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

14384416 B: 11571 P: 2108 Total Pages: 4
05/14/2025 01:29 PM By: vanguyen Fees: \$0.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: JOEL THOMPSON
JORDAN BASIN IMPROVEMENT DISTRICT PO BOX 629 RIVERTON, UT 84065



PARCEL I.D.# 26-22-163-002-0000
26-22-164-002-0000
26-22-164-003-0000
26-22-164-005-0000

GRANTOR: VP DAYBREAK DEVCO 2, INC.
(Daybreak Village 12B Plat 1 Amended)
Page 1 of 4

EASEMENTS

Twenty (20) foot wide sanitary sewer easements located in 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, more particularly described as follows:

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

Contains: 4,469 square feet or 0.103 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 6th day of May, 2025.

GRANTOR(S)

VP DAYBREAK DEVCO 2, INC.

By: _____

Its: _____

Vice President
Title

STATE OF UTAH)
)
COUNTY OF SALT LAKE)

On the 6th day of May, 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

Julie Randall
Notary Public

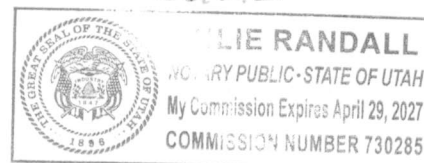


Exhibit 'A'**DAYBREAK VILLAGE 12B PLAT 1
SEWER EASEMENTS****(Line 1)**

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 more particularly described as follows:

Beginning at a point on the Southwest Right-of-Way Line of Lake Avenue, said point lies South 89°56'37" East 1363.672 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 2706.806 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence South 37°16'26" West 74.937 feet; thence North 86°34'35" West 74.255 feet; thence North 30°03'32" West 65.648 feet; thence North 52°43'34" West 29.699 feet to a point on the Southerly Right-of-Way Line of Linger Lane as shown on the Daybreak Village 12B Plat 1 subdivision; thence along said Linger Lane North 82°16'26" East 28.284 feet; thence South 52°43'34" East 13.708 feet; thence South 30°03'32" East 58.906 feet; thence South 86°34'35" East 52.837 feet; thence North 37°16'26" East 64.269 feet to said Southwest Right-of-Way Line of Lake Avenue ; thence along said Lake Avenue South 52°43'34" East 20.000 feet to the point of beginning.

Property contains 0.100 acres, 4343 square feet.

(Line 2)

A four (4) 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 more particularly described as follows:

Beginning at a point on the Northerly Right-of-Way Line of Linger Lane as shown on the Daybreak Village 12B Plat 1 subdivision, said point lies South 89°56'37" East 1193.170 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 2747.179 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Linger Lane the following (2) courses: 1) South 82°16'26" West 5.657 feet; 2) North 52°43'34" West 29.613 feet; thence North 37°16'26" East 4.000 feet; thence South 52°43'34" East 33.613 feet to the point of beginning.

Property contains 0.003 acres, 126 square feet.

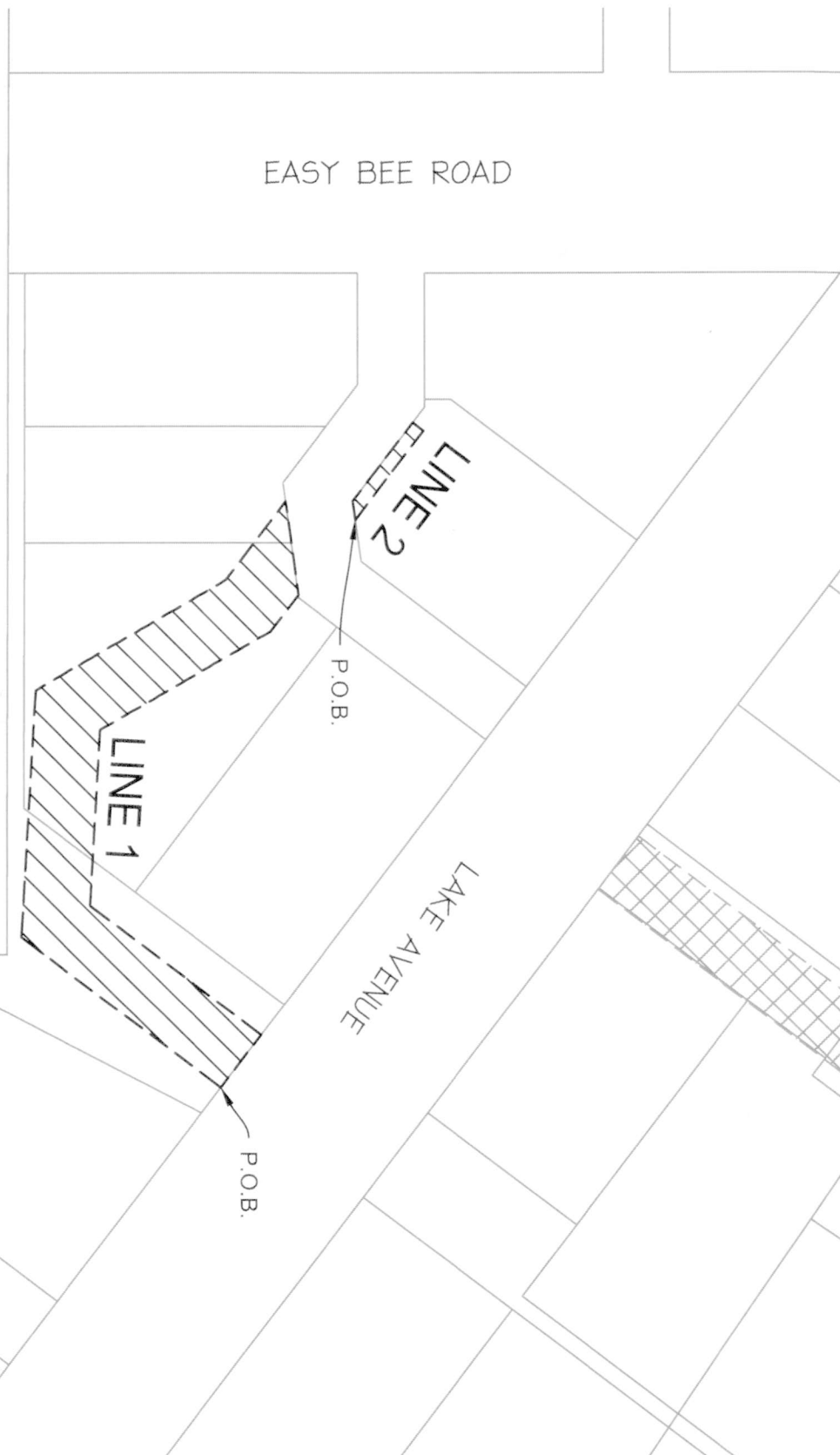
LEGEND



PROPOSED SEWER EASEMENT



EXISTING 20' WIDE SEWER EASEMENT
RECORDED IN BOOK 11024 PAGE 3800



SCALE 1"=50'



PERIGEE
CONSULTING
CIVIL • STRUCTURAL • SURVEY

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VILLAGE 12B PLAT 1 AMENDED SEWER EASEMENT

PREPARED FOR: MILLER FAMILY REAL ESTATE