

When Recorded Return to:  
Joel Thompson  
Jordan Basin Improvement District  
P.O. Box 629  
Riverton, UT 84065

14284955 B: 11516 P: 3795 Total Pages: 5  
09/06/2024 10:20 AM By: Jattermann 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.# 26-13-352-005-0000**  
**GRANTOR: VP DAYBREAK OPERATIONS, LLC**  
**(Daybreak South Station Multi Family 7)**

Page 1 of 5

## **EASEMENTS**

Twenty (20) foot wide sanitary sewer easements located in the Southwest Quarter of Section 13 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 Jordan Basin Improvement 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: 33,576 square feet or 0.77 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 8 day of August, 2024.

GRANTOR(S)

VP DAYBREAK OPERATIONS, LLC

By: LHMRG, LLC.

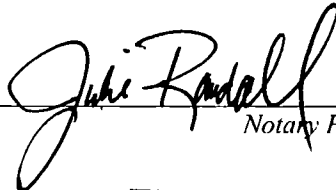
Its: Operating Manager

By:  Michael Kunkel

Its: Treasurer

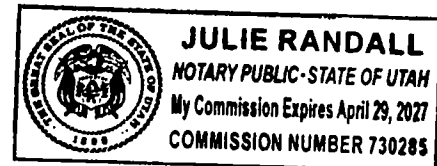
STATE OF UTAH )  
 )  
:SS  
COUNTY OF SALT LAKE )

On the 8<sup>th</sup> day of August, 2024, personally appeared before me Michael Kunkel who being by me duly sworn did say that (s)he is the Treasurer of LHMRG, LLC a limited liability company, Operating Manager of VP DAYBREAK OPERATIONS, 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.

  
Notary Public

My Commission Expires: April 29, 2027

Residing in: Sandy, Utah 84070



**Exhibit 'A'**

**DAYBREAK SOUTH STATION MULTI FAMILY #7  
SEWER EASEMENTS**

**(Line 1)**

A twenty (20) foot wide sanitary sewer easement, located in the Southwest Quarter of Section 13 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 1543.850 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 5298.531 feet from the Southwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North 53°27'06" East 67.359 feet; thence South 36°32'54" East 322.607 feet; thence South 41°03'14" East 127.302 feet; thence South 36°32'54" East 72.984 feet to the point of terminus.

Contains: (approx. 590 L.F.)

**(Line 2)**

A twenty (20) foot wide sanitary sewer easement, located in the Southwest Quarter of Section 13, 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 1645.837 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 5377.999 feet from the Southwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North 53°27'06" East 181.075 feet to the point of terminus.

Contains: (approx. 181 L.F.)

**(Line 3)**

A twenty (20) foot wide sanitary sewer easement, located in the Southwest Quarter of Section 13 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 1711.647 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 5290.874 feet from the Southwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North 53°27'06" East 129.170 feet to the point of terminus.

Contains: (approx. 129 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 1819.809 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 5145.101 feet from the Southwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North 53°27'06" East 129.170 feet to the point of terminus.

Contains: (approx. 129 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 1873.684 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 4983.911 feet from the Southwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North 53°27'06" East 181.920 feet to the point of terminus.

