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**PARCEL I.D.# 26-15-451-003-0000**  
**GRANTOR: VP DAYBREAK DEVCO 2, INC.**  
**(Daybreak Village 9 Plat 6)**  
Page 1 of 6

## **EASEMENTS**

Twenty (20) foot wide sanitary sewer easements located in the North Half 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: 59,523 square feet or 1.36 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<sup>th</sup> day of February, 2025.

**GRANTOR(S)**

## VP DAYBREAK DEVCO 2, INC.

By:

Its: Eric Carlson, Vice President  
*Title*

STATE OF UTAH )  
:ss  
COUNTY OF SALT LAKE )

On the 16<sup>th</sup> day of February, 2025, personally appeared before me  
Eric Carlson who being by me duly sworn did say that (s)he is the  
Vice President of **VP DAYBREAK DEVCO 2, INC.** a corporation, and that  
the foregoing instrument was signed in behalf of said corporation by authority of its bylaws or by a resolution  
of its Board of Directors; and acknowledged to me that said corporation executed the same.

My Commission Expires: April 29, 2027

Residing in: Sandy, Utah

A circular notary seal for the State of Utah. The outer ring contains the text "THE GREAT SEAL OF THE STATE OF UTAH" at the top and "1896" at the bottom. The inner circle features an eagle with outstretched wings, holding a shield with a plow, a harrow, and a sheaf of wheat. Below the eagle is a banner with the state motto "Ense petit placidam sub libertate quietem". To the left of the seal, the name "JULIE RANDALL" is printed in large, bold, black capital letters. Below that, "NOTARY PUBLIC - STATE OF UTAH" is printed in a smaller, bold, black font. Underneath the seal, the text "My Commission Expires April 29, 2027" is printed in a bold, black font. At the bottom right, the text "COMMISSION NUMBER 730285" is printed in a bold, black font.

## **Exhibit 'A'**

### **DAYBREAK VILLAGE 9 PLAT 6 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 1930.072 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 4435.990 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North 30°00'00" East 514.052 feet; thence North 30°00'00" East 65.211 feet to the point of terminus.

Contains: (approx. 579 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 2137.905 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 4318.172 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North 30°00'00" East 447.940 feet; thence North 21°34'19" East 94.491 feet to the point of terminus.

Contains: (approx. 542 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 2313.861 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 4139.110 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North 30°00'00" East 156.970 feet; thence North 30°00'00" East

243.870 feet; thence North 30°00'00" East 137.749 feet; thence North 20°10'05" East 126.509 feet to the point of terminus.

Contains: (approx. 665 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 2300.548 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 4328.037 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence South 60°00'00" East 106.000 feet to the point of terminus.

Contains: (approx. 106 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 2422.483 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 4539.356 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence South 60°00'00" East 106.000 feet to the point of terminus.

Contains: (approx. 106 L.F.)

**(Line 6)**

A twenty (20) foot wide sanitary sewer easement, located in the Northwest Quarter and the Northeast 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 2106.535 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 4934.790 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence South 56°26'25" East 96.678 feet; thence South 56°26'06" East 74.181 feet; thence South 72°31'43" East 53.230 feet; thence South 72°34'54" East 101.590 feet; thence South 73°06'33" East 142.279 feet; thence South 73°07'46" East 98.243 feet; thence South

73°17'06" East 184.454 feet; thence South 57°08'45" East 52.833 feet to the point of terminus.

Contains: (approx. 803 L.F.)

**(Line 7)**

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 2299.685 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 4824.542 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North 30°00'00" East 58.884 feet to the point of terminus.

Contains: (approx. 59 L.F.)

**(Line 8)**

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 2532.758 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 4753.022 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North 16°53'13" East 57.491 feet to the point of terminus.

