

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

14413986 B: 11588 P: 3385 Total Pages: 5
07/25/2025 10:32 AM By: tpham Fees: \$0.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: JORDAN BASIN IMPROVEMENT DISTRICT
PO BOX 629 RIVERTON, UT 84065



PARCEL I.D.# 26-22-376-001-0000
GRANTOR: VP DAYBREAK DEVCO LLC
(Daybreak Village 11B Plat 2)

Page 1 of 5

EASEMENTS

Twenty (20) foot wide 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 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: 55,620 square feet or 1.28 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 2 day of June, 2025.

GRANTOR(S)

VP DAYBREAK DEVCO LLC

By: LHMR, LLC

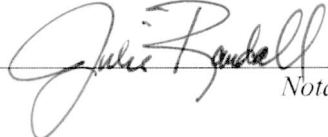
Its: Operating Manager

By: Michael Kunkel 

Its: Treasurer

STATE OF UTAH)
)
 :SS
COUNTY OF SALT LAKE)

On the 2nd day of June, 2025, personally appeared before me Michael Kunkel who being by me duly sworn did say that (s)he is the Treasurer of LHMR, 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.


Notary Public

My Commission Expires: April 29, 2027

Residing in: Sandy, Utah

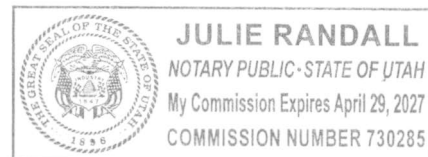


Exhibit 'A'**VILLAGE 11B PLAT 2
SEWER EASEMENTS****(Line 1)**

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 $89^{\circ}56'37''$ East 1447.375 feet along the Daybreak Baseline Southwest (Being South $89^{\circ}56'37''$ East 10583.405 feet between the Southwest Corner of Section 22, T3S, R2W and the Southeast Corner of Section 23, T3S, R2W) and North 606.506 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North $02^{\circ}00'18''$ East 286.147 feet; thence North $00^{\circ}00'32''$ West 227.029 feet; thence East 184.972 feet; thence North 40.152 feet to the point of terminus.

Contains: (approx. 738 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 $89^{\circ}56'37''$ East 1483.194 feet along the Daybreak Baseline Southwest (Being South $89^{\circ}56'37''$ East 10583.405 feet between the Southwest Corner of Section 22, T3S, R2W and the Southeast Corner of Section 23, T3S, R2W) and North 297.691 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence South $89^{\circ}59'54''$ East 92.106 feet; thence North $61^{\circ}36'19''$ East 81.752 feet; thence North $00^{\circ}00'06''$ West 148.975 feet; thence North $01^{\circ}06'24''$ West 121.023 feet; thence North 113.000 feet; thence North $00^{\circ}07'37''$ West 221.001 feet; thence West 101.500 feet to the point of terminus.

Contains: (approx. 879 L.F.)

(Line 3)

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 $89^{\circ}56'37''$ East 1562.886 feet along the Daybreak Baseline Southwest (Being South $89^{\circ}56'37''$ East 10583.405 feet between the Southwest Corner of Section 22, T3S, R2W and the Southeast Corner of Section 23, T3S, R2W) and North 719.619 feet from

the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence East 81.989 feet to the point of terminus.

Contains: (approx. 82 L.F.)

(Line 4)

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 $89^{\circ}56'37''$ East 1322.310 feet along the Daybreak Baseline Southwest (Being South $89^{\circ}56'37''$ East 10583.405 feet between the Southwest Corner of Section 22, T3S, R2W and the Southeast Corner of Section 23, T3S, R2W) and North 606.382 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence East 30.000 feet; thence East 95.065 feet; thence East 197.500 feet; thence East 76.511 feet; thence East 59.000 feet to the point of terminus.

