

WHEN RECORDED RETURN TO:

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

14292130 B: 11520 P: 3831 Total Pages: 9  
09/25/2024 09:15 AM By: tpham Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: SOUTH JORDAN CITY  
1600 WEST TOWNE CENTER DRIVESOUTH JORDAN, UT 84095



Parcel ID# 26-24-326-014  
26-23-276-003  
26-24-300-036  
26-24-155-003

**GRANTOR:** VP Daybreak Investments, LLC  
VP Daybreak Investco 10, LLC  
VP Daybreak Operations, LLC  
VP Daybreak Devco, LLC  
(Daybreak Urban Center Plat 1)

### OFFSITE PUBLIC UTILITY EASEMENT

VP Daybreak Investments, LLC, a Delaware limited liability company; VP Daybreak Investco 10, LLC, a Utah limited liability company; VP Daybreak Operations, LLC, a Delaware limited liability company; VP Daybreak Devco, LLC, a Delaware limited liability company (being the "GRANTORS") of the land described as follows and depicted in Exhibit "A" attached hereto and made a part hereof (the "Easement Area"), does hereby grant and establish an offsite 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.

#### Line 1

Beginning at a point on the Northwest Right-of-Way Line of Duckhorn Drive, said point lies South 89°55'30" East 2396.171 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 1870.576 feet from the Southwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Duckhorn Drive South 53°22'08" West 10.000 feet; thence North 36°59'57" West 56.477 feet; thence North 53°26'57" East 781.519 feet; thence North 36°43'14" West 25.721 feet; thence North 53°16'46" East 10.000 feet; thence South 36°43'14" East 35.751 feet; thence South 53°26'57" West 781.470 feet; thence South 36°59'57" East 5.787 feet; thence North 53°27'06" East 5.082 feet; thence South 36°32'54" East 10.000 feet; thence South 53°27'06" West 5.003 feet; thence South 36°59'57" East 30.675 feet to the point of beginning.

Property contains 0.199 acres, 8688 square feet.

#### Line 2

Beginning at a point on the Northerly Right-of-Way Line of Lake Avenue, said point also being a point on a 949.000 foot radius non tangent curve to the right, (radius bears North 33°15'17" West, Chord: South 76°57'01" West 655.533 feet), said point lies South 89°55'30" East 154.384 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 2825.989 feet from the Southwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Lake Avenue the following (2) courses: 1) along the arc of said curve 669.320 feet through a central angle of 40°24'36"; 2) North 82°50'41" West 104.534 feet; thence North 07°09'19" East 10.000 feet; thence South 82°50'41" East 104.534 feet to a point on a 939.000 foot radius tangent curve to the left, (radius bears North 07°09'19" East, Chord: North 77°01'38" East 646.254 feet); thence along the arc of said curve 659.741 feet through a central angle of 40°15'21"; thence North 09°18'35" East 1.631 feet to the Southwesterly Right-of-Way Line of Mountain View Corridor; thence along said Mountain View Corridor South 40°29'39" East 11.294 feet to the point of beginning.

Property contains 0.177 acres, 7698 square feet.

### **Line 3**

Beginning at a point on the Northeasterly Right-of-Way Line of Mountain View Corridor, said point lies South 89°55'30" East 289.338 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 3367.795 feet from the Southwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Mountain View Corridor North 37°23'40" West 10.000 feet; thence North 52°36'16" East 65.674 feet to the Southwesterly Line of Utah Power & Light Parcel No. 26-24-300-009; thence along said Utah Power & Light Parcel South 37°29'42" East 10.000 feet; thence South 52°36'16" West 65.692 feet to the point of beginning.

Property contains 0.015 acres, 657 square feet.

### **Line 4**

Beginning at a point that lies South 89°55'30" East 1094.024 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 3514.950 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 35.590 feet; thence North 53°27'06" East 10.000 feet; thence South 36°32'54" East 1.999 feet; thence North 53°25'17" East 5.000 feet; thence South 36°32'54" East 10.000 feet; thence South 53°25'17" West 5.000 feet; thence South 36°32'54" East 9.501 feet; thence North 53°27'06" East 5.000 feet; thence South 36°32'54" East 10.000 feet; thence South 53°27'06" West 5.000 feet; thence South 36°32'54" East 4.090 feet; thence South 53°27'06" West 10.000 feet to the point of beginning.

Property contains 0.010 acres, 456 square feet.

