

NOTES:

- 1. In connection with the recordation of this plat for DAYBREAK VILLAGE 8 PLAT 7 SUBDIVISION, there shall also be recorded, with respect to the "tract" described herein, a document entitled "Supplement to Covenant for Daybreak Village 8 Plat 7 Property" and the residential lots and certain other lots within this Plat, a document entitled "Declaration to Community Charter for Daybreak Submitting Additional Property" (each, a "Supplement"). The Supplements subject the "tract" described herein to a document entitled "Community Charter for Daybreak" (the "Charter") 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 Village 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." This Plat is part of a master-planned community commonly known as "Daybreak" and is subject to the Master Development Agreement recorded on March 26, 2003 as Entry No. 856957, in Book 8762 beginning on Page 703 of the Official Records of Salt Lake County (which Master Development Agreement may be amended from time to time) (the "Master Development Agreement").
- 2. 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 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.
- 3. 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 owner's association for common area use, as is subsequently recorded instrument or an amendment to this Plat. Any easement shown on this Plat that is not specifically referred to as "P" is reserved to Owner or to Owner's designee.
- 4. The Owner reserves, in favor of Daybreak Water Company, a Utah non-profit corporation, easements over, areas and under all streets, public rights-of-way, alleys, "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.
- 5. On any lot in this Plat encumbered by a blanket PUDE easement, Owner reserves the right to relocate and/or modify 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.
- 6. 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 II referred to hereon. Further subdivision of the Kennecott Master Subdivision II is consented to by any owner at any time hereafter purchasing or having an interest in any lots shown on this plat.
- 7. 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 owner of any lot in this Plat shall be responsible for verifying the sewer lateral depth serving said lot and shall be responsible for setting the foundation elevation of the residence constructed thereon to a depth sufficient for adequate fall into the respective sewer lateral.
- 8. The total development known as Daybreak, of which this plat is a part, is a large, master planned community. Phases of Daybreak may contain or be adjacent to a significant mix of land uses including parks, recreational facilities, churches, schools, retail 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 specialty uses and commercial and industrial uses, which 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, 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 amount/timing 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.
- 9. 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 public use by pedestrians 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.
- 10. Entire plat subject to a blanket easement in favor of Rocky Mountain Power recorded as Entry No. 13296183 in the Office of the Salt Lake County Recorder.

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 Equity Title, National Title Co., Order Number 1955719JM, Amendment No. , with an effective date of June 24, 2020.

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 elevated location 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" and/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 rules, lot information, easements and other pertinent information on this 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 II Plat recorded in Book 2002P commencing at Page 275, in the Salt Lake County Recorder's Office, as it may be amended from time to time. These documents may limit the use of the documents may restrict the use of the documents may restrict the financial losses to the property owner. Purchasers and property owners are responsible to review and to be informed of the restrictions of the documents and other recorded documents related to this plat, as currently existing or as may from time to time be changed and/or amended.

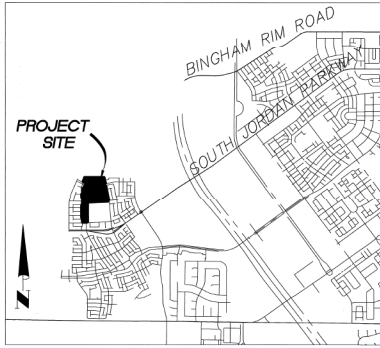
DAYBREAK VILLAGE 8 PLAT 7 SUBDIVISION AMENDING LOT Z105 OF THE VP DAYBREAK OPERATIONS-INVESTMENTS PLAT I

Located in the Northeast Quarter of Section 22 and the Northeast Quarter of Section 23, T3S, R2W, Salt Lake Base and Meridian

Table with 2 columns: Description and Area. Includes items like 'Containing 68 Lots', 'Containing 1 C-Lot', 'Containing 8 P-Lots', 'Containing 5 Public Lanes', 'Containing 1 Private Lane', 'Street Right-of-Way', and 'Total boundary acreage'.

DEVELOPED BY:

Daybreak Communities 1248 Kestrel Rise Road, Suite 201 South Jordan, Utah 84004



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 8 PLAT 7 SUBDIVISION AMENDING LOT Z105 OF THE VP DAYBREAK OPERATIONS-INVESTMENTS PLAT I

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 15th day of July, A.D., 2020.

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

Ty K. McCutcheon President & CEO

CORPORATE ACKNOWLEDGMENT

The Owner's Dedication was acknowledged before me this 15th day of July, 2020 by Ty K. McCutcheon as President & CEO for Daybreak Communities LLC, a Delaware limited liability company, the project manager of VP Daybreak Operations LLC, a Delaware limited liability company.

Notary Public



SURVEYOR'S CERTIFICATE

I, Marshall D. Byrd do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 6390728 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 8 PLAT 7 SUBDIVISION and the same has been correctly surveyed and staked on the ground as shown on this plat.

Marshall D. Byrd Professional Land Surveyor Utah Certificate No. 6390728



6/24/2020 Date

BOUNDARY DESCRIPTION:

