

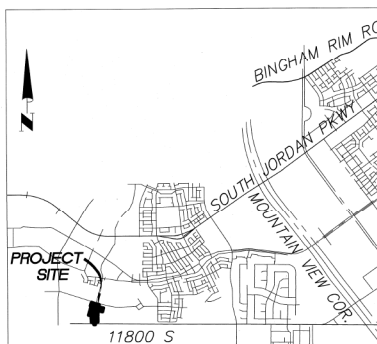
# DAYBREAK VILLAGE IIA PLAT 6 AMENDING LOT Z101 OF THE VP DAYBREAK OPERATIONS-INVESTMENTS PLAT 1

Located in the Southeast Quarter of Section 22, T35, R24W,  
Salt Lake Base and Meridian  
November, 2020

Containing 32 Lots	1,177 S.F.	- 2.338 acres
Containing 1 P-Lot		- 0.326 acres
Containing 6 Public Lanes		- 0.664 acres
Street Right-of-Way		- 1.334 acres
(Street Right-of-Way includes 0.474 acres of park strips which shall be counted as open space towards the calculation of the open space requirement set forth in the Master Development Agreement.)		
Total boundary acreage		4.661 acres

### DEVELOPED BY:

Daybreak Communities  
11248 Kestrel Rise Road, Suite 201  
South Jordan, Utah 84099



VICINITY MAP

### OWNER'S DEDICATION

Know all men by these presents that the undersigned owner of the above described tract of land, having caused the same to be subdivided into lots and streets to be hereafter known as:

DAYBREAK VILLAGE IIA PLAT 6  
AMENDING LOT Z101 OF THE VP DAYBREAK  
OPERATIONS-INVESTMENTS PLAT 1

do hereby dedicate for perpetual use of the public all parcels of land and easements as shown on this plat as intended for public use.

In witness whereof I have here unto set my hand this  
7<sup>th</sup> day of January, A.D., 2021.

VP Daybreak Devco LLC,  
a Delaware limited liability company

By: Daybreak Communities LLC,  
a Delaware limited liability company  
Its: Project Manager

*Ty K. McCutcheon*  
Ty K. McCutcheon  
President & CEO

### CORPORATE ACKNOWLEDGMENT

"The Owner's Dedication was acknowledged before me this 7<sup>th</sup> day of January, 2021, by Ty K. McCutcheon as President & CEO for Daybreak Communities LLC, a Delaware limited liability company, the project manager of VP Daybreak Devco LLC, a Delaware limited liability company."

*Rose S. Aulin*  
Rose S. Aulin  
Notary Public



<b>RECORD OF SURVEY</b> REC. NO. <u>None</u> SIGNATURE <u>John W. Hanson</u> DATE <u>1/7/2021</u>	<b>PERIGEE CONSULTING - SURVEY</b> 9089 SOUTH 1300 WEST, SUITE 150 801.828.6000 TEL. 901.598.8811 FAX WEST JORDAN, UT 84058 WWW.PERIGEE-UT.COM	<b>SALT LAKE VALLEY HEALTH DEPARTMENT</b> APPROVED AS TO FORM THIS <u>29</u> DAY OF <u>January</u> , A.D., 20 <u>21</u> . SALT LAKE VALLEY HEALTH DEPARTMENT	<b>SOUTH VALLEY SEWER DISTRICT</b> APPROVED AS TO FORM THIS <u>31</u> DAY OF <u>February</u> , A.D., 20 <u>21</u> . GENERAL MANAGER	<b>PLANNING DEPARTMENT</b> APPROVED AS TO FORM THIS <u>31</u> DAY OF <u>February</u> , A.D., 20 <u>21</u> . BY THE SOUTH JORDAN PLANNING DEPARTMENT. CITY PLANNER	<b>SOUTH JORDAN CITY ENGINEER</b> I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. DATE <u>1/21/2021</u> SOUTH JORDAN CITY ENGINEER	<b>OFFICE OF THE CITY ATTORNEY</b> APPROVED AS TO FORM THIS <u>16</u> DAY OF <u>February</u> , A.D., 20 <u>21</u> . CITY RECORDER	APPROVED AND FILED THIS <u>22</u> DAY OF <u>February</u> , A.D., 20 <u>21</u> . CITY RECORDER	RECORDED # <u>1570 3215</u> STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF <u>VP Daybreak Operations LLC</u> DATE <u>6/29/2021</u> TIME <u>11:01 AM</u> BOOK <u>2021</u> PAGE <u>173</u> \$316.00 FEE \$ <u>316.00</u> SALT LAKE COUNTY RECORDER
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Sheet 1 of 5

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

### SURVEYOR'S CERTIFICATE

I, Eric D. Robins do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 9152671 as prescribed under the laws of the State of Utah. I further certify that by the authority of the owners, I have made a survey of the tract of land shown on this plat and described below and have subdivided said tract of land into lots and streets, hereafter to be known as DAYBREAK VILLAGE IIA PLAT 6 and the same has been correctly surveyed and staked on the ground as shown on this plat.

*E. D. Robins*  
Eric D. Robins  
Professional Land Surveyor  
Utah Certificate No. 9152671



12/8/2020  
Date

### BOUNDARY DESCRIPTION:

A parcel of land being a portion of Lot Z101 of the VP Daybreak Operations-Investments Plat 1 recorded as Entry No. 12571291 in Book 2017P at Page 176 in the Salt Lake County Recorders Office, said parcel more particularly described as follows:

