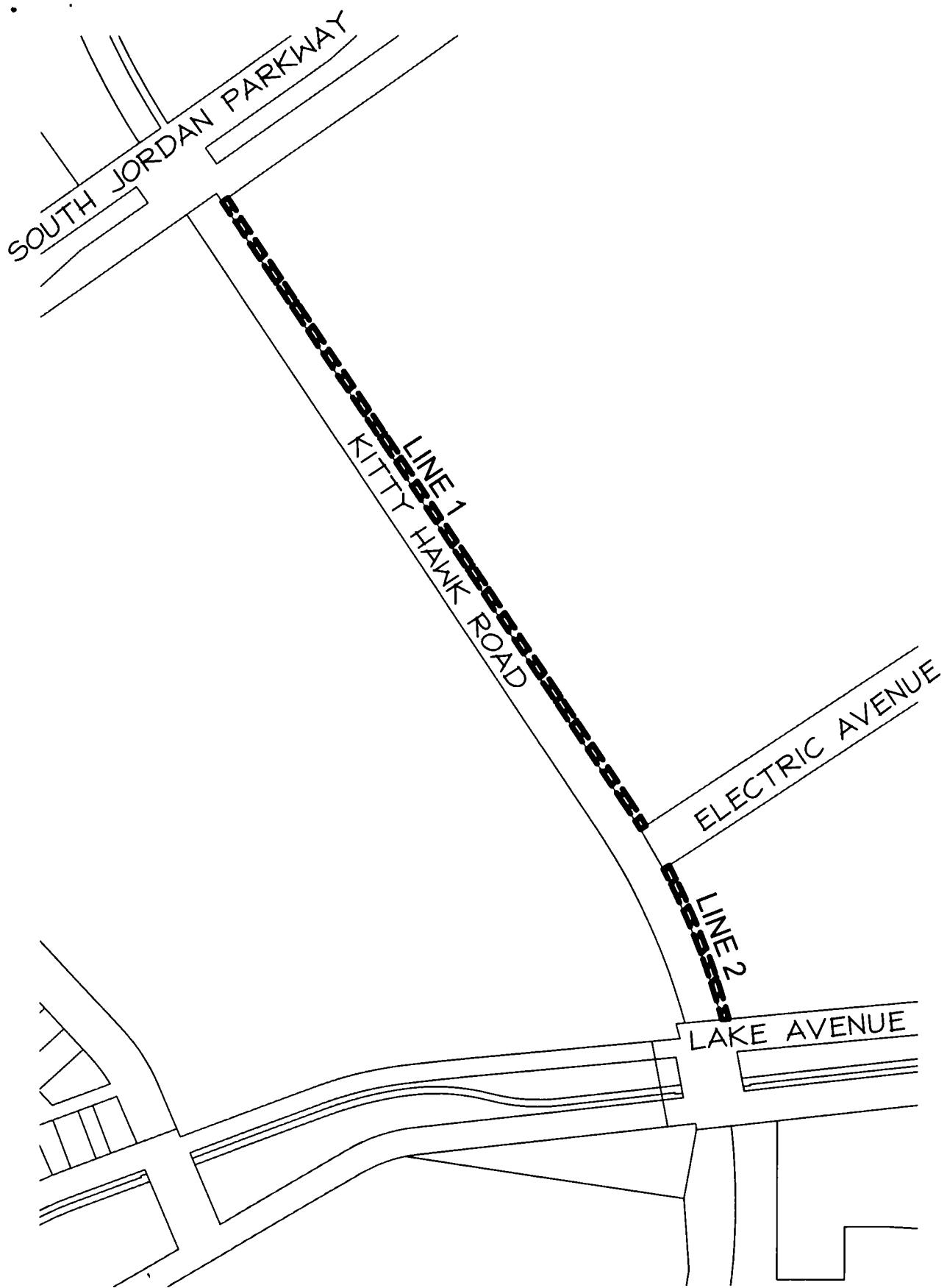
My Commission Expires: April 29, 2027

My Commission Expires: April 29, 2027

Residing at: Sandy, Utah 84070

[seal]





SCALE 1"=200'



**PERIGEE**  
CONSULTING  
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SOUTH JORDAN, UT 84098  
[WWW.PERIGEECIVIL.COM](http://WWW.PERIGEECIVIL.COM)

## PUBLIC UTILITY EASEMENT KITTY HAWK ROAD

PREPARED FOR: LHMRE