Beginning at the Northwest Corner of the Daybreak Village 8 Plat 7 Subdivision, said point also being a point on a 518.500 foot radius curve to the left, (radius bears North 84°27'01" East, Chord: South 89°35'09" East 543.70 feet), said point lies South 89°55'43" East 6009.822 feet along the Daybreak Baseline Northwest (being South 89°55'43" East 754.233 feet between the Northwest Corner of Section 15, T3S, R2W and the North Quarter Corner of Section 14, T3S, R2W) and South 5300.048 feet from the said Northwest Corner of Section 15, T3S, R2W, said point also being North 89°58'44" East 705.394 feet along the Section Line from the Southwest Corner of Section 14, T3S, R2W and running thence along said Daybreak Village 8 Plat 7 Subdivision the following (23) courses: 1) along the arc of said curve 54.549 feet through a central angle of 0°10'59"; 2) South 113°44'49" East 18.495 feet to a point on a 515.00 foot radius tangent curve to the left, (radius bears North 78°25'11" East, Chord: South 34°04'49" East 4.210 feet); 3) along the arc of said curve 4.320 feet through a central angle of 45°00'00"; 4) South 56°34'49" East 7.172 feet to a point on a 4.500 foot radius tangent curve to the right, (radius bears South 33°20'11" West, Chord: South 34°04'49" East 3.444 feet); 5) along the arc of said curve 3.534 feet through a central angle of 45°00'00"; 6) South 113°44'49" East 10.000 feet to a point on a 25.000 foot radius tangent curve to the right, (radius bears South 78°25'11" West, Chord: South 33°25'11" West 35.355 feet); 7) along the arc of said curve 19.270 feet through a central angle of 49°00'00"; 8) South 78°25'11" West 19.578 feet; 9) South 113°44'49" East 9.136 feet; 10) South 38°00'00" East 19.000 feet to a point on a 25.000 foot radius tangent curve to the right, (radius bears South 38°00'00" East, Chord: South 64°47'24" East 42.499 feet); 11) along the arc of said curve 50.798 feet through a central angle of 116°25'11"; 12) South 113°44'49" East 8.244 feet to a point on a 4.500 foot radius tangent curve to the right, (radius bears South 78°25'11" West, Chord: South 10°55'11" West 3.444 feet); 13) along the arc of said curve 3.534 feet through a central angle of 45°00'00"; 14) South 33°25'11" West 7.172 feet to a point on a 5.500 foot radius tangent curve to the left, (radius bears South 56°34'49" East, Chord: South 10°55'11" West 4.210 feet); 15) along the arc of said curve 4.320 feet through a central angle of 45°00'00"; 16) South 113°44'49" East 45.441 feet to a point on a 5.500 foot radius tangent curve to the left, (radius bears North 78°25'11" East, Chord: South 34°04'49" East 4.210 feet); 17) along the arc of said curve 4.320 feet through a central angle of 45°00'00"; 18) South 56°34'49" East 4.345 feet to a point on a 4.500 foot radius tangent curve to the right, (radius bears South 33°25'11" West, Chord: South 34°04'49" East 3.444 feet); 19) along the arc of said curve 3.534 feet through a central angle of 45°00'00"; 20) South 113°44'49" East 5.000 feet to a point on a 25.000 foot radius tangent curve to the right, (radius bears South 78°25'11" West, Chord: South 37°57'34" West 38.043 feet); 21) along the arc of said curve 43.252 feet through a central angle of 89°04'49"; 22) South 02°30'00" East 42.500 feet; 23) South 87°30'00" West 748.128 feet and extended along Lot C-10 of the Daybreak Village 8, Village 4 & Village 13 School Sites subdivision; thence along Lot C-10 South 00°05'03" East 129.648 feet to a Northerly line of Daybreak Village 8 Plat 7A Subdivision; thence along said Daybreak Village 8 Plat 7A Subdivision the following (26) courses: 1) South 89°45'19" West 54.000 feet; 2) South 02°05'03" East 5.281 feet; 3) South 87°30'00" West 106.402 feet; 4) North 74°790 feet; 5) North 89°45'19" West 46.916 feet; 6) North 422.808 feet; 7) North 422.808 feet; 8) North 83°175 feet; 9) North 02°05'03" East 59.838 feet; 10) East 3.577 feet; 11) North 00°05'03" West 18.912 feet; 12) North 18°26'04" West 83.196 feet; 13) North 92.701 feet to a point on a 22.000 foot radius tangent curve to the right, (radius bears East, Chord: North 27°42'02" East 20.463 feet); 14) along the arc of said curve 21.273 feet through a central angle of 15°22'04" to a point of reverse curvature with a 46.000 foot radius tangent curve to the left, (radius bears North 34°35'56" West, Chord: North 27°42'02" East 42.746 feet); 15) along the arc of said curve 44.474 feet through a central angle of 85°24'04"; 16) North 67.018 feet; 17) East 38.644 feet; 18) North 22°00'00" East 60.000 feet; 19) South 60°00'00" East 69.838 feet to a point on a 273.000 foot radius tangent curve to the right, (radius bears East, Chord: North 27°42'02" East 20.463 feet); 20) along the arc of said curve 173.000 feet through a central angle of 123°05'11"; 21) North 34°30'57" West 37.500 feet to a point on a 310.500 foot radius tangent curve to the left, (radius bears South 34°30'57" West, Chord: North 56°10'00" West 8.301 feet); 22) along the arc of said curve 8.301 feet through a central angle of 0°13'54"; 23) North 22°00'00" East 53.917 feet; 24) West 8.726 feet to a point on a 173.000 foot radius tangent curve to the right, (radius bears North, Chord: North 77°53'59" West 74.497 feet); 25) along the arc of said curve 76.085 feet through a central angle of 24°52'02"; 26) North 65°07'58" West 131.760 feet; thence North 24°52'02" East 101.992 feet; thence North 02°05'03" West 37.856 feet to a Northerly line of Lot Z105 of the VP Daybreak Operations-Investments Plat I; thence along said Lot Z105 North 89°58'44" East 68.840 feet to the point of beginning.

Property contains 19.681 acres.

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.



8089 SOUTH 1300 WEST, SUITE 180 SALT LAKE COUNTY, UT 84119-1801 FAX: 801-428-5000 TEL: 801-961-8151 WWW.PERIGEECONSULTING.COM

PERIGEE APPROVAL: SALT LAKE VALLEY HEALTH DEPARTMENT. APPROVED AS TO FORM THIS 18th DAY of July, A.D., 2020.

SOUTH VALLEY SEWER DISTRICT. APPROVED AS TO FORM THIS 8th DAY of July, A.D., 2020.

PLANNING DEPARTMENT. APPROVED AS TO FORM THIS 21st DAY of July, A.D., 2020.

SOUTH JORDAN CITY ENGINEERS. I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

OFFICE OF THE CITY ATTORNEY. APPROVED AS TO FORM THIS 3rd DAY of July, A.D., 2020.

SOUTH JORDAN CITY MAYOR. APPROVED AS TO FORM THIS 24th DAY of July, A.D., 2020.

STATE OF UTAH, COUNTY OF SALT LAKE. RECORDED & FILED IN THE REGISTER OF: Old Republic Title. DATE: 6/24/2020 TIME: 4:38PM BOOK: 2020P PAGE: 182