Beginning at a point on the Northernly Right-of-Way Line of Skip Rock Road, said point lies South 89°56'37" East 2098.228 feet along the Daybreak Baseline Southwest (Being South 89°56'37" East 10583.405 feet between the Southwest Corner of Section 22, T35, R24W and the Southeast Corner of Section 23, T35, R24W) and North 391.766 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North 15°00'46" East 226.451 feet; thence North 18°14'14" East 54.000 feet; thence South 71°49'46" East 281.277 feet; thence North 18°00'46" East 70.102 feet; thence North 71°49'46" West 98.822 feet; thence North 18°14'14" East 132.835 feet to a point on the Southernly Right-of-Way Line of Meadow Grass Drive; thence along said Southernly Right-of-Way Line the following (2) courses: 1) South 71°49'46" East 148.406 feet; 2) South 76°22'33" East 118.401 feet; thence South 13°37'27" West 85.000 feet; thence South 76°22'33" East 177.118 feet; thence South 13°37'27" West 148.000 feet; thence North 76°22'33" West 164.536 feet; thence South 07°37'07" West 31.702 feet to a point on a 40.000 foot radius tangent curve to the left, (radius bears South 71°22'53" East, Chord South 04°18'23" West 18.790 feet); thence along the arc of said curve 18.830 feet through a central angle of 0°37'04"; thence South 02°02'02" East 136.676 feet to the said Northernly Right-of-Way Line of Skip Rock Road and a point on a 473.000 foot radius tangent curve to the right, (radius bears North 02°07'07" West, Chord North 89°51'14" West 42.874 feet); thence along said Northernly Right-of-Way Line the following (3) courses: 1) along the arc of said curve 42.894 feet through a central angle of 05°14'51"; 2) North 86°55'22" West 208.318 feet to a point on a 473.000 foot radius tangent curve to the right, (radius bears North 03°04'39" East, Chord North 89°26'31" East 46.473 feet); 3) along the arc of said curve 82.490 feet through a central angle of 09°48'32" to the point of beginning.  
Property contains 3.960 acres.

Also and together with the following described tract of land:  
Beginning at a point on the Northernly Right-of-Way Line of Daybreak Parkway, said point lies South 89°56'37" East 314.866 feet along the Daybreak Baseline Southwest (Being South 89°56'37" East 10583.405 feet between the Southwest Corner of Section 22, T35, R24W and the Southeast Corner of Section 23, T35, R24W) and North 46.624 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Northernly Right-of-Way Line North 89°49'00" West 54.000 feet; thence North 79.000 feet; thence West 61.773 feet; thence North 77°31'06" West 23.525 feet; thence North 83.049 feet; thence North 03°04'39" East 34.983 feet; thence North 86°55'22" West 11.208 feet; thence North 03°04'39" East 70.000 feet to the Southernly Right-of-Way Line of Skip Rock Road; thence along said Southernly Right-of-Way Line the following (2) courses: 1) South 86°56'22" East 182.504 feet to a point on a 527.000 foot radius tangent curve to the left, (radius bears North 03°04'39" East, Chord South 89°26'31" East 46.473 feet); 2) along the arc of said curve 46.168 feet through a central angle of 09°06'13"; thence South 166.073 feet; thence West 40.000 feet; thence South 102.205 feet to the point of beginning.  
Property contains 1.098 acres.

**NOTES:**

- In conjunction with the recordation of this plat for DAYBREAK VILLAGE IIA PLAT 6, there shall also be recorded, with respect to the "tract" described herein, a document entitled "Supplement to Covenant for Community for Daybreak Submitting Additional Property", and, with respect to the residential lots and certain other lots within this Plat, a document entitled "Supplement to Covenant for Daybreak Submitting Additional Property" (each, a "Supplement"). The Supplements subject the "tract" described herein to a document entitled "Covenant for Community for Daybreak" (the "Covenant"), and the residential lots and certain other lots within this Plat to a second document entitled "Community Charter for Daybreak" (the "Charter"). In addition, any non-residential lot(s) may also have recorded against them a "Supplement to Amended and Restated Declaration of Covenants, Conditions and Restrictions for Daybreak Submitting Additional Property" which subjects such non-residential lots within this Plat to the "Amended and Restated Declaration of Covenants, Conditions and Restrictions for Daybreak Village" (the "Village Declaration"). This Plat is part of a master-planned community known as "Daybreak" and is a part of the "Master Development Agreement" recorded on March 26, 2003 as Entry No. 9581957, in Book 0762 beginning on Page 7103 of the Official Records of Salt Lake County, (which Master Development Agreement may be amended from time to time) (the "Master Development Agreement").
- The "tract" subdivided by this Plat is hereby specifically subjected to a reservation by the Owner of (1) all oil, gas, geothermal and mineral rights and interests under or appurtenant to the "tract" subdivided by this Plat, and (2) all water flowing or located under, within, over, or through the "tract" subdivided by this Plat, including, without limitation, all storm water and reclaimed water. The "tract" subdivided by this Plat is further subject to all easements, restrictions, reservations, rights-of-way, shortages in area, encroachments, or other encumbrances, whether such matters are of record or otherwise enforceable at law or in equity.
- All areas identified on this Plat as public rights-of-way are intended for public use and are hereby dedicated for the perpetual use of the public pursuant to the Owner's dedication shown hereon. All other areas are not dedicated for public use by this Plat. Lots designated as "O" and "P" are to be dedicated or donated to either: (1) the city or other governmental entity, or (2) an owners' association for common area use, in a subsequently recorded instrument, or an amendment to this Plat. Any easement shown on this Plat that is not specifically referred to as "public" is reserved to Owner or to Owner's designee.
- The Owner reserves, in favor of Daybreak Water Company, a Utah non-profit corporation, easements over, under and under all streets, public right-of-way, ditches, "P" lots and "O" lots, and other public use areas, and all public utility and drainage easement areas to install, maintain, repair, and otherwise operate and accomplish all things associated with, a secondary water system providing secondary water to portions of Daybreak.
- On any lot in this Plat encumbered by a blanket PUDE easement, Owner reserves the right to relocate and/or more particularly define the location of such easement by Owner recording a notice of such location concerning such lot in the Official Records of Salt Lake County. Owner's relocation or definition of the easement is subject to existing utility's consent.
- From and after recordation of this plat, any amendment thereto or further subdivision thereof or within thereunto shall not be deemed to be an amendment to the Kennecott Master Subdivision #1 Plat recorded in Book 2002P further subdivision of the Kennecott Master Subdivision #1 is consented to by any owner at any time hereafter purchasing or having an interest in any lots shown on this plat.
- Certain lots on this Plat may be served by sewer laterals that are less than 11 feet below ground level. In such event the residences on such lots with basements may not have sewer service available to the basements. The further subdivision of the Kennecott Master Subdivision #1 is consented to by any owner at any time hereafter purchasing or having an interest in any lots shown on this plat.
- Certain lots on this Plat may be served by sewer laterals that are less than 11 feet below ground level. In such event the residences on such lots with basements may not have sewer service available to the basements. The further subdivision of the Kennecott Master Subdivision #1 is consented to by any owner at any time hereafter purchasing or having an interest in any lots shown on this plat.
- The total development known as Daybreak, of which this plat is a part, is a large, master planned community. Portions of Daybreak may contain or be adjacent to a significant mix of land uses including parks, recreational facilities, churches, schools, retail, office and commercial, and industrial uses, which will be intermingled with residential properties. Different uses may be constructed at different times. Certain uses may be located near other uses when Daybreak is fully developed, such as commercial, retail, civic, educational, religious and office property and apartment, townhouses and condominiums, which may or may not be built concurrently with residential uses. Throughout the course of development, the plans for Daybreak may change depending on a variety of factors, including market factors, requested approvals and the results of ongoing studies and planning. Certain traits of each residential property may change over time depending on adjacent uses, such as the view, shade, perceived privacy, adjacency to parks, trails or open and growing/limiting of traffic. No commitments are made regarding the future development of Daybreak or the uses that will be made of land within or around Daybreak. Also, in connection with the development of Daybreak there will be ongoing construction activities related to development.
- For any "P" lots or "O" lots with paved sidewalks and/or walkways constructed thereon, the Owner hereby grants a public access easement thereon for paved sidewalks and/or walkways and non-motorized vehicles for the purpose of reasonable access, ingress and egress over and across such paved sidewalks and/or walkways. Such public access easement areas and improvements shall be maintained by the Daybreak community association or applicable sub-association.
- Approval of this plat by South Jordan City does not mean that individual lot drainage to a road or retention facility is assured. Development and grading may necessitate sewers and other drainage facilities to protect individual properties. Approval of this plat also does not constitute representation by the City that sewers or other drainage facilities are appropriate and maintained nor that drainage from adjacent properties is prevented.