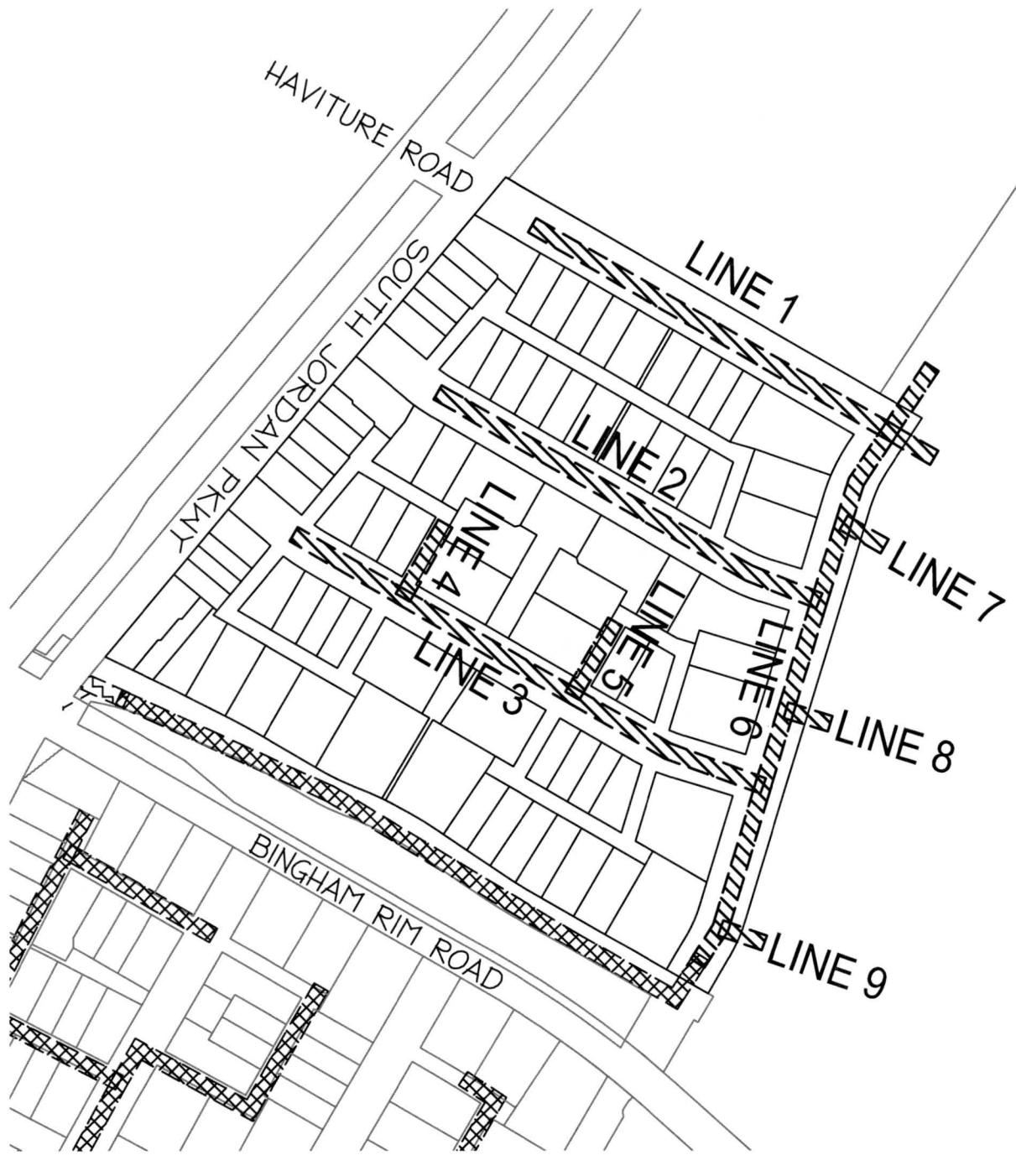
Contains: (approx. 57 L.F.)

**(Line 9)**

A twenty (20) foot wide sanitary sewer easement, located in the Northeast 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 2803.434 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 4671.726 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North 19°19'06" East 57.512 feet to the point of terminus.

Contains: (approx. 58 L.F.)



**LEGEND**

████████ PROPOSED 20' WIDE SEWER EASEMENT

████████ EXISTING 20' WIDE SEWER EASEMENT  
RECORDED IN BOOK 11460 PAGE 3359

SCALE 1"=200'



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**PERIGEE**  
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**VILLAGE 9 PLAT 6  
SEWER EASEMENTS**

PREPARED FOR: LHMRE