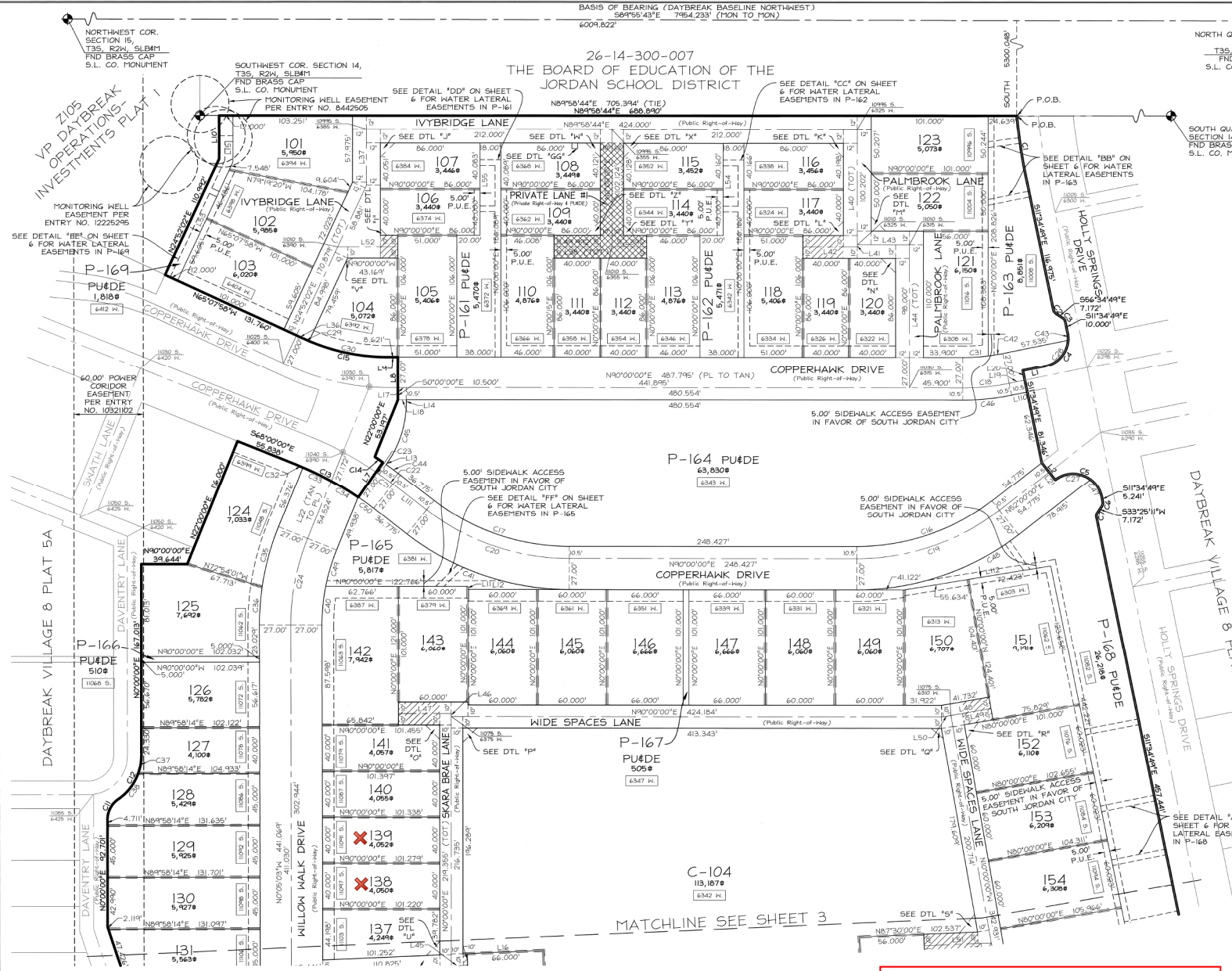
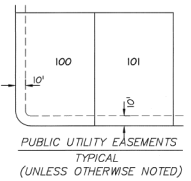
RECORDER'S OFFICE. 8558-U. SALT LAKE COUNTY RECORDER.

BASIS OF BEARING (DAYBREAK BASELINE NORTHWEST)
 S89°55'43"E 7854.233' (FROM TO FROM)
 6004.822'

26-14-300-007
 THE BOARD OF EDUCATION OF THE
 JORDAN SCHOOL DISTRICT

LEGEND

- ⊕ FOUND SALT LAKE COUNTY SECTION CORNER
- ⊙ PROPOSED STREET MONUMENT
- ⊙ EXISTING STREET MONUMENT
- ADDRESS WITH ABNOMINATION 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.
- ▩ PRIVATE RIGHT-OF-WAY

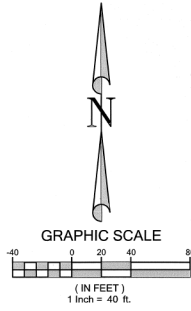


NORTH QUARTER COR. SECTION 14, T35, R2W, S16M FND BRASS CAP S.L. CO. MONUMENT

SOUTH QUARTER COR. SECTION 14, T35, R2W, S16M FND BRASS CAP S.L. CO. MONUMENT

NORTHWEST COR. SECTION 15, T35, R2W, S16M FND BRASS CAP S.L. CO. MONUMENT

SOUTHWEST COR. SECTION 14, T35, R2W, S16M FND BRASS CAP S.L. CO. MONUMENT



Sheet 2 of 8

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.

PERIGEE CONSULTING
 CIVIL • STRUCTURAL • SURVEY

9089 SOUTH 1300 WEST, SUITE 160
 801.628.6004 TEL. 801.960.8611 FAX
 WEST JORDAN, UT 84068
 WWW.PERIGEECONSULTING.COM

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.

DAYBREAK VILLAGE 8 PLAT 7 SUBDIVISION ATTENDING LOT 2105 OF THE VP DAYBREAK OPERATIONS-INVESTMENTS PLAT 1

Located in the Northeast Quarter of Section 22 and the Northwest Quarter of Section 23, T35, R2W, Salt Lake Base and Meridian

RECORDED # 13349095

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: Old Republic Title

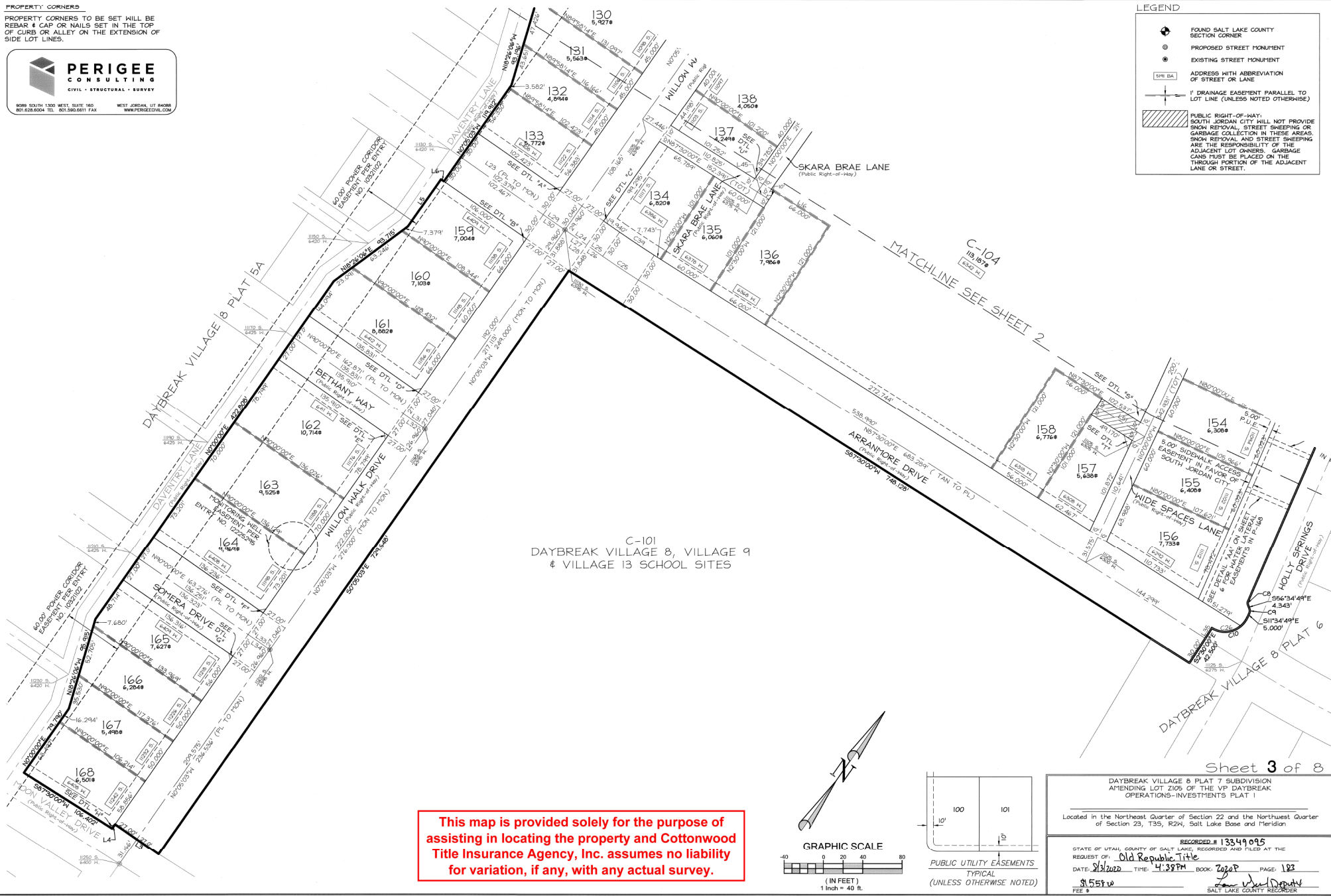
DATE: 8/31/2022 TIME: 4:38 PM BOOK: 2020P PAGE: 183