**EASEMENT NOTE:**  
Owner certifies that the easements, claims of easements, or encumbrances on the platted property which are shown by public records are shown on this plat based on the title report issued by Cottonwood Title Co. Order Number 1495533. Amendment No. 2021

**HIGH GROUND WATER:**  
Many areas in South Jordan City have ground water problems due to high (fluctuating) water table. Approval of this plat does not constitute representation by the City that building at any specified elevation will solve groundwater problems, if any.

**SEWER LATERAL NOTE:**  
All lots contained within this Plat are served by private sewer laterals. The owner(s) of a lot in this Plat or any portion of an Alpha Parcel which is served by a sewer lateral which traverses a lot labeled "P" or "O", a public right-of-way, or a PUDE easement is hereby granted an easement over and through such "P" or "O" lots, public rights-of-way and/or PUDE easements for the purpose of allowing such owner(s) the right to operate, maintain and repair such sewer lateral. Promptly following any construction, repairs or maintenance requiring disturbance of the surface or subsurface of a burdened property, the benefited party shall cause the surface and subsurface of the burdened property to be restored to a condition substantially similar to the condition prior to such disturbance.

**NOTICE:**  
Potential purchasers of property described on this plat are advised by South Jordan City to familiarize themselves with all notes, lot information, easements and other pertinent information contained on the plat and also with any Covenants, Conditions and Restrictions ("CCRs") recorded against such property, including those described in note 1 of this plat. Such property may also be subject to the restrictions of the Kennecott Development Standards Matrix ("Matrix") attached to the Kennecott Master Subdivision #1 Plat recorded in Book 2002P commencing at Page 273, in the Salt Lake County Recorder's Office, or it may be amended from time to time. These documents may limit the use of the property and failure to comply with such documents may result in financial losses to the property owner. Purchasers and property owners are responsible to review and to be in compliance with this plat, the CCRs, the Matrix and other recorded documents related to this plat, as currently existing or as may from time to time be changed and/or amended.

C-102  
DAYBREAK VILLAGE 8, VILLAGE 9 &  
VILLAGE 13 SCHOOL SITES SUBDIVISION

VP DAYBREAK DEVCO LLC  
26-22-451-001

VP DAYBREAK DEVCO LLC  
26-22-452-001

VP DAYBREAK DEVCO LLC  
26-22-451-001

VP DAYBREAK DEVCO LLC  
26-22-452-001

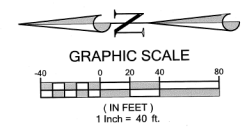
SOUTHEAST COR. SECTION 23,  
T3S, R24W, S16E1M  
FND BRASS CAP  
S.L. CO. MONUMENT

