

WHEN RECORDED, MAIL TO:

South Jordan City
1600 West Towne Center Drive
South Jordan, Utah 84095

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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# 26-13-352-005
GRANTOR: VP Daybreak Operations, LLC
(Daybreak South Station Plat 4)

OFFSITE STORM DRAIN EASEMENT

VP Daybreak Operations, LLC, a Delaware limited liability company ("GRANTOR"), for and in consideration of ten dollars (\$10.00) and other good and valuable consideration, hereby GRANTS AND CONVEYS to the CITY OF SOUTH JORDAN, a municipal corporation of the State of Utah ("GRANTEE") and its successors and assigns a permanent easement for an Offsite Storm Drain facilities and appurtenances thereto (the "EASEMENT") upon the following described property situated in Salt Lake County, Utah, and legally described as follows and depicted graphically as "EXHIBIT A":

Line 1

A fifteen (15) foot wide storm drain 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 more particularly described as follows:

Beginning at a point that lies South 89°55'30" East 1732.560 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 4702.376 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 15.149 feet; thence South 44°35'44" East 44.694 feet; thence South 45°24'16" West 15.000 feet; thence North 44°35'44" West 46.815 feet to the point of beginning.

Property contains 0.016 acres, 686 square feet.

Line 2

A fifteen (15) foot wide storm drain 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 more particularly described as follows:

Beginning at a point that lies South 89°55'30" East 1369.216 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 5200.593 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 57.182 feet; thence North 53°27'06" East 15.000 feet; thence South 36°32'54" East 57.182 feet; thence South 53°27'06" West 15.000 feet to the point of beginning.

Property contains 0.020 acres, 858 square feet.

GRANTEE reserves the EASEMENT, so long as GRANTEE determines that such Offsite Storm Drain facilities shall be required, with the right of ingress and egress to GRANTEE and its officers, employees, representatives, agents, and assigns to enter upon the EASEMENT with such equipment as is necessary to construct, install, maintain, repair, inspect, protect, remove, and replace said water line facilities and appurtenances.

GRANTOR shall have the right to use premises except for the purpose for which the EASEMENT is granted to GRANTEE, provided such use shall not interfere with the Offsite Storm Drain facilities and appurtenances thereto or any other rights granted to GRANTEE hereunder. This waterline easement shall be binding upon, and inure to the benefit of the successors and assigns of GRANTOR and may be assigned in whole or part by the GRANTEE.

[SIGNATURE PAGE FOLLOWS]

In witness whereof, the GRANTORS have executed these rights-of-way and Easements
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: [Signature]
Name: Michael Kunkel
Its: Treasurer

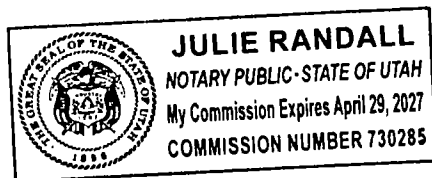
ACKNOWLEDGEMENT

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 LHMRE, LLC the
Authorized Manager of VP Daybreak Operations, LLC a Delaware limited liability company.

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

[seal]



DAYBREAK URBAN
CENTER PLAT 1

GRANDVILLE AVENUE

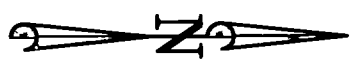
P.O.B.
EASEMENT 1

MELLOW WAY

DAYBREAK SOUTH
STATION MULTI FAMILY #7
FREESTONE ROAD

DAYBREAK SOUTH
STATION MULTI FAMILY #6

SCALE 1"=100'



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SOUTH STATION PLAT 4 DRAINAGE EASEMENTS - MELLOW WAY

PREPARED FOR: LHMRE

DAYBREAK URBAN
CENTER PLAT 1

GRANDVILLE AVENUE

P.O.B.
EASEMENT 2

SPLIT ROCK DRIVE

FREESTONE ROAD

DAYBREAK SOUTH
STATION MULTI FAMILY #7

SCALE 1"=100'



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SOUTH STATION PLAT 4 DRAINAGE EASEMENTS - SPLIT ROCK DRIVE

PREPARED FOR: LHMRE