85580
 SALT LAKE COUNTY RECORDER

PROPERTY CORNERS
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- LEGEND**
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Sheet 3 of 8

DAYBREAK VILLAGE 8 PLAT 7 SUBDIVISION
 AMENDING LOT 2105 OF THE VP DAYBREAK OPERATIONS-INVESTMENTS PLAT 1

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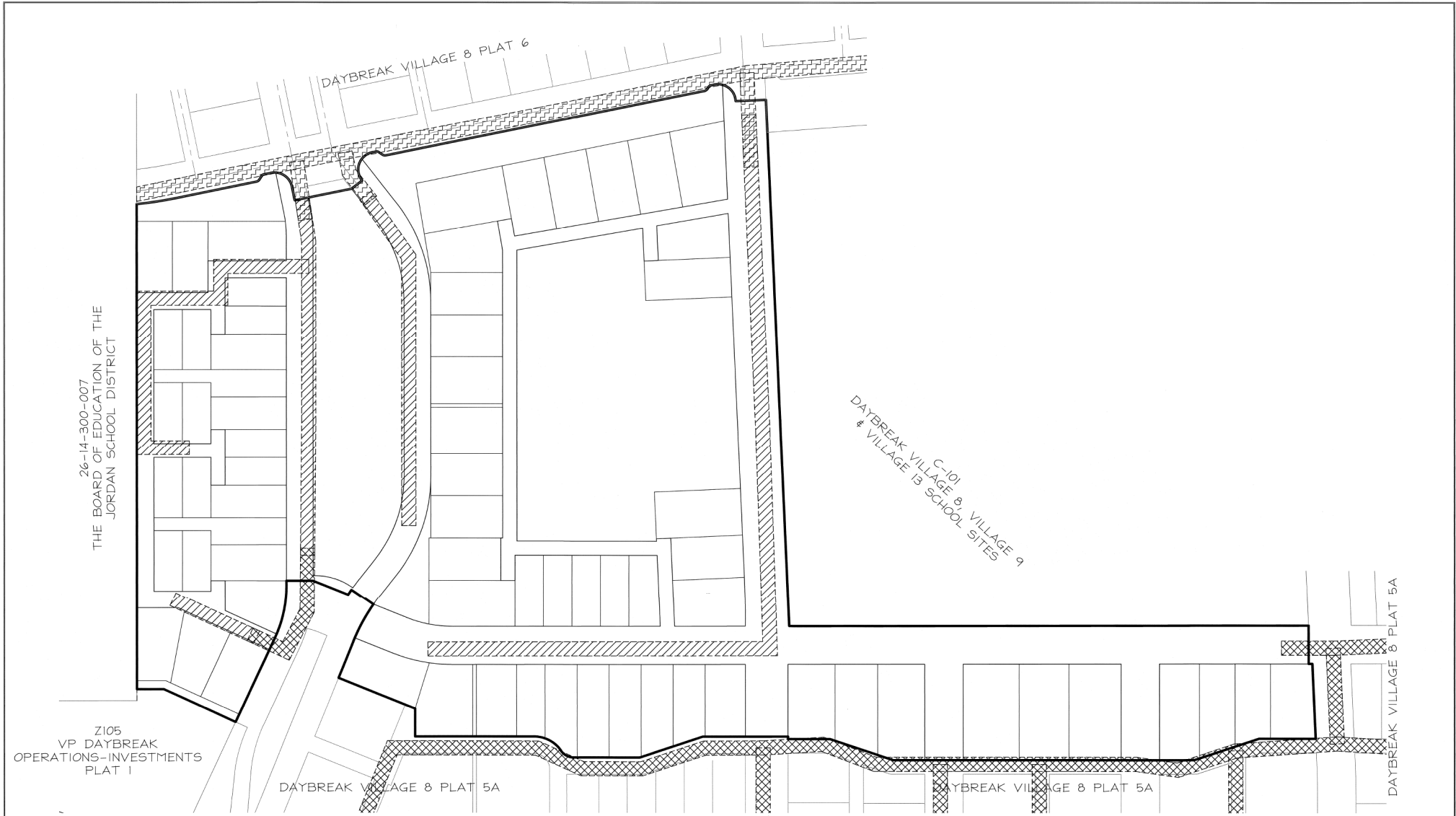
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DATE: 8/3/2022 TIME: 4:39PM BOOK: 7628 PAGE: 183

BY: [Signature]
 SALT LAKE COUNTY RECORDER

FEES \$155.00



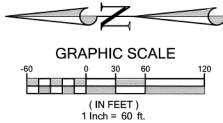
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LEGEND

