

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

**14340939 B: 11547 P: 2091 Total Pages: 5**  
01/29/2025 01:25 PM By: csummers Fees: \$0.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: SOUTH VALLEY SEWER DISTRICT  
PO BOX 629RIVERTON, UT 84065



**PARCEL I.D.# 26-22-151-003-0000**  
**GRANTOR: VP DAYBREAK DEVCO LLC**  
**(Daybreak Village 12B Plat 3)**  
Page 1 of 5

## **EASEMENTS**

Twenty (20) foot wide sanitary sewer easements located in the Northwest Quarter of Section 22, 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: 23,854 square feet or 0.55 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 26 day of December, 2024.

GRANTOR(S)

VP DAYBREAK DEVCO LLC

By: LHMRE, LLC

Its: Operating Manager

By: Michael Kunkel

Its: Treasurer

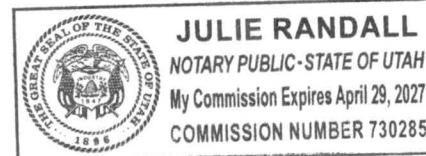
STATE OF UTAH )  
:ss  
COUNTY OF SALT LAKE )

On the 26 day of December, 2024, personally appeared before me  
Michael Kunkel who being by me duly sworn did say that (s)he is the  
Treasurer of LHMRE, LLC a limited liability company,  
Operating Manager 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: April 29, 2027

Residing in: Sandy, Utah

  
\_\_\_\_\_  
Notary Public



## **Exhibit 'A'**

### **DAYBREAK VILLAGE 12B PLAT 3 SEWER EASEMENTS**

#### **(Line 1)**

A twenty (20) foot wide sanitary sewer easement, located in the Northwest Quarter of Section 22, 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°56'37" East 136.846 feet along the Daybreak Baseline Southwest (Being South 89°56'37" East 10583.405 feet between the Southwest Corner of Section 22, T3S, R2W and the Southeast Corner of Section 23, T3S, R2W) and North 3544.227 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence East 62.501 feet to the point of terminus.

Contains: (approx. 63 L.F.)

#### **(Line 2)**

A twenty (20) foot wide sanitary sewer easement, located in the Northwest Quarter of Section 22, 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°56'37" East 144.347 feet along the Daybreak Baseline Southwest (Being South 89°56'37" East 10583.405 feet between the Southwest Corner of Section 22, T3S, R2W and the Southeast Corner of Section 23, T3S, R2W) and North 3342.234 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence East 55.000 feet to the point of terminus.

Contains: (approx. 55 L.F.)

#### **(Line 3)**

A twenty (20) foot wide sanitary sewer easement, located in the Northwest Quarter of Section 22, 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°56'37" East 199.347 feet along the Daybreak Baseline Southwest (Being South 89°56'37" East 10583.405 feet between the Southwest Corner of Section 22, T3S, R2W and the Southeast Corner of Section 23, T3S, R2W) and North 3198.752 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North 444.051 feet to the point of terminus.

Contains: (approx. 444 L.F.)

#### **(Line 4)**

A twenty (20) foot wide sanitary sewer easement, located in the Northwest Quarter of Section 22, 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°56'37" East 451.426 feet along the Daybreak Baseline Southwest (Being South 89°56'37" East 10583.405 feet between the Southwest Corner of Section 22, T3S, R2W and the Southeast Corner of Section 23, T3S, R2W) and North 3298.588 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North 21°19'56" West 164.481 feet to the point of terminus.

Contains: (approx. 164 L.F.)

**(Line 5)**

A twenty (20) foot wide sanitary sewer easement, located in the Northwest Quarter of Section 22, 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°56'37" East 773.837 feet along the Daybreak Baseline Southwest (Being South 89°56'37" East 10583.405 feet between the Southwest Corner of Section 22, T3S, R2W and the Southeast Corner of Section 23, T3S, R2W) and North 3373.058 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North 12°02'59" West 92.451 feet to the point of terminus.

Contains: (approx. 92 L.F.)

