

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

14446464 B: 11606 P: 9236 Total Pages: 8  
10/07/2025 12:33 PM By: csummers Fees: \$0.00  
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PO BOX 629 RIVERTON, UT 84065



PARCEL I.D.# 26-22-226-002-0000  
26-22-226-003-0000  
26-22-252-002-0000  
26-22-237-001-0000  
26-22-238-001-0000  
26-22-202-003-0000  
26-22-202-002-0000  
26-22-201-001-0000

GRANTOR: VP DAYBREAK DEVCO 2 INC

VP DAYBREAK DEVCO LLC

**(Daybreak Village 9 Plat 7)**

Page 1 of 8

## 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: 56,579 square feet or 1.30 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 18 day of September, 2025.

GRANTOR(S)

VP DAYBREAK DEVCO 2 INC

By: 

Its: Vice - President  
Title

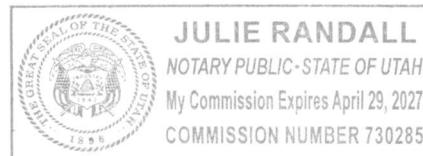
STATE OF UTAH )  
:SS  
COUNTY OF SALT LAKE )

On the 18 day of September, 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.

  
Notary Public

My Commission Expires: April 29, 2027

Residing in: Sandy, Utah



VP DAYBREAK DEVCO LLC

By: LHMRE, LLC

Its: Operating Manager

By: Michael Kunkel Michael Kunkel

Its: Treasurer

STATE OF UTAH )  
:ss  
COUNTY OF SALT LAKE )

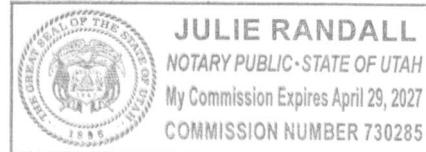
On the 18 day of September, 2025, personally appeared before me  
Michael Kunkel who being by me duly sworn did say that (s)he is the  
Treasurer of LHMRE, LLC a limited liability company,  
Operating Manager of VP DAYBREAK DEVCO LLC a limited liability company, and that  
the within and foregoing instrument 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.

Julie Randall

Notary Public

My Commission Expires: April 29, 2027

Residing in: Sandy, Utah



## **Exhibit 'A'**

### **DAYBREAK VILLAGE 9 PLAT 7 SEWER EASEMENTS**

#### **(Line 1)**

A twenty (20) foot wide sanitary sewer easement, located in the Northeast 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 3295.665 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 4699.759 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North 27°22'52" East 178.025 feet; thence South 62°49'13" East 139.221 feet; thence North 27°55'55" East 106.000 feet to the point of terminus.

Contains: (approx. 423 L.F.)

#### **(Line 2)**

A twenty (20) foot wide sanitary sewer easement, located in the Northeast 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 3818.329 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 5094.745 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North 26°58'18" East 59.501 feet to the point of terminus.

Contains: (approx. 60 L.F.)

#### **(Line 3)**

A twenty (20) foot wide sanitary sewer easement, located in the Northeast 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 3594.374 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 5063.857 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence South 62°04'05" East 44.500 feet; thence North 27°55'55" East 130.023 feet; thence South 62°52'59" East 139.014 feet; thence South 62°04'31" East 225.595 feet;

thence South 65°20'24" East 101.248 feet to the point of terminus.

Contains: (approx. 640 L.F.)

**(Line 4)**

A twenty (20) foot wide sanitary sewer easement, located in the Northeast 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 4164.306 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 4922.051 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence South 65°12'50" East 324.461 feet; thence South 70°48'04" East 72.313 feet to the point of terminus.

Contains: (approx. 397 L.F.)

**(Line 5)**

A twenty (20) foot wide sanitary sewer easement, located in the Northeast 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 4421.261 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 4328.254 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence South 56°30'51" East 30.000 feet to the point of terminus.

Contains: (approx. 30 L.F.)

**(Line 6)**

A twenty (20) foot wide sanitary sewer easement, located in the Northeast 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 4217.441 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 4103.654 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence South 47°01'33" East 30.000 feet to the point of terminus.

Contains: (approx. 30 L.F.)

**(Line 7)**

A twenty (20) foot wide sanitary sewer easement, located in the Northeast 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 4143.716 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 4103.666 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North 47°01'33" West 30.000 feet to the point of terminus.

Contains: (approx. 30 L.F.)

**(Line 8)**

A twenty (20) foot wide sanitary sewer easement, located in the Northeast 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 3898.622 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 4435.851 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence South 58°37'46" East 82.091 feet; thence South 65°12'25" East 283.009 feet; thence South 52°23'55" East 56.886 feet to the point of terminus.

Contains: (approx. 422 L.F.)

**(Line 9)**

A twenty (20) foot wide sanitary sewer easement, located in the Northeast 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 3944.248 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 4348.415 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North 28°40'03" East 50.999 feet to the point of terminus.

Contains: (approx. 51 L.F.)

**(Line 10)**

A twenty (20) foot wide sanitary sewer easement, located in the Northeast 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 3532.123 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 4640.096 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence South 62°04'05" East 268.281 feet; thence South 58°37'46" East 91.571 feet to the point of terminus.

Contains: (approx. 360 L.F.)

**(Line 11)**

A twenty (20) foot wide sanitary sewer easement, located in the Northeast 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 3469.744 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 4490.333 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North 31°18'45" East 45.562 feet; thence South 62°04'05" East 261.573 feet; thence South 58°39'14" East 79.077 feet to the point of terminus.

Contains: (approx. 386 L.F.)



### LEGEND



PROPOSED 20' WIDE SEWER EASEMENT

SCALE 1"=250'

**PERIGEE**  
CONSULTING  
CIVIL • STRUCTURAL • SURVEY

9088 SOUTH 1300 WEST, SUITE 160  
801.590.6004 TEL 801.590.6611 FAX

WEST JORDAN, UT 84088  
[WWW.PERIGEEOWL.COM](http://WWW.PERIGEEOWL.COM)

### VILLAGE 9 PLAT 7 SEWER EASEMENTS

PREPARED FOR: MILLER FAMILY REAL ESTATE