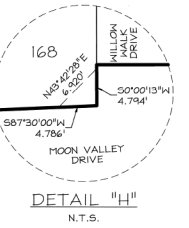
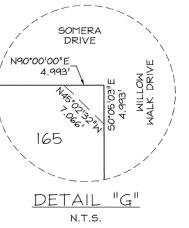
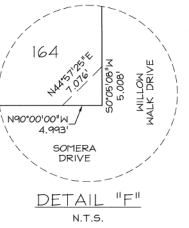
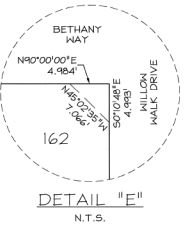
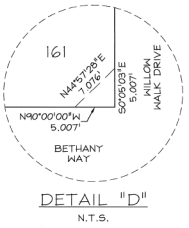
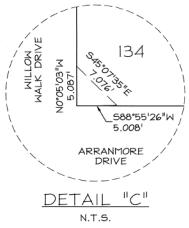
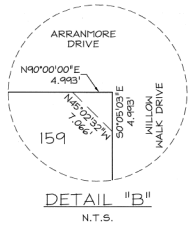
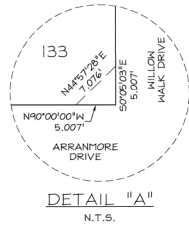
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	EXISTING 20' WIDE SENIOR EASEMENT RECORDED IN BOOK 10776 PAGE 76-3



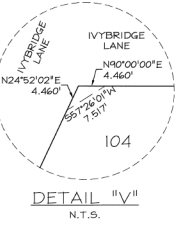
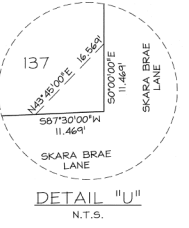
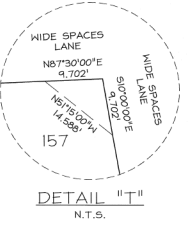
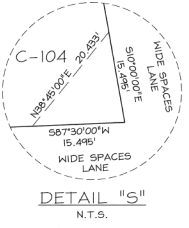
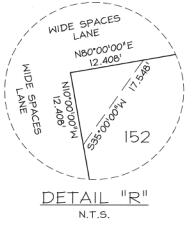
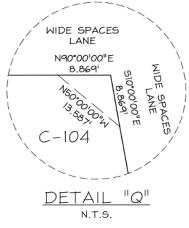
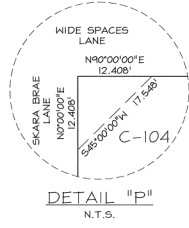
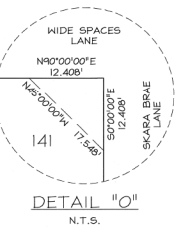
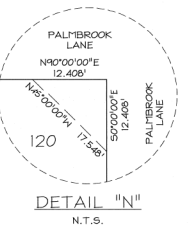
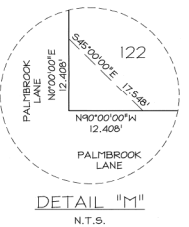
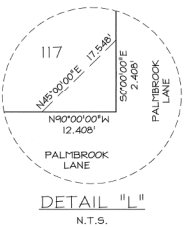
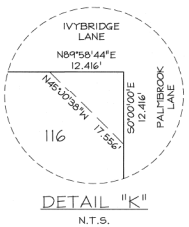
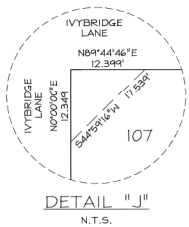
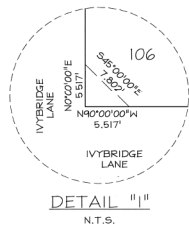
DAYBREAK VILLAGE 8 PLAT 7 SUBDIVISION
 AMENDING LOT 2105 OF THE VP DAYBREAK OPERATIONS-INVESTMENTS PLAT 1
 Located in the Northeast Quarter of Section 22 and the Northwest Quarter of Section 23, T35, R24W, Salt Lake Base and Meridian

RECORDED # 13349095
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
 REQUEST OF: Old Republic Title
 DATE: 08/03/2020 TIME: 4:39PM BOOK: 3020P PAGE: 123
 FEE \$ 558.00
 SALT LAKE COUNTY RECORDER

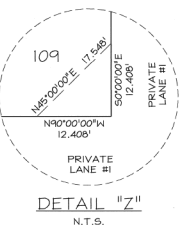
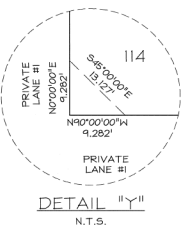
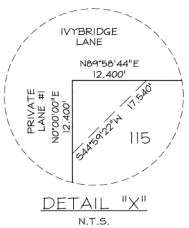
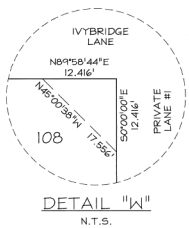
SIDEWALK EASEMENTS
 DETAILS "A" THROUGH "H" - SIDEWALK EASEMENTS FOR
 HANDICAP RAMP TO BE MAINTAINED BY SOUTH JORDAN CITY



ACCESS EASEMENTS - LANES
 DETAILS "I" THROUGH "V" - ACCESS EASEMENTS FOR LANES TO
 BE MAINTAINED BY SOUTH JORDAN CITY



ACCESS EASEMENTS - LANES
 DETAILS "W" THROUGH "Z" - ACCESS EASEMENTS FOR LANES TO
 BE MAINTAINED BY APPLICABLE HOMEOWNER'S ASSOCIATION



**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.**

PERIGEE CONSULTING
 CIVIL • STRUCTURAL • SURVEY
 9089 SOUTH 1300 WEST, SUITE 160 WEST JORDAN, UT 84088
 801.626.6004 TEL 801.582.6811 FAX WWW.PERIGEECONSULTING.COM