SOUTHWEST COR. SECTION 22,  
T3S, R24W, S16E1M  
FND BRASS CAP  
S.L. CO. MONUMENT

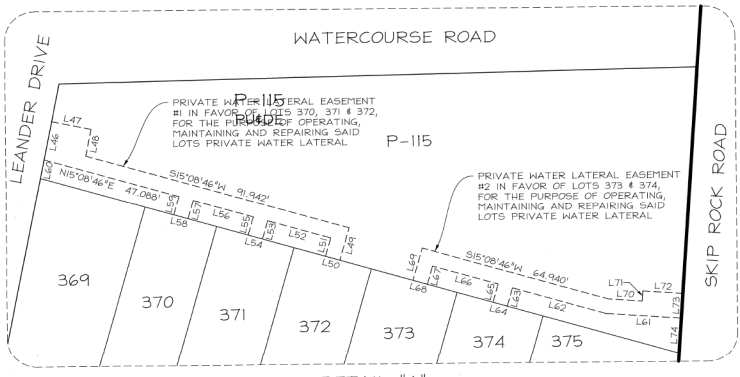
**LEGEND**

- FOUND SALT LAKE COUNTY SECTION CORNER
- PROPOSED STREET MONUMENT
- EXISTING STREET MONUMENT
- ADDRESS WITH ABBREVIATION OF STREET OR LANE
- 1' DRAINAGE EASEMENT PARALLEL TO LOT LINE (UNLESS NOTED OTHERWISE)
- PUBLIC RIGHT-OF-WAY. SOUTH JORDAN CITY WILL NOT PROVIDE SNOW REMOVAL, STREET SWEEPING OR GARBAGE COLLECTION IN THESE AREAS. SNOW REMOVAL AND STREET SWEEPING ARE THE RESPONSIBILITY OF THE ADJACENT LOT OWNERS. GARBAGE CANS MUST BE PLACED ON THE THROUGH PORTION OF THE ADJACENT LANE OR STREET.
- VEHICULAR INGRESS/EGRESS AND DRAINAGE EASEMENT

**This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.**



Sheet 2 of 5

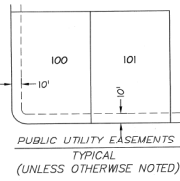


**PROPERTY CORNERS**

PROPERTY CORNERS TO BE SET WILL BE REBAR & CAP OR NAILS SET IN THE TOP OF CURB OR ALLEY ON THE EXTENSION OF SIDE LOT LINES.

**PERIGEE CONSULTING**  
CIVIL - STRUCTURAL - SURVEY

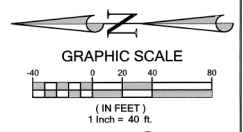
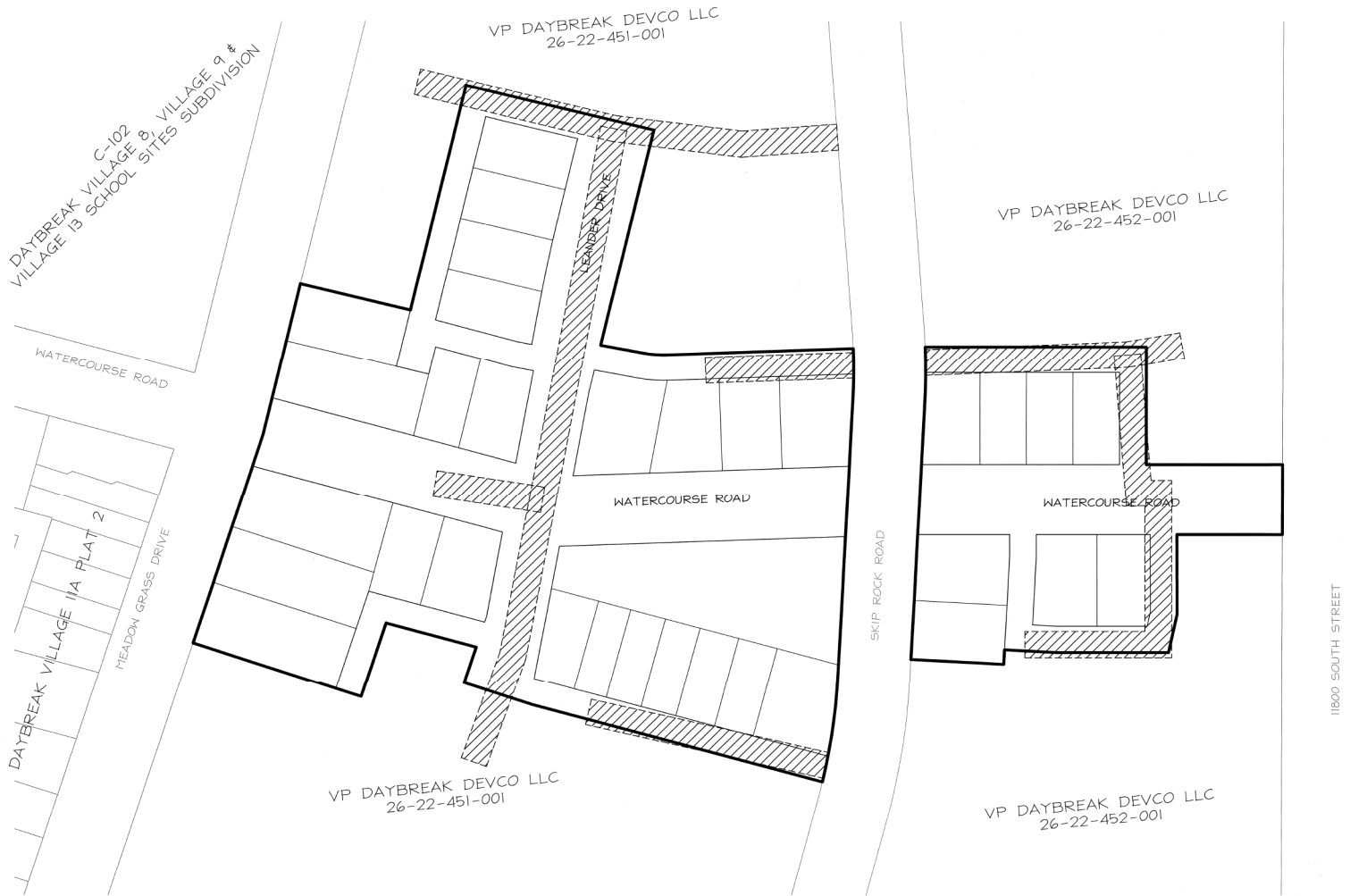
9089 501TH 1300 WEST, SUITE 160 WEST JORDAN, UT 84088  
801.528.8004 TEL. 801.590.6811 FAX WWW.PERIGEEVLL.COM



DAYBREAK VILLAGE IIA PLAT 6  
AMENDING LOT 2101 OF THE VP DAYBREAK OPERATIONS-INVESTMENTS PLAT 1

Located in the Southeast Quarter of Section 22, T3S, R24W, Salt Lake Base and Meridian

RECORDED # 13703215  
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: **VP Daybreak Operations LLC**  
DATE: **6/29/2021** TIME: **11:01 AM** BOOK: **2021 P** PAGE: **115**  
FEE \$ **316.00** **MS Deputy**  
SALT LAKE COUNTY RECORDER



Sheet 3 of 5

**LEGEND**  
 EXISTING 20' WIDE SEWER EASEMENT  
 RECORDED IN BOOK 1024 PAGE 378

**PROPERTY CORNERS**  
 PROPERTY CORNERS TO BE SET WILL BE REBAR # 4 CAP OR NAILS SET IN THE TOP OF CURB OR ALLEY ON THE EXTENSION OF SIDE LOT LINES.

