

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

14373148 B: 11564 P: 8248 Total Pages: 5
04/18/2025 01:28 PM By: EMehanovic Fees: \$0.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: JORDAN BASIN IMPROVEMENT DISTRICT
PO BOX 629RIVERTON, UT 84065



PARCEL I.D.# 26-22-327-003-0000
26-22-151-013-0000

GRANTOR: VP DAYBREAK DEVCO LLC
VP DAYBREAK DEVCO 2 INC
(Daybreak Village 11B Plat 1)
Page 1 of 5

EASEMENTS

Sanitary sewer easements located in the Southwest 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, more particularly described as follows:

See Exhibit "A" attached hereto and by this reference made a part hereof.

Contains: 3,553 square feet or 0.08 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

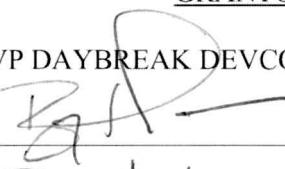
hereunder.

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 4th day of April, 2025.

GRANTOR(S)

VP DAYBREAK DEVCO LLC

By: 

Its: President

By: _____

Its: _____

STATE OF UTAH)
:ss
COUNTY OF SALT LAKE)

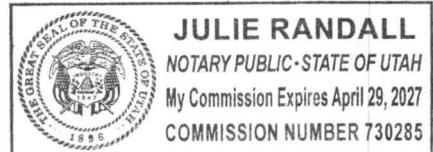
On the 4th day of April, 2025, personally appeared before me
Brad Holmes who being by me duly sworn did say that (s)he is the
of _____ a limited liability company,
President of **VP DAYBREAK DEVCO LLC** a limited liability company, and that
the within and foregoing instrument was duly authorized by the 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

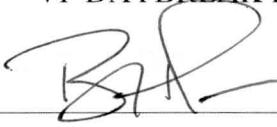
Residing in: Sandy, Utah



Notary Public



VP DAYBREAK DEVCO 2 INC

By: 

Its: Director
Title

STATE OF UTAH)
:ss
COUNTY OF SALT LAKE)

On the 4th day of April, 2025 personally appeared before me
Brad Holmes
Director who being by me duly sworn did say that (s)he is the
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.

Julie Randall
Notary Public

My Commission Expires: April 29, 2027

Residing in: Sandy, Utah

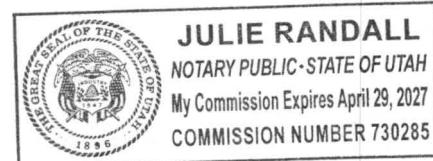


Exhibit 'A'

DAYBREAK VILLAGE 11B PLAT 1 SEWER EASEMENTS

(Line 1)

A twenty (20) foot wide sanitary sewer easement, located in the Southwest 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 1330.523 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 2315.163 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence East 168.799 feet to the West Right-of-Way Line of Glass Hill Drive and the point of terminus.

Contains: (approx. 169 L.F.)

(Line 2)

A twenty (20) foot wide sanitary sewer easement, located in the Southwest 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 1362.743 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 2551.684 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence South 52°43'34" East 88.461 feet; thence South 31°11'51" West 2.011 feet; thence North 52°43'34" West 88.674 feet; thence North 37°16'26" East 2.000 feet to the point of beginning.

Property contains 0.004 acres, 177 square feet.

LEGEND

PROPOSED 20' WIDE SEWER EASEMENT

EXISTING 20' WIDE SEWER EASEMENT
RECORDED IN BOOK 11024 PAGE 3786

EXISTING 20' WIDE SEWER EASEMENT
RECORDED IN BOOK 11507 PAGE 6514



SCALE 1"=60'



PERIGEE
CONSULTING
CIVIL • STRUCTURAL • SURVEY

9080 SOUTH 1300 WEST, SUITE 100
801.580.0004 TEL 801.580.0611 FAX

WEST JORDAN, UT 84088
WWW.PERIGEECIVIL.COM

VILLAGE 11B PLAT 1 SEWER EASEMENTS

PREPARED FOR: MILLER FAMILY REAL ESTATE