

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

14373149 B: 11564 P: 8253 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.# 26-13-352-005-0000
GRANTOR: VP DAYBREAK OPERATIONS, LLC
(Daybreak South Station Plat 7)
Page 1 of 5

EASEMENT

A twenty (20) foot wide sanitary sewer easement located in the Southeast Quarter of Section 13, 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, a perpetual right-of-way and easement 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 right-of-way and easement, being situate in Salt Lake County, State of Utah, over and through a parcel(s) of the GRANTORS' land lying within a strip 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: 37,102 square feet or 0.85 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 right-of-way and easement 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 this right-of-way and easement is 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 this right-of-way and easement nor change the contour thereof without the written consent of GRANTEE. This right-of-way and easement grant 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 this right-of-way and Easement this 28 day of March, 2025.

GRANTOR(S)

VP DAYBREAK OPERATIONS, LLC

By: LHM&E, LLC

Its: Operating Manager

By: Michael Kunkel

Its: Treasurer

STATE OF UTAH)
:ss
COUNTY OF SALT LAKE)

On the 28th day of March, 2015, personally appeared before me
Michael Kunkel who being by me duly sworn did say that (s)he is the
Treasurer of UHMAE, LLC a limited liability company,
Operating Manager of VP DAYBREAK OPERATIONS, 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


Julie Randall
Notary Public

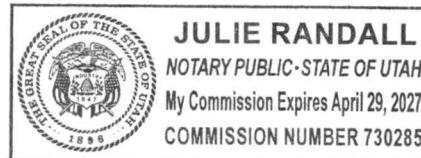


Exhibit 'A'

DAYBREAK SOUTH STATION PLAT 7 SEWER EASEMENTS

(Line 1)

A twenty (20) foot wide sanitary sewer easement, located in the Southeast Quarter of Section 13, 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°55'30" East 856.521 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 5578.037 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 410.435 feet; thence North 53°37'17" East 265.001 feet to the point of terminus.

Contains: (approx. 675 L.F.)

(Line 2)

A twenty (20) foot wide sanitary sewer easement, located in the Southeast Quarter of Section 13, 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°55'30" East 1186.245 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 5822.884 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 83.803 feet; thence North 21°20'44" West 175.691 feet; thence North 35°59'08" West 308.998 feet; thence North 36°32'54" West 71.500 feet to the point of terminus.

Contains: (approx. 640 L.F.)

(Line 3)

A twenty (20) foot wide sanitary sewer easement, located in the Southeast Quarter of Section 13, 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°55'30" East 521.653 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 6029.345 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 166.705 feet; thence North 53°27'06" East 292.838 feet to the point of terminus.

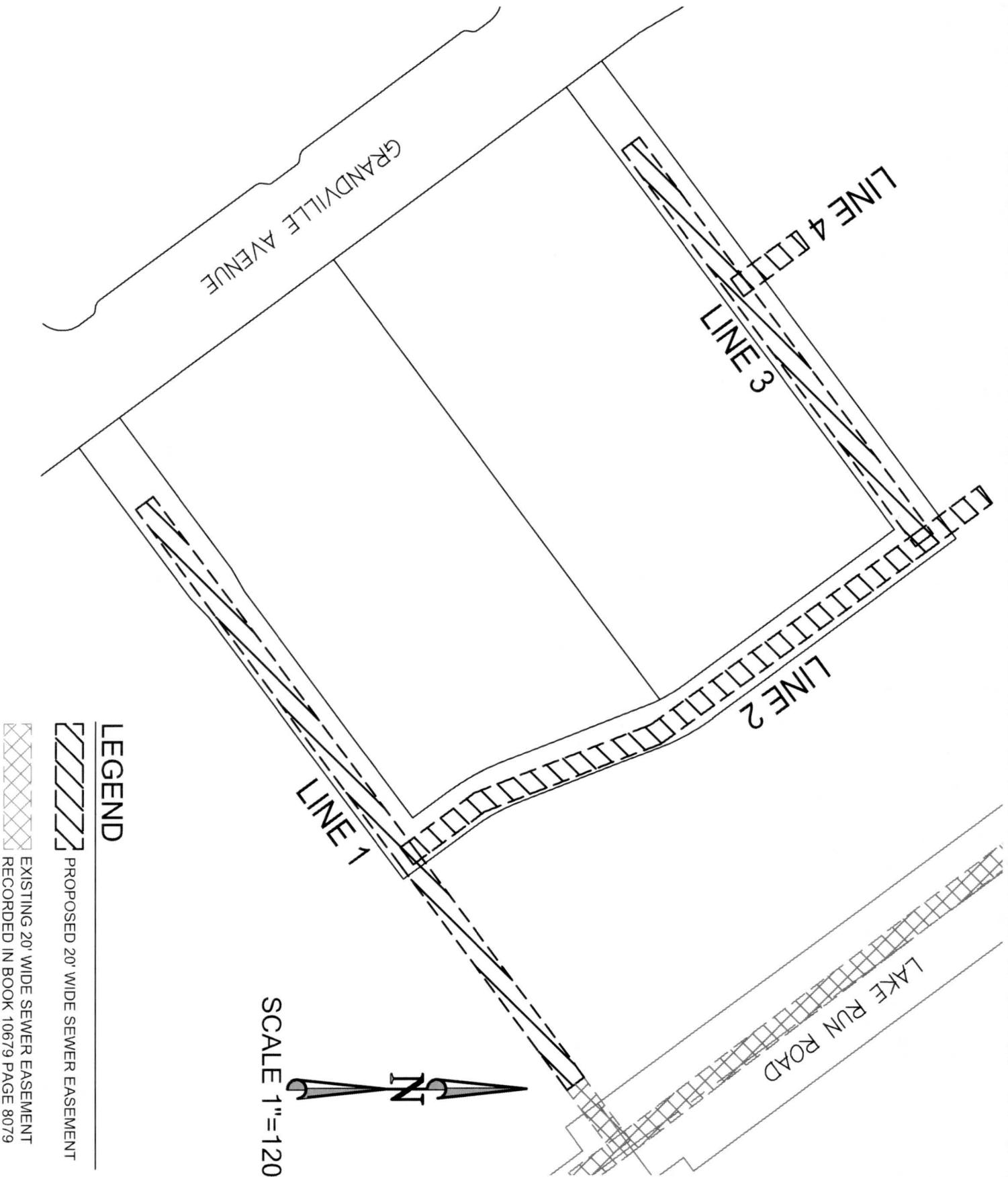
Contains: (approx. 460 L.F.)

(Line 4)

A twenty (20) foot wide sanitary sewer easement, located in the Southeast Quarter of Section 13, 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°55'30" East 655.576 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 6128.795 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 75.628 feet to the point of terminus.

Contains: (approx. 76 L.F.)



PERIGEE
CONSULTING
CIVIL • STRUCTURAL • SURVEY

9080 SOUTH 1300 WEST, SUITE 100
801-560-0004 TEL 801-560-0011 FAX

WEST JORDAN, UT 84088
WWW.PERIGEECIVIL.COM

SOUTH STATION PLAT 7 SEWER EASEMENTS

PREPARED FOR: MILLER FAMILY REAL ESTATE