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**PERIGEE CONSULTING**  
 CIVIL • STRUCTURAL • SURVEY

8089 SOUTH 1300 WEST, SUITE 160 WEST JORDAN, UT 84086  
 801.428.8008 TEL. 801.960.8811 FAX WWW.PERIGEECONSULTING.COM

DAYBREAK VILLAGE 11A PLAT 6  
 AMENDING LOT 2101 OF THE VP DAYBREAK OPERATIONS-INVESTMENTS PLAT 1

Located in the Southeast Quarter of Section 22, T35, R2W, Salt Lake Base and Meridian

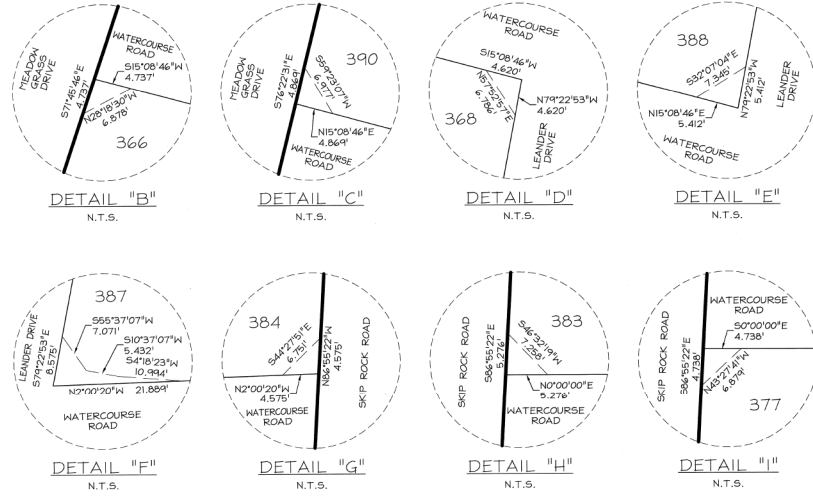
RECORDED # 13703215  
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: VP Daybreak Operations, L.L.C.  
 DATE: 6/24/2021 TIME: 11:01 AM BOOK: 2021 P PAGE: 173  
 \$316.00 FEE \$  
 [Signature] Deputy SALT LAKE COUNTY RECORDER



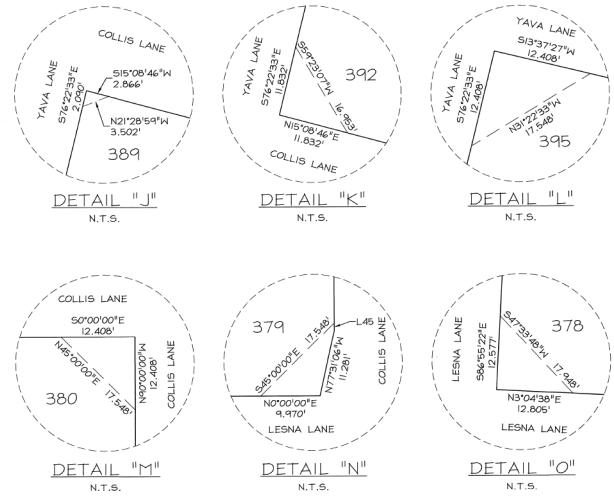
**SIDEWALK EASEMENTS**  
 DETAILS "B" THROUGH "I" - SIDEWALK EASEMENTS FOR  
 HANDICAP RAMP TO BE MAINTAINED BY SOUTH JORDAN CITY

Line Table			Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L1	24.207	S15°08'46"W	L26	70.000	N74°51'14"W	L51	6.500	S74°51'14"E
L2	17.311	N15°08'46"E	L27	70.000	N74°51'14"W	L52	22.000	N15°08'46"E
L3	10.907	N02°00'20"W	L28	4.348	N71°45'46"W	L53	6.500	N74°51'14"W
L4	19.931	N15°08'46"E	L29	70.000	N74°51'14"W	L54	5.000	N15°08'46"E
L5	72.464	N13°37'27"E	L30	70.000	N74°51'14"W	L55	6.500	S74°51'14"E
L6	27.973	N79°22'53"W	L31	70.000	N74°51'14"W	L56	21.000	N15°08'46"E
L7	13.426	N02°00'20"W	L32	70.000	N74°51'14"W	L57	6.500	N74°51'14"W
L8	13.647	N00°00'00"E	L33	70.000	N74°51'14"W	L58	5.000	N15°08'46"E
L9	162.570	N79°22'53"W	L34	70.000	N74°51'14"W	L59	6.500	S74°51'14"E
L10	16.129	N79°22'53"W	L35	70.000	N90°00'00"E	L60	6.520	S79°22'53"E
L11	9.733	N79°22'53"W	L36	70.000	N90°00'00"E	L61	25.504	N03°08'57"E
L12	4.273	N71°45'46"W	L37	70.000	N90°00'00"E	L62	32.546	N15°08'46"E
L13	22.478	N15°08'46"E	L38	70.025	N76°22'33"W	L63	6.500	N74°51'14"W
L14	24.519	N15°08'46"E	L39	70.025	N76°22'33"W	L64	5.000	N15°08'46"E
L15	32.324	N76°22'33"W	L40	16.500	N76°22'33"W	L65	6.500	S74°51'14"E
L16	73.796	N15°08'46"E	L41	14.963	N74°51'14"W	L66	22.920	N15°08'46"E
L17	38.395	N10°37'07"E	L42	32.950	N79°22'53"W	L67	6.500	N74°51'14"W
L18	55.617	N10°37'07"E	L43	117.068	N79°22'53"W	L68	5.000	N15°08'46"E
L19	22.865	N10°37'07"E	L44	223.089	N15°08'46"E	L69	11.500	S74°51'14"E
L20	32.752	N10°37'07"E	L45	1.394	N90°00'00"W	L70	11.472	S03°08'57"W
L21	107.000	N90°00'00"E	L46	13.310	S79°22'53"E	L71	3.471	S86°55'22"E
L22	43.323	N90°00'00"W	L47	13.500	S10°37'07"W	L72	13.500	S03°04'38"W
L23	24.124	N63°04'38"E	L48	1.363	N79°22'53"W	L73	0.407	N06°50'22"W
L24	20.403	N77°31'06"W	L49	11.500	N74°51'14"W	L74	12.068	S86°55'22"E
L25	87.079	N90°00'00"E	L50	5.000	N15°08'46"E			