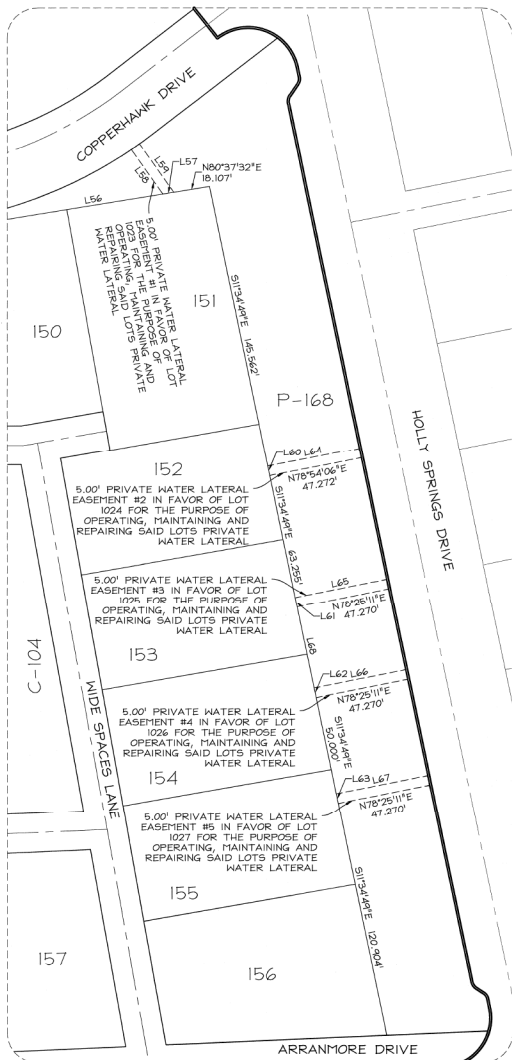
Sheet 5 of 8

DAYBREAK VILLAGE & PLAT 7 SUBDIVISION
 APPLICATING LOT 2105 OF THE VP DAYBREAK
 OPERATIONS-INVESTMENTS PLAT 1

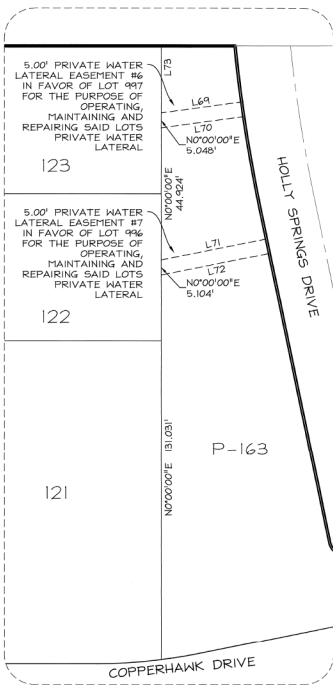
Located in the Northeast Quarter of Section 22 and the Northwest Quarter
 of Section 23, T3S, R2W, Salt Lake Base and Meridian

RECORDED # 13349045

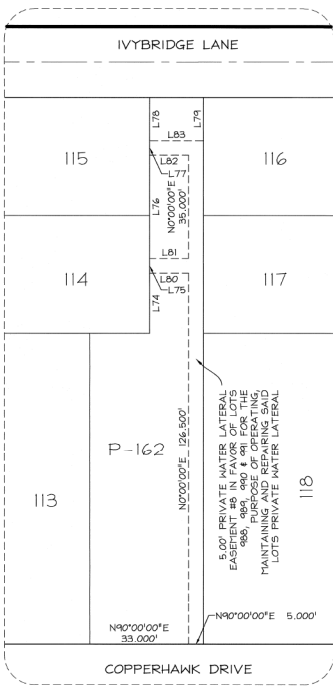
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
 REQUEST OF: Old Republic Title
 DATE: 8/13/20 TIME: 4:38PM BOOK: 2020 PAGE: 183
8559
 SEE S
Zoe Van Derdy
 SALT LAKE COUNTY RECORDER



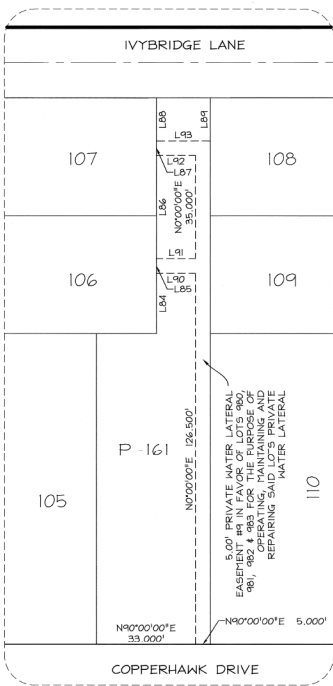
DETAIL "AA"
SCALE: 1" = 30'



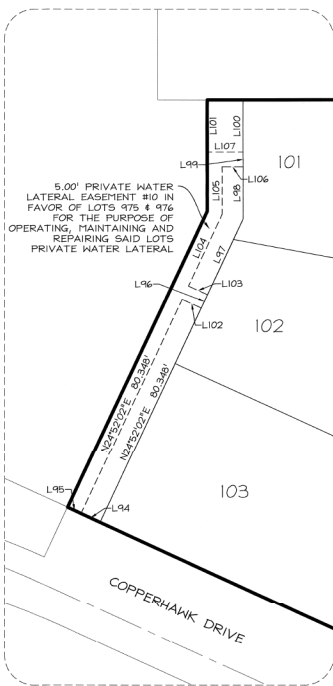
DETAIL "BB"
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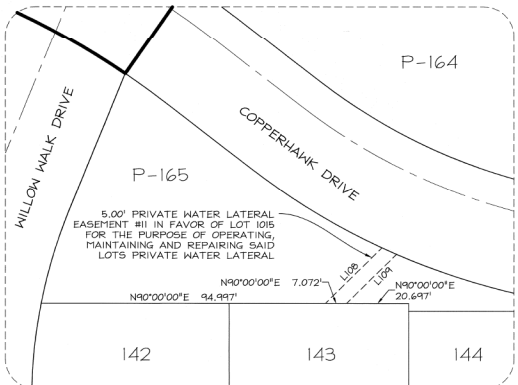
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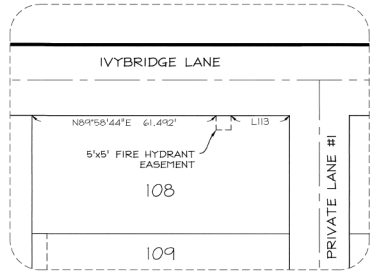
DETAIL "DD"
SCALE: 1" = 20'



DETAIL "EE"
SCALE: 1" = 20'



DETAIL "FF"
SCALE: 1" = 20'



DETAIL "GG"
SCALE: 1" = 20'

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 8 PLAT 7 SUBDIVISION AMENDING LOT 2105 OF THE VP DAYBREAK OPERATIONS-INVESTMENTS PLAT 1

Located in the Northeast Quarter of Section 22 and the Northwest Quarter of Section 23, T35, R2W, Salt Lake Base and Meridian

