

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

14434360 B: 11599 P: 8228 Total Pages: 5
09/10/2025 09:48 AM By: dsalazar Fees: \$0.00
Rasheille Hobbs, Recorder, Salt Lake County, Utah
Return To: JORDAN BASIN IMPROVEMENT DISTRICT
PO BOX 629RIVERTON, UT 84065



PARCEL I.D.# 26-15-451-005-0000
26-22-203-001-0000
GRANTOR: VP DAYBREAK DEVCO 2, INC.
VP DAYBREAK INVESTCO 7 LLC
(Daybreak Village 13 Plat 2)
Page 1 of 5

EASEMENTS

Twenty (20) foot wide sanitary sewer easements located in the Northeast 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: 12,136 square feet or 0.28 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 15 day of Aug, 2025.

GRANTOR(S)

VP DAYBREAK DEVCO 2, INC.

By: 

Its: VP
Title

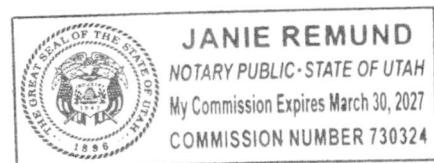
STATE OF UTAH)
:ss
COUNTY OF SALT LAKE)

On the 15 day of August, 2025 personally appeared before me
Eric Carlson
Vice President who being by me duly sworn did say that (s)he is 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.


Janie Remund
Notary Public

My Commission Expires: March 30, 2027

Residing in: State of Utah



VP DAYBREAK INVESTCO 7 LLC

By: MRE Investment Management, LLC

Its: Operating Manager

By: Miller Family Real Estate, L.L.C.

Its: Operating Manager

By: Michael Kunkel Michael Kunkel

Its: Treasurer

STATE OF UTAH)

:ss

COUNTY OF SALT LAKE)

On the 15 day of August, 2025 personally appeared before me
Michael Kunkel who being by me duly sworn did say that (s)he is the
Treasurer of Miller Family Real Estate, a limited liability company,
Operating Manager of MRE Investment Management a limited liability company,
Operating Manager of VP DAYBREAK INVESTCO 7 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.

Janie Remund

Notary Public

My Commission Expires: March 30, 2027

Residing in: State of Utah

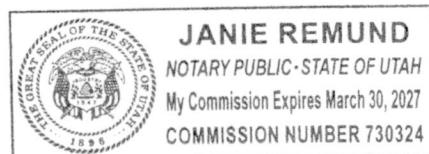


Exhibit 'A'

DAYBREAK VILLAGE 13 PLAT 2 SEWER EASEMENTS (Line 1)

A variable width 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 more particularly described as follows:

Beginning at a point that lies South 89°56'37" East 2832.874 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 4489.579 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 109.803 feet; thence South 60°00'00" East 17.078 feet; thence South 38°50'25" West 111.123 feet to the point of beginning.

Property contains 0.022 acres, 938 square feet.

(Line 2)

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 2961.824 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 5122.735 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence South 49°43'27" East 74.000 feet; thence North 40°16'33" East 147.500 feet to the point of terminus.

Contains: (approx. 222 L.F.)

(Line 3)

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 3074.816 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 5223.711 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence South 49°43'27" East 53.000 feet; thence South 49°43'27" East 161.295 feet; thence South 62°04'05" East 124.145 feet to the point of terminus.

Contains: (approx. 338 L.F.)



LEGEND

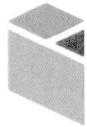
PROPOSED 20' WIDE SEWER EASEMENT

EXISTING 20' WIDE SEWER EASEMENT

RECORDED IN BOOK 11551 PAGE 2106

RECORDED IN BOOK 11460 PAGE 3359

SCALE 1"=150'



PERIGEE
CONSULTING
CIVIL • STRUCTURAL • SURVEY

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WEST JORDAN, UT 84068
WWW.PERIGEECIVL.COM

VILLAGE 13 PLAT 2 SEWER EASEMENTS

PREPARED FOR: LHMRE