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	42.894	473.000	005°11'45"	N89°31'14"W	42.879
C2	82.490	473.000	009°59'32"	N81°55'35"W	82.386
C3	46.988	527.000	005°06'31"	S84°28'37"E	46.973
C4	26.594	200.000	007°37'07"	N75°34'20"W	26.574
C5	22.311	200.000	006°23'30"	N76°11'09"W	22.299
C6	4.283	200.000	001°13'37"	N72°22'35"W	4.283
C7	22.033	100.000	012°37'26"	N04°18'23"E	21.988
C8	10.001	473.000	001°12'41"	N88°29'14"E	10.000
C9	10.005	473.000	001°12'43"	N89°41'56"E	10.004
C10	10.004	527.000	001°05'15"	N88°30'45"E	10.003
C11	10.000	527.000	001°05'14"	N89°36'00"E	10.000
C12	10.023	473.000	001°12'51"	N78°45'00"W	10.023
C13	10.011	473.000	001°12'46"	N77°32'12"W	10.011
C14	62.456	473.000	007°33'56"	N83°08'24"W	62.410
C15	26.984	527.000	002°56'01"	N86°23'22"W	26.981
C16	22.889	473.000	002°46'21"	N88°16'32"W	22.886
C17	1.676	110.000	000°53'00"	N01°33'50"W	1.676
C18	22.540	110.000	01°44'26"	N04°44'54"E	22.501
C19	52.461	1000.000	003°00'21"	N77°52'43"W	52.455
C20	39.058	1027.000	002°10'45"	N78°17'31"W	39.056
C21	14.819	1027.000	000°49'36"	N76°47'21"W	14.819



**ACCESS EASEMENTS - LANES**  
 DETAILS "J" THROUGH "O" - ACCESS EASEMENTS FOR LANES TO  
 BE MAINTAINED BY SOUTH JORDAN CITY



This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

DAYBREAK VILLAGE 11A PLAT 6  
 AMENDING LOT 2101 OF THE VP DAYBREAK  
 OPERATIONS-INVESTMENTS PLAT 1  
 Located in the Southeast Quarter of Section 22, T35, R2W,  
 Salt Lake Base and Meridian  
 REGISTERED # 13763215  
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE  
 REQUEST OF - VP Daybreak Operations, LLC  
 DATE: 6/15/2021 TIME: 11:01 AM BOOK: 2021 P PAGE: 173  
 \$216.00  
 N. Deputy  
 SALT LAKE COUNTY RECORDER

**PERIGEE**  
 CONSULTING  
 CIVIL - STRUCTURAL - SURVEY  
 8089 SOUTH 1300 WEST, SUITE 180 WEST JORDAN, UT 84089  
 801.628.8004 FAX 801.980.8611 FAX WWW.PERIGEE.COM