RECORDED # 13349095

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: Old Republic Title

DATE: 5/15/2020 TIME: 4:38PM BOOK: 70207 PAGE: 183

BY: [Signature] SALT LAKE COUNTY RECORDER

5/15/2020

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	54.595	518.500	006°01'59"	S08°33'50"E	54.570
C2	4.320	5.500	045°00'00"	S34°04'49"E	4.210
C3	3.534	4.500	045°00'00"	S34°04'49"E	3.444
C4	39.270	25.000	090°00'00"	S33°25'11"W	35.355
C5	50.798	25.000	116°25'11"	S64°47'24"E	42.499
C6	3.534	4.500	045°00'00"	S10°55'11"W	3.444
C7	4.320	5.500	045°00'00"	S10°55'11"W	4.210
C8	4.320	5.500	045°00'00"	S34°04'49"E	4.210
C9	3.534	4.500	045°00'00"	S34°04'49"E	3.444
C10	43.232	25.000	099°04'49"	S37°57'36"W	36.043
C11	21.273	22.000	055°24'04"	N27°42'02"E	20.453
C12	44.479	46.000	055°24'04"	N27°42'02"E	42.766
C13	59.635	273.000	012°30'57"	S61°44'31"E	59.517
C14	8.301	310.500	001°31'54"	N56°15'00"W	8.301
C15	75.085	173.000	024°52'02"	N77°33'59"W	74.497
C16	125.681	189.500	038°00'00"	N71°00'00"E	123.390
C17	125.681	189.500	038°00'00"	S71°00'00"E	123.390
C18	40.423	200.000	011°34'49"	N84°12'36"E	40.354
C19	132.645	200.000	038°00'00"	N71°00'00"E	130.227
C20	132.645	200.000	038°00'00"	S71°00'00"E	130.227
C21	18.242	300.000	003°29'03"	S53°44'31"E	18.240
C22	14.881	300.000	002°50'31"	N53°25'16"W	14.879
C23	3.362	300.000	000°38'31"	N55°09'47"W	3.362
C24	77.088	200.000	022°05'03"	S10°57'28"W	76.612
C25	43.633	1000.000	002°30'00"	N88°45'00"E	43.630
C26	31.653	25.000	072°32'33"	N51°13'44"E	29.580
C27	32.644	25.000	074°55'48"	N89°27'54"E	30.414
C28	32.644	25.000	074°55'48"	N40°57'17"E	30.414
C29	5.241	173.000	001°44'09"	S66°00'02"E	5.241
C30	69.844	173.000	023°07'54"	S78°26'03"E	69.371

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C31	22.161	173.000	007°20'22"	N86°19'49"E	22.145
C32	5.163	273.000	001°05'01"	N67°27'30"W	5.162
C33	27.075	273.000	005°40'56"	S64°04'31"E	27.063
C34	27.398	273.000	005°45'01"	S58°21'33"E	27.387
C35	54.307	227.000	013°42'27"	N15°08'47"E	54.178
C36	33.188	227.000	008°22'36"	N04°06'15"E	33.158
C37	15.991	46.000	019°55'05"	S09°57'33"W	15.911
C38	28.488	46.000	035°28'59"	S37°39'35"W	28.035
C39	42.324	970.000	002°30'00"	N88°45'00"E	42.321
C40	33.609	173.000	011°07'51"	S05°28'53"W	33.556
C41	150.552	227.000	038°00'00"	N71°00'00"W	147.808
C42	12.805	173.000	0041°4'27"	N80°32'25"E	12.802
C43	6.576	25.000	015°04'12"	N04°02'43"W	6.557
C44	15.401	310.500	002°50'31"	S53°25'16"E	15.400
C45	54.612	89.000	035°09'29"	S17°34'44"W	53.760
C46	42.545	210.500	011°34'49"	S84°12'36"W	42.473
C47	18.103	25.000	041°24'23"	N31°19'31"W	17.710
C48	150.552	227.000	038°00'00"	S71°00'00"W	147.808
C49	33.073	173.000	010°57'12"	S16°31'24"W	33.022
C50	16.601	273.000	003°29'03"	N53°44'31"W	16.598

Line Table		
Line #	Length	Direction
L1	19.578	S78°25'11"W
L2	19.000	S38°00'00"E
L3	54.000	S89°54'57"W
L4	5.281	S00°05'03"E
L5	59.000	N00°05'03"W
L6	3.577	N90°00'00"E
L7	37.500	N34°30'57"E
L8	37.500	N00°00'00"E
L9	8.726	N90°00'00"W
L10	37.851	N00°00'59"W
L11	2.619	N00°00'00"E
L12	87.452	N90°00'00"E
L13	2.041	S35°09'29"W
L14	3.005	S00°00'00"E
L15	40.500	N00°00'59"W
L16	69.674	N87°30'00"E
L17	7.241	N90°00'00"W
L18	7.241	N90°00'00"E
L19	13.817	N78°25'11"E
L20	8.500	N11°34'49"W

Line Table		
Line #	Length	Direction
L21	8.500	N38°00'00"W
L22	54.524	N22°00'00"E
L23	129.423	N90°00'00"W
L24	26.956	N90°00'00"E
L25	19.940	N90°00'00"E
L26	19.649	N90°00'00"W
L27	27.047	N90°00'00"W
L28	46.896	N90°00'00"W
L29	27.044	N90°00'00"E
L30	26.956	N90°00'00"W
L31	27.040	N90°00'00"E
L32	26.960	N90°00'00"W
L33	27.025	N90°00'00"E
L34	26.953	N90°00'00"W
L35	12.500	N02°30'00"W
L36	6.760	N65°07'58"W
L37	48.625	N00°00'00"E
L38	79.992	N90°00'00"E
L39	30.000	N90°00'00"E
L40	102.202	N00°00'00"E

Line Table		
Line #	Length	Direction
L41	2.000	N00°00'00"E
L42	47.000	N90°00'00"E
L43	45.000	N90°00'00"E
L44	125.000	N00°00'00"E
L45	14.121	N87°30'00"E
L46	2.819	N90°00'00"E
L47	45.613	N90°00'00"W
L48	42.607	N80°00'00"E
L49	35.171	N80°00'00"E
L50	7.436	N80°00'00"E
L51	57.940	N87°30'00"E
L52	51.760	N90°00'00"W
L53	113.640	N24°52'02"E
L54	80.160	N00°00'00"E
L55	80.083	N00°00'00"E
L56	104.411	N80°37'32"E
L57	5.539	N80°37'32"E
L58	27.702	N34°51'48"W
L59	30.102	N34°51'48"W
L60	5.000	S11°34'49"E

Line Table		
Line #	Length	Direction
L61	5.000	S11°34'49"E
L62	5.000	S11°34'49"E
L63	5.000	S11°34'49"E
L64	47.272	N78°54'06"E
L65	47.270	N78°25'11"E
L66	47.270	N78°25'11"E
L67	47.270	N78°25'11"E
L68	42.500	S11°34'49"E
L69	27.097	N82°03'51"E
L70	27.794	N82°03'51"E
L71	36.860	N78°25'11"E
L72	36.865	N78°25'11"E
L73	22.720	N00°00'00"E
L74	20.500	N00°00'00"E
L75	5.000	N00°00'00"E
L76	35.000	N00°00'00"E
L77	5.000	N00°00'00"E
L78	14.660	N00°00'00"E
L79	14.666	N00°00'00"E
L80	13.000	N90°00'00"W

Line Table		
Line #	Length	Direction
L81	13.000	N90°00'00"E
L82	13.000	N90°00'00"W
L83	18.000	N90°00'00"E
L84	20.500	N00°00'00"E
L85	5.000	N00°00'00"E
L86	30.000	N00°00'00"E
L87	5.000	N00°00'00"E
L88	14.583	N00°00'00"E
L89	14.589	N00°00'00"E
L90	13.000	N90°00'00"W
L91	13.000	N90°00'00"E
L92	13.000	N90°00'00"W
L93	18.000	N90°00'00"E
L94	7.000	N65°07'58"W
L95	5.000	N65°07'58"W
L96	5.000	N24°52'02"E
L97	28.291	N24°52'02"E
L98	17.748	N00°00'59"W
L99	5.000	N00°00'59"W
L100	17.752	N00°00'59"W