**(Line 6)**

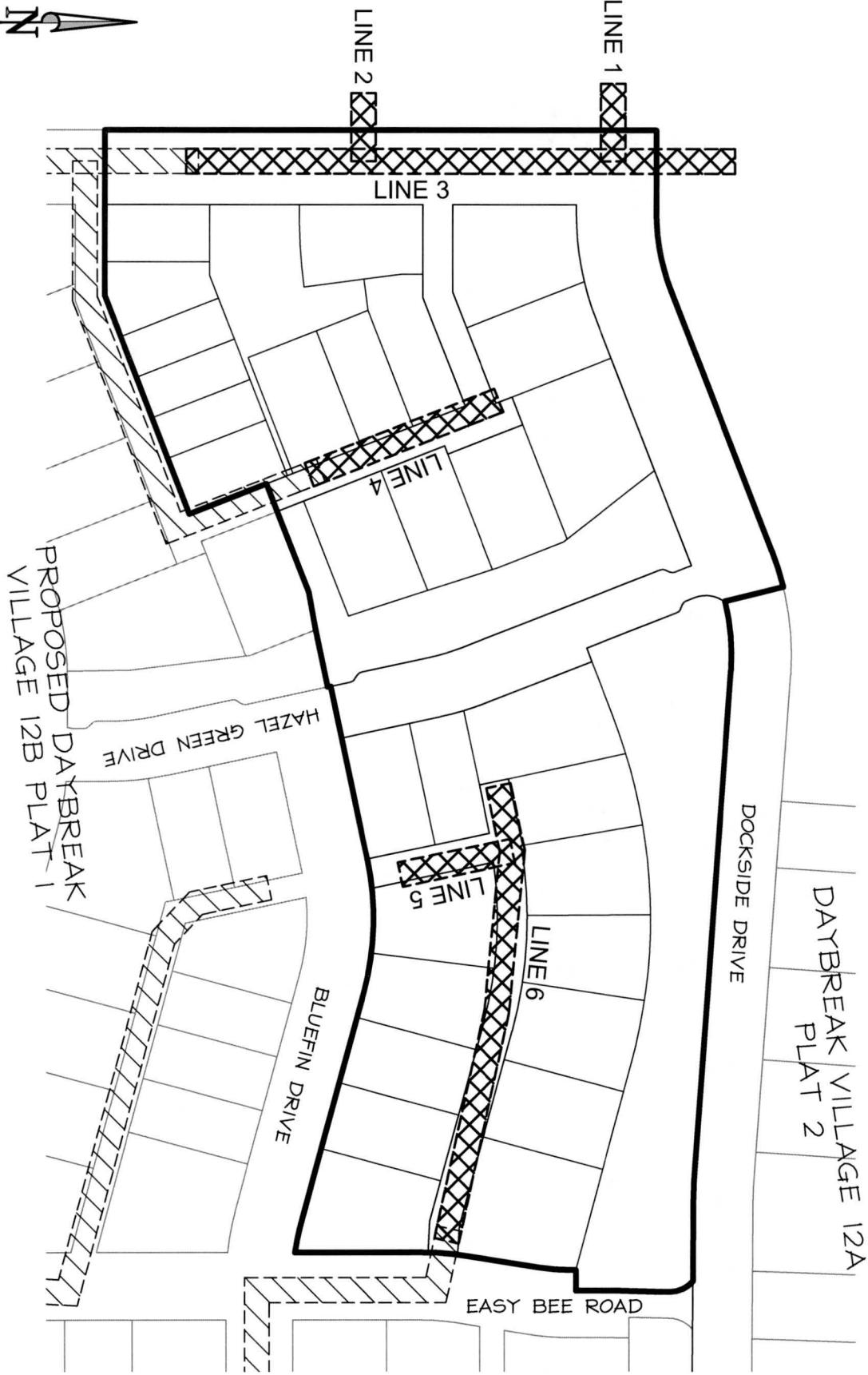
A twenty (20) foot wide sanitary sewer easement, located in the Northwest Quarter of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, said easement extending ten (10) feet on each side of and lying parallel and adjacent to a line of reference and projection thereof, more particularly described as follows:

Beginning at a point that lies South 89°56'37" East 701.781 feet along the Daybreak Baseline Southwest (Being South 89°56'37" East 10583.405 feet between the Southwest Corner of Section 22, T3S, R2W and the Southeast Corner of Section 23, T3S, R2W) and North 3452.140 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North 77°57'01" East 53.945 feet; thence South 84°24'40" East 130.867 feet; thence South 77°41'07" East 189.412 feet to the point of terminus.

Contains: (approx. 374 L.F.)

XREFS:

SCALE 1"=80'



DATE: _____	TIME: _____
NETWORK: _____	_____
PATH: _____	_____
DWG NAME: _____	_____
LAYOUT: _____	_____
DESIGNER: _____	MGR: _____



**PERIGEE**  
CONSULTING  
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6000 SOUTH 1000 WEST, SUITE 100  
WEST JORDAN, UT 84081  
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**EXHIBIT A**  
SEWER EASEMENTS  
DAYBREAK VILLAGE 12B PLAT 3

PREPARED FOR: MILLER FAMILY REAL ESTATE DATE SUBMITTED: 10-23-2024

JOB NUMBER	00791
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