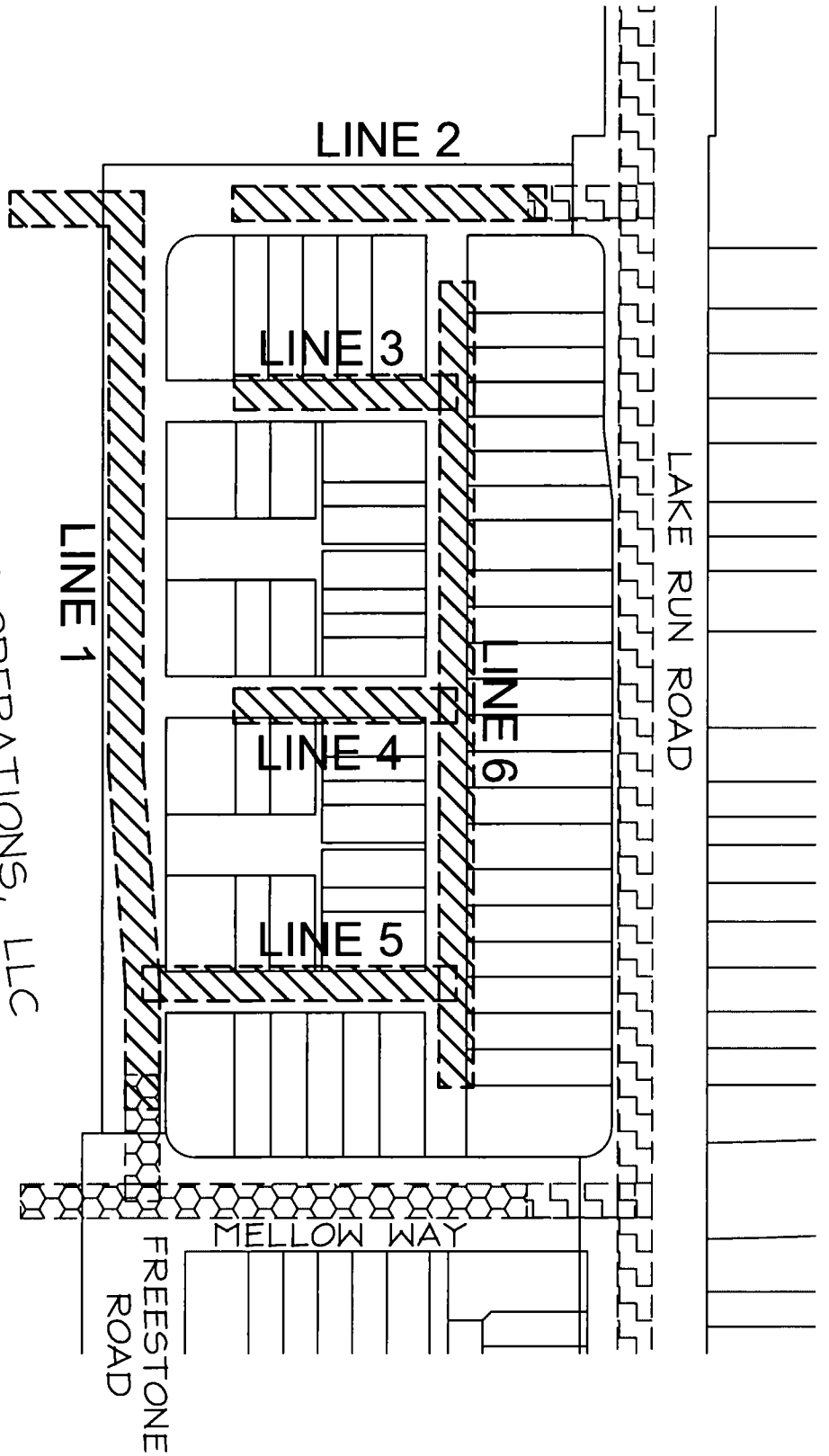
Contains: (approx. 182 L.F.)

**(Line 6)**

A twenty (20) foot wide sanitary sewer easement, located in the Southwest Quarter of Section 13 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 2055.692 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 5044.105 feet from the Southwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North 36°32'54" West 60.220 feet; thence North 36°32'54" West 98.258 feet; thence North 36°32'54" West 63.374 feet; thence North 36°32'54" West 181.632 feet; thence North 36°32'54" West 63.752 feet to the point of terminus.

Contains: (approx. 467 L.F.)



VP DAYBREAK OPERATIONS, LLC  
26-13-352-004

SCALE 1"=100'

# LEGEND

- PROPOSED 20' WIDE SEWER EASEMENT
- EXISTING 20' WIDE SEWER EASEMENT
- RECORDED IN BOOK 10679 PAGE 8079
- EXISTING 20' WIDE SEWER EASEMENT
- RECORDED IN BOOK 11295 PAGE 6057



**PERIGEE**  
CONSULTING  
CIVIL • STRUCTURAL • SURVEY

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WEST JORDAN, UT 84088  
WWW.PERIGEECONSULTING.COM

## SOUTH STATION MULTI FAMILY #7 SEWER EASEMENTS

PREPARED FOR: MILLER FAMILY REAL ESTATE