[SIGNATURE PAGE FOLLOWS]

Witness, the hand of the duly authorized Grantor, this 24 day of September 2024

**VP Daybreak Investments, LLC**  
a Delaware limited liability company

By: LHMRE, LLC  
a Utah limited liability company  
Its: Authorized Manager

By:   
Name: Michael Kunkel  
Its: Treasurer

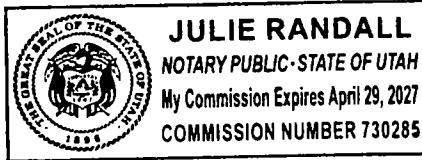
#### ACKNOWLEDGEMENT

State of Utah )  
County of Salt Lake ) ss.

The foregoing instrument was acknowledged before me, this 24 day of September 2024,  
by Michael Kunkel, the Treasurer of LHMRE, LLC the  
Authorized Manager of VP Daybreak Investments, LLC a Delaware limited liability company.

Notary Public  
My Commission Expires: April 29, 2027  
Residing at: Sandy, Utah 84070

[seal]



Witness, the hand of the duly authorized Grantor, this 24 day of September 2024

**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:   
Name: Michael Kunkel  
Its: Treasurer

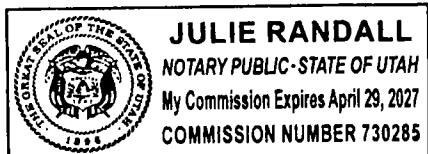
## ACKNOWLEDGEMENT

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

The foregoing instrument was acknowledged before me, this 24 day of September 2024, by Michael Kunkel, the Treasurer of Miller Family Real Estate, LLC the Operating Manager of MRE Investment Management, LLC the Operating Manager of VP Daybreak Investco 10, LLC a Utah limited liability company.

Julie Randall  
Notary Public  
My Commission Expires: April 29, 2027  
Residing at: Sandy, Utah 84070

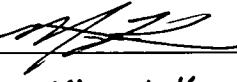
[seal]



Witness, the hand of the duly authorized Grantor, this 24 day of September 2024

**VP Daybreak Operations, LLC**  
a Delaware limited liability company

By: LHMRE, LLC  
a Utah limited liability company  
Its: Authorized Manager

By:   
Name: Michael Kunkel  
Its: Treasurer

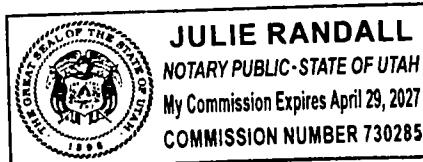
#### ACKNOWLEDGEMENT

State of Utah )  
County of Salt Lake ) ss.

The foregoing instrument was acknowledged before me, this 24 day of September 2024,  
by Michael Kunkel, the Treasurer of LHMRE, LLC the  
Authorized Manager of VP Daybreak Operations, LLC a Delaware limited liability company.

Julie Randall  
Notary Public  
My Commission Expires: April 29, 2027  
Residing at: Sandy, Utah 84020

[seal]