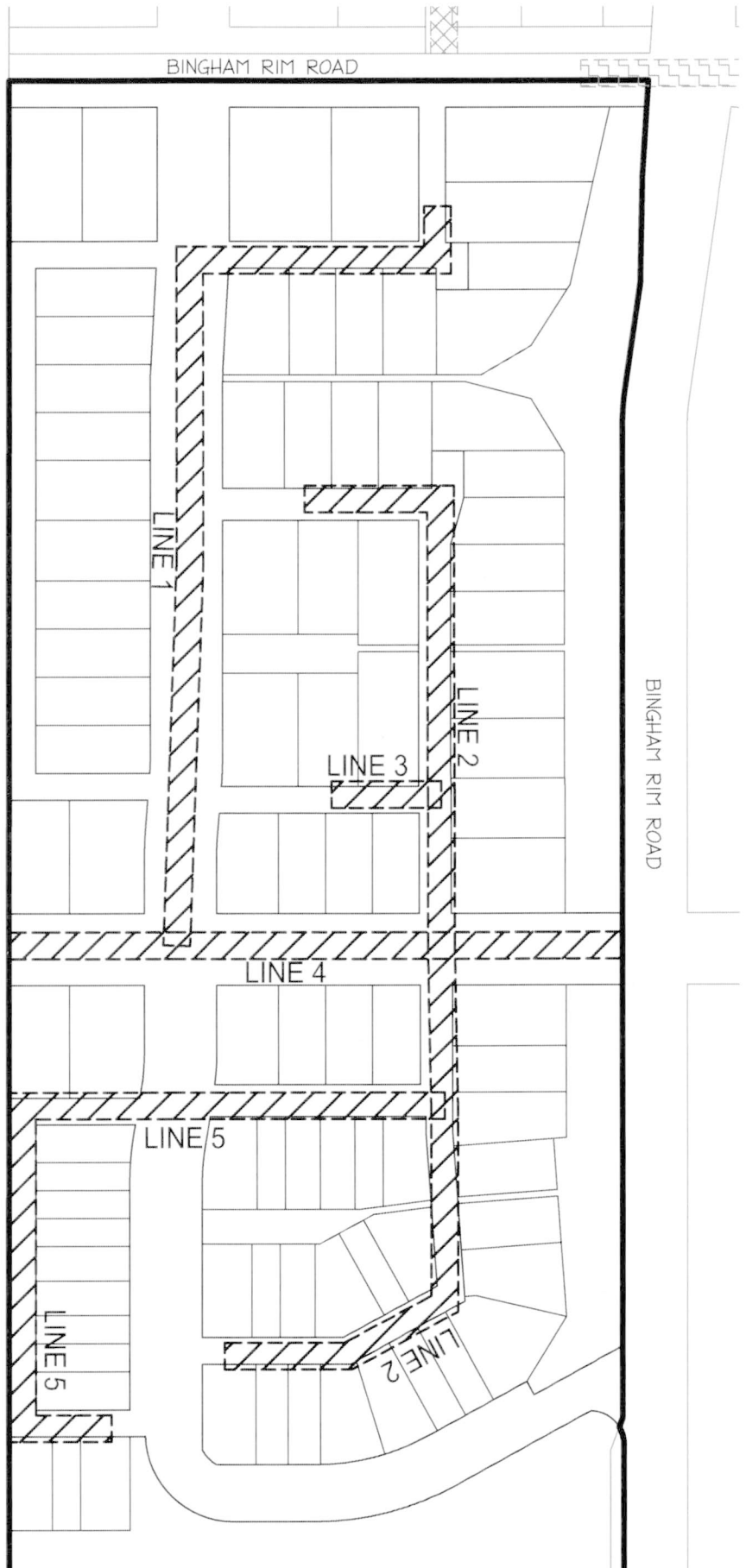
Contains: (approx. 458 L.F.)

(Line 5)

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 $89^{\circ}56'37''$ East 1398.604 feet along the Daybreak Baseline Southwest (Being South $89^{\circ}56'37''$ East 10583.405 feet between the Southwest Corner of Section 22, T3S, R2W and the Southeast Corner of Section 23, T3S, R2W) and North 243.610 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North $89^{\circ}59'54''$ West 66.504 feet; thence North $00^{\circ}01'57''$ East 241.846 feet; thence East 111.482 feet; thence East 203.492 feet to the point of terminus.

Contains: (approx. 623 L.F.)



- LEGEND**
- PROPOSED 20' WIDE SEWER EASEMENT
 - EXISTING 20' WIDE SEWER EASEMENT
 - RECORDED IN BOOK 10892 PAGE 3919
 - EXISTING 20' WIDE SEWER EASEMENT
 - RECORDED IN BOOK 11024 PAGE 3786

SCALE 1"=80'



JOB NUMBER 01160	DATE: _____	TIME: _____	PERIGEE CONSULTING CIVIL • STRUCTURAL • SURVEY	VILLAGE 11B PLAT 2 SEWER EASEMENTS
	NETWORK: _____			
	PATH: _____			
	DWG. NAME: _____			
LAYOUT: _____		WEST JORDAN, UT 84088 801.988.8804 TEL. 801.988.8878 FAX WWW.PERIGEECONSULTING.COM		PREPARED FOR: MILLER FAMILY REAL ESTATE
DESIGNER: _____				
MGR: _____				
SHEET NUMBER				