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PLAT NUMBER	DAYBREAK PARK LOT AREA	DAYBREAK OPEN SPACE LOT AREA	COLLECTOR STREET PARK STRIP AREA	NON-COLLECTOR STREET PARK STRIP AREA	PARK AREA DEDICATED TO CITY	OPEN SPACE AREA DEDICATED TO CITY	TOTAL	NUMBER OF LANES	LINEAR FOOTAGE	PLAT NUMBER	DAYBREAK PARK LOT AREA	DAYBREAK OPEN SPACE LOT AREA	COLLECTOR STREET PARK STRIP AREA	NON-COLLECTOR STREET PARK STRIP AREA	PARK AREA DEDICATED TO CITY	OPEN SPACE AREA DEDICATED TO CITY	TOTAL	NUMBER OF LANES	LINEAR FOOTAGE
PLAT 1	2.522	2.217	2.28	5.21	26.077	0	68.50	13	4,887.83	PLAT 100	0	0	0	0	0	0	0	0	0
PLAT 1 AMENDED	0	0	0	0	0	0	0	0	0	S. JORDAN PKWY. ROWDED PLAT 1 FROM 5800 WEST TO VIEW CORN.	0	0	0	0	0	0	0	0	0
LOT 10-10H AMENDED	0	0	0	0	0	0	0	0	0	VILLAGE 5 PLAT 2	1.674	0	0	0	0	0	0	0	0
PLAT 2 AMENDED	8.653	1.086	1.32	4.24	0	0	15.765	25	630.29	VILLAGE 5 PLAT 1	0.221	0	0	0	0	0	0	0	0
PLAT 2	0	0	0	0	0	0	0	0	0	VILLAGE 5 PLAT 3	0.267	0	0	0	0	0	0	0	0
TOWNHOME 1B 1B	4.37	0	0	0	0	0	4.37	0	0	VILLAGE 10 NORTH PLAT 1	4.659	0.13	0.04	0	0	0	0	0	0
TOWNHOME 1B 2B	0	0	0	0	0	0	0	0	0	VILLAGE 5 PLAT 6	0.581	0	0	0	0	0	0	0	0
PHASE 3 PLAT 3	2.637	11.636	0.32	5.89	0	0	20.464	9	2,105.88	VILLAGE 5 PLAT 7	0.24	0	0	0	0	0	0	0	0
PHASE 4	0.252	0.486	0.24	3.36	0	0	3.858	0	0	VILLAGE 10 NORTH PLAT 2	0	0	0	0	0	0	0	0	0
PLAT 4 AMENDED	0.591	0.363	0	1.57	0	0	0	0	0	UNIVERSITY MEDICAL #2	0	0	0	0	0	0	0	0	0
CARDIAC CONDOS	0	0	0	0	0	0	0	0	0	VILLAGE 10 NORTH PLAT 3	0	0	0	0	0	0	0	0	0
PLAT 5	2.994	2.268	1.18	5.29	0	0	11.369	22	849.98	VILLAGE 10 NORTH PLAT 4	0.072	0	0	0	0	0	0	0	0
PLAT 5 AMENDED	13.809	0	1.18	5.29	0	0	20.139	36	10,719.18	LAKI AVENUE FROM MOUNTAIN VIEW CORRIDOR TO BIRNBAUM	15.169	0	0	0	0	0	0	0	0
PLAT 6	14.91721	31.848	0	5.39	0	0	52.997	13	7032.29	VILLAGE 7 PLAT 1	0.944	0	0.04	0.14	0	0	0	0	0
PLAT 7	16.572	7.626	4.27	5.11	0	0	35.360	27	2,100.56	VILLAGE 7 PLAT 2	0.57	0	0.136	0	0	0	0	0	0
PLAT 8	1.736	0	0.1	0.39	0	0	2.226	5	1,606.56	VILLAGE 5 PLAT 8	0.041	0	0	0	0	0	0	0	0
PLATS 8A 11THRU 8E 10	0	0	0	0	0	0	0	0	0	LAKI AVENUE EAST	0.955	0	0	0	0	0	0	0	0
COMMERCE CENTER #1	0	0	0	0	0	0	0	0	0	VILLAGE EAST CONDOMINIUMS NO. 4	0	0	0	0	0	0	0	0	0
PLAT 8 AMENDED	* 15.792	* 0.041	0	3.77	0	0	* 19.865	13	4,227.78	COMMERCE PARK PLAT 4	4.777	0	0	0	0	0	0	0	0
PLAT 8 AMENDED	16.572	7.626	6.27	5.11	0	0	35.360	27	2,100.56	SE AMENDED PLAT 7C	0	0	0	0	0	0	0	0	0
PLAT 9	17.805	5.94	5.92	5.92	0	0	28.741	36	1,800.00	SE AMENDED PLAT 7C	0.043	0	0	0	0	0	0	0	0
PLAT 9 AMENDED	14.824	7.626	7.83	5.92	0	0	35.355	36	2,100.00	SE AMENDED PLAT 7C	0.043	0	0	0	0	0	0	0	0
VILLAGE CENTER 1A	0	0	0	0	0	0	0	0	0	VILLAGE EAST CONDOMINIUMS NO. 5	0	0	0	0	0	0	0	0	0
VILLAGE CENTER 1A	0	0	0	0	0	0	0	0	0	VILLAGE EAST CONDOMINIUMS NO. 6	0	0	0	0	0	0	0	0	0
AMENDED EAST LAKI VILLAGE CONDOS	0	0	0	0	0	0	0	0	0	VILLAGE EAST CONDOMINIUMS NO. 7	0	0	0	0	0	0	0	0	0
PLAT 9 AMENDED	17.805	5.94	5.92	5.92	0	0	28.741	36	1,800.00	SOUTH STATION PLAT 1	0.526	0	0	0	0	0	0	0	0
PLAT 9 AMENDED	14.824	7.626	7.83	5.92	0	0	35.355	36	2,100.00	VILLAGE 5 PLAT 9	0.824	0	0.297	0	0	0	0	0	0
DAYBREAK VIEW PARKWAY	0	0	1.36	0	0	0	* 1.36	0	0	VILLAGE 5 PLAT 10	0.427	0	0.15	0	0	0	0	0	0
SUBDIVISION FROM PLAT 10 TO THE EAST FRONTAGE ROAD	0	0	0	0	0	0	0	0	0	OPERATIONS INVESTMENTS PLAT 1	0	0	0	0	0	0	0	0	0
AMENDING VENTURE #1	0	0	3.3	1.64	0	0	* 2.49	0	0	VILLAGE 5 NORTH FAMILY #2	0.198	0	0	0	0	0	0	0	0
PLAT 10	4.392	2.981	0	0	0	0	6.373	0	0	VILLAGE 4 WEST PLAT 3	0.465	0.219	0	0	0	0	0	0	0
DAYBREAK VIEW PARKWAY	0	0	1.11	0	0	0	1.150	0	0	VILLAGE 4 WEST PLAT 3	0.08	0	0	0	0	0	0	0	0