Witness, the hand of the duly authorized Grantor, this 24 day of September 2024

**VP Daybreak Devco, LLC**  
a Delaware limited liability company

By: LHMRE, LLC  
a Utah limited liability company  
Its: Authorized Manager

By:   
Name: Michael Kunkel  
Its: Treasurer

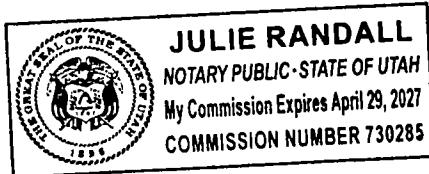
## ACKNOWLEDGEMENT

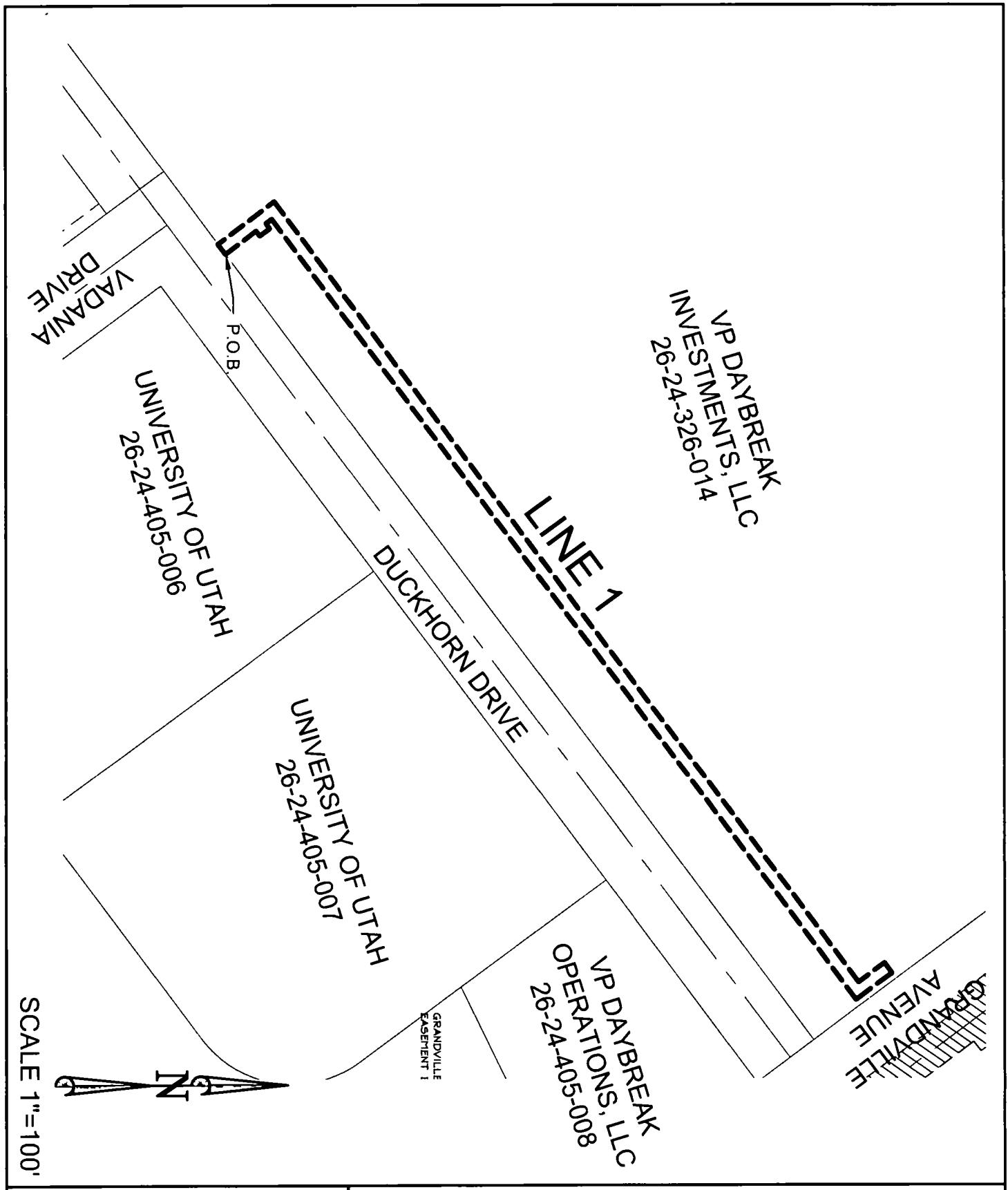
State of Utah ) ss. )  
County of Salt Lake )

The foregoing instrument was acknowledged before me, this 24 day of September 2024, by Michael Kunkel, the Treasurer of LHMRE, LLC the Authorized Manager of VP Daybreak Devco, LLC a Delaware limited liability company.

Julie Randall  
Notary Public  
My Commission Expires: April 29, 2021  
Residing at: Sandy, Utah 84070

[seal]





**PERIGEE**  
CONSULTING  
CIVIL • STRUCTURAL • SURVEY

8080 SOUTH 1800 WEST, SUITE 100  
801.422.8004 TEL. 801.460.8811 FAX

WEST JORDAN, UT 84088  
[WWW.PERIGEECIVL.COM](http://WWW.PERIGEECIVL.COM)

## URBAN CENTER PLAT 1 OFFSITE UTILITY EASEMENTS

PREPARED FOR: LHMRE

SHEET 1 OF 3

VP DAYBREAK INVESTCO 10 LLC  
26-23-276-003

VP DAYBREAK INVESTCO 10 LLC  
26-23-276-002  
VP DAYBREAK INVESTCO 10 LLC  
26-23-276-001  
MOUNTAIN VIEW CORRIDOR P.O.B.

LINE 2

LAKE AVENUE

LAKE AVENUE

TRAIL

DRIVE

CROSSING

PERATIONS LLC

26-24-301-006

VP DAYBREAK

DEVC LLC

26-24-301-004

VP DAYBREAK

DEVC LLC

SCALE 1"=100'



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8088 SOUTH 1900 WEST, SUITE 100  
801.622.8004 TEL. 801.622.8011 FAX

WEST JORDAN, UT 84088  
WWW.PERIGEECIVL.COM

## URBAN CENTER PLAT 1 OFFSITE UTILITY EASEMENTS

PREPARED FOR: LHMRE

SHEET 2 OF 3