SUBDIVISION FROM EAST FRONTAGE ROAD TO 11800 SOUTH	0	0	0	0	0	0	0	0	0	LAKI GRAND PLAT 1	2.887	0	1.605	0	0	0	0	0	0
COMMERCE PARK PLAT 1	0	0	0.19	0.29	0	0	0.410	0	0	VILLAGE 10 PLAT 2	0.011	0	0	0	0	0	0	0	0
COMMERCE CENTER #1	2.1041919	0	0	0	0	0	* 2.10419	0	0	VILLAGE 10 PLAT 2	0.011	0	0	0	0	0	0	0	0
PLAT 10A 1	0	0	0	0	0	0	0.000	2	740	VILLAGE 5 PLAT 10	0.109	0	0	0	0	0	0	0	0
PLAT 10A 2	0	0	0	0	0	0	0.000	0	0	WALCROFT CENTER RECREATION	0	0	0	0	0	0	0	0	0
VILLAGE 10A PLAT 1	2.189	0	1.49	0	0	0	3.679	7	1,018.00	VILLAGE 2 AMENDED	0.884	0	0	0	0	0	0	0	0
VILLAGE 10A PLAT 2	0.8623	0	0.41	0	0	0	1.472	0	0	VILLAGE 2 AMENDED	0.014	0	0	0	0	0	0	0	0
PLAT 10B 3	0	0	0	0	0	0	0.000	0	0	SOUTH STATION MULTI FAMILY #2	0.214	0	0	0	0	0	0	0	0
PLAT 10B 4	0	0	0	0	0	0	0.000	0	0	VILLAGE 4 PLAT 4A	2.175	0	0.726	0	0	0	0	0	0
PLAT 10B 5 THROUGH 9	0	0	0	0	0	0	0.000	0	0	DAYBREAK PARKWAY CORRIDOR WEST	0	0	0	0	0	0	0	0	0
PLAT 10C AMENDED	14.824	7.626	7.83	5.92	0	0	35.355	36	10,000.00	DAYBREAK VILLAGE 6 VILLAGE 6R VILLAGE 13 CHECKS SITES	36.236	0	0	0	0	0	0	0	0
AMENDED VILLAGE 10A PLAT 2	0.8623	0	0.41	0	0	0	1.472	3	709.76	GARDEN PARK LAKI SIXER PHASE 1	0.473	0	0	0	0	0	0	0	0
EAST LAKI ELEMENTARY SCHOOL	0	0	0	0	0	0	0.000	0	0	DAYBREAK VILLAGE SPAT 13	0.245	0	0	0	0	0	0	0	0
COURT LINE PRODUCE #1	0	0	0	0	0	0	0.000	0	0	VILLAGE 4 WEST PLAT 3 AMENDED	0	0	0	0	0	0	0	0	0
PLAT 10D	0.0138	0	0.12	0	0	0	0.134	2	481.14	VILLAGE 4 WEST PLAT 3	0.187	0	0	0	0	0	0	0	0
AMENDING PLAT 10B 10	0	0	0	0	0	0	0.000	0	0	VILLAGE 4 PLAT 2	0.884	0	0	0	0	0	0	0	0
VCI DAYCARE	0	0	0.38	0.04	0	0	0.420	1	35.72	VILLAGE 5 PLAT 2 AMENDED	3.055	0.369	0	0	0	0	0	0	0
VCI CONDO SUBDIVISION	0	0	0	0	0	0	0.000	0	0	VILLAGE 4 WEST PLAT 4B	0.203	0	0	0	0	0	0	0	0
VILLAGE 10A PLAT 1	2.189	0	1.49	0	0	0	3.679	7	1,018.00	VILLAGE 5 PLAT 13	1.529	0	0	0	0	0	0	0	0
VILLAGE 10A PLAT 2	0.8623	0	0.41	0	0	0	1.472	3	709.76	SOUTH STATION MULTI FAMILY #3	0.117	0	0	0	0	0	0	0	0
BIRNBAUM CREEK PLAT	342.713	0	0	0	0	0	342.713	0	0	VILLAGE 4 WEST PLAT 4	0.857	0	0	0	0	0	0	0	0
VILLAGE 10A MULTI FAMILY #1	0	0	0.21	0	0	0	0.21	0	0	VILLAGE 5 PLAT 13	0.333	0	0	0	0	0	0	0	0
CHRISTIAN TOWNHOMES PLAT	0	0	0	0	0	0	0.000	0	0	GARDEN PARK LAKI SIXER PHASE 2	1.446	0	0	0	0	0	0	0	0
VILLAGE 10A MULTI FAMILY #2	1.05	0	0	0	0	0	1.050	0	0	NORTH STATION CAMPUS	16.431	0	0	0	0	0	0	0	0
UNIVERSITY MEDICAL #1	0.41	0	0	0	0	0	0.410	0	0	CRUISE CENTER EXTENSION	0	0	0.039	0	0	0	0	0	0
PLAT 10A	0.266	0.466	0.64	0	0	0	1.378	0	0	LAKI BURN ROAD P.C.W. (LA-SPF)	0	0	0.954	0	0	0	0	0	0
VCI MULTI FAMILY #1	0.0903	0	0	0	0	0	0.090	0	0	VCI MULTI FAMILY #6	0.026	0	0	0	0	0	0	0	0
AMENDED PLAT 10B	0.765	0	0.64	0	0	0	1.405	2	1,291.32	SOUTH STATION LIBRARY	2.563	0	0.33	0	0	0	0	0	0
GARDEN PARK CONDOMINIUMS, PHASE 1	0	0	0	0	0	0	0.000	0	0	COMMERCE PARK PLAT 5	1.222	0	0	0	0	0	0	0	0
GARDEN PARK CONDOMINIUMS, PHASE 3	0	0	0	0	0	0	0.000	0	0	VILLAGE 4 PLAT 1B	0.905	0	0	0	0	0	0	0	0
PLAT 10B	0.136	0	0	0	0	0	0.136	0	0	SOUTH HARBOR MULTI FAMILY #2	0.636	0	0	0	0	0	0	0	0
PLAT 10C	0.0251	0	0	0	0	0	0.025	1	389	LAKI GRAND PLAT 2	0.749	0	0.096	0	0	0	0	0	0
AMENDED UNIVERSITY MEDICAL #1	0	0	0.26	0.22	0	0	0.480	0	0	VILLAGE 4 HARBOR PLAT 1	0.232	-0.104	0.056	0	0	0	0	0	0
SOUTH JORDAN PARKWAY ROW PLAT FROM SPLF ROCK DRIVE TO 5360 WEST	0	0	1.21	0	0	0	1.210	0	0	VILLAGE 4 HARBOR PLAT 2	0.687	0.487	0	0	0	0	0	0	0
PLAT 10C	0.998	0	0	0	0	0	0.998	0	0	VILLAGE 10 PLAT 14	0.556	0	0.222	0.178	0	0	0	0	0
AMENDING MULTI FAMILY #1	0.0003	0	0	0	0	0	0.000	0	0	VILLAGE 5 MULTI FAMILY #3	0.509								