Line Table		
Line #	Length	Direction
L101	17.751	N00°00'59"W
L102	7.000	S65°07'58"E
L103	7.000	S65°07'58"E
L104	26.747	S24°52'02"W
L105	16.203	S00°00'59"E
L106	1.000	S89°59'01"W
L107	12.000	N89°59'01"E
L108	26.641	N45°00'23"E
L109	23.536	N45°00'23"E
L110	13.817	S78°25'11"W
L111	36.775	N52°00'00"W
L112	128.057	N80°37'32"E
L113	19.508	N89°58'44"E

DAYBREAK VILLAGE & PLAT 7 SUBDIVISION
 APPLICING LOT 2108 OF THE VP DAYBREAK
 OPERATIONS-INVESTMENTS PLAT 1

Located in the Northeast Quarter of Section 22 and the Northwest Quarter of Section 23, T35, R2W, Salt Lake Base and Meridian

RECORDED # 13349095

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE

REQUEST OF: Old Republic Title

DATE: 08/03/20 TIME: 4:38PM BOOK: 2020 PAGE: 182

\$ 559.00 John M. Dandy SALT LAKE COUNTY RECORDER

SEE #

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9089 SOUTH 1300 WEST, SUITE 160 WEST JORDAN, UT 84088
 801.528.8004 TEL. 801.560.9611 FAX WWW.PERIGEECH.COM

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 LAMES	LINEAR FOOTAGE
△ PLAT 1	2,573	22,23	2,28	5,23	26,037	0	88.35	SEE AMENDED PLAT 1	
△ PLAT 2 AMENDED	12,64	22,37	2,28	5,23	26,037	0	88.35	SEE AMENDED PLAT 1	4,887.83
LOT M-104 AMENDED	0	0	0	0	0	0	0	0	0
△ PLAT 2	8,673	1,096	1.32	4.74	0	15,789	0	SEE AMENDED PLAT 2	
PLAT 2 AMENDED	8,699	1,096	1.32	4.74	0	15,789	21	6,940.29	
TOWNHOMES SUB	0	0	0	0	0	0	0	0	0
PLAT 3	2,657	11,064	0.32	5.89	0	20,463	9	2,105.88	
PLAT 4	0,732	3,996	0.24	1.97	0	3,298	SEE AMENDED PLAT 4	4,580.06	
PLAT 4 AMENDED	0,759	0,363	0.24	1.97	0	3,296	SEE AMENDED PLAT 4	4,580.06	
CARRIAGE CONDOS	0	0	0	0	0	0	0	0	0
△ PLAT 5	2,998	2,768	1.18	5.39	0	12,302	SEE AMENDED PLAT 5	10,720.18	
PLAT 5 AMENDED	5,795	0	1.18	5.39	0	12,305	13	10,720.18	
PLAT 6	3,371	31,848	0	3.89	0	10,078	13	352.29	
△ PLAT 7	16,372	7,626	6.27	5.11	0	35,398	SEE AMENDED PLAT 7C		
PLAT 7A	1,756	0	0.1	0.39	0	2,236	5	1,690.56	
PLAT 8	0	0	0	0	0	0	0	0	0
PLAT 8 AMENDED	0	0	0	0	0	0	0	0	0
△ PLAT 8	11,802	0,931	0.38	3.77	0	18,053	13	4,227.78	
△ PLAT 7A AMENDED	16,372	7,626	6.27	5.11	0	35,398	SEE AMENDED PLAT 7C		
△ EASTLAKE VILLAGE CONDOS	0	0	0	0	0	0	0	0	0
△ PLAT 9	17,805	0	5.04	5.92	0	28,765	SEE AMENDED PLAT 9A		
△ PLAT 7B AMENDED	14,704	7,626	7.83	5.11	0	35,355	SEE AMENDED PLAT 7C		
VILLAGE CENTER 3A	0	0	0	0	0	0	0	0	0
AMENDED EASTLAKE VILLAGE CONDOS	0	0	0	0	0	0	0	0	0
PLAT 9A AMENDED	17,805	0	5.04	5.92	0	28,765	18	11,087.08	
△ AMENDED PLAT 1A	12,64	22,37	2,28	5,23	26,037	0	88.35	SEE AMENDED PLAT 1	
DAYBREAK VIEW PARKWAY	0	0	0	0	0	0	0	0	0
SUBDIVISION FROM PLAT A1 TO THE EAST FRONTAGE ROAD	0	1.36	0	0	0	0	0	0	0
APARTMENT VENTURE #1	0	1.34	0	0	0	1,244	0	0	0
PLAT 3C	0	0	0	0	0	0.84	0	0	0
DAYBREAK VIEW PARKWAY	0	0	0	0	0	0	0	0	0
SUBDIVISION FROM EAST FRONTAGE ROAD TO 11805 SOUTH	0	0	0	0	0	1.15	0	0	0
△ COMMERCIAL PARK PLAT 1	0	0	0.19	0.22	0	0.41	0	0	0
COMMERCIAL PARK PLAT 2	0	0	0.47	0	0	0.47	0	0	0
PLAT 8A.1	0	0	0	0	0	0	2	240	
PLAT 8A.2	0	0	0	0	0	0	0	0	0
VILLAGE 4A PLAT 1	2,483	0	1.43	3,829	1,808M	0	0	0	0
VILLAGE 4A PLAT 2	0,803	0	0.61	0	0	1,473	SEE AMENDED VILLAGE 4A PLAT 2		
PLAT 8A.3	0	0	0	0	0	0	0	0	0
PLAT 8A.4	0	0	0	0	0	0	0	0	0
PLAT 8A.5	0	0	0	0	0	0	0	0	0
PLAT 7C AMENDED	14,704	7,367	7.83	5.11	0	35,067	15	10,037.21	
AMENDED VILLAGE 4A PLAT 2	0,803	0	0.61	0	0	1,473	3	709.76	
EASTLAKE ELEMENTARY SCHOOL	0	0	0	0	0	0	0	0	0
COURT LINE PRODUCT #1	0	0	0	0	0	0	0	0	0
PLAT 3D	0,0136	0	0.12	0	0	0.138	2	489.34	
AMENDED PLAT 3B-10	0	0	0	0	0	0	1	13.27	
VCI DACARE	0	0	0.04	0	0	0.42	0	0	0
VCI CONDO SUBDIVISION	0	0	0	0	0	0	0	0	0
VILLAGE 4A PLAT 3	2,931	1,36	1.56	4,811	1,283.96	0	0	0	0
BINGHAM CREEK PLAT	142,713	0	0	0	0	142,713	0	0	0
11809MVC SC COMMERCIAL #1	0	0	0	0	0	0	0	0	0
QUEST/INNOVATION PLAT	0	0	0	0	0	0	0	0	0
VILLAGE 4A MULTI FAMILY #1	1,05	0	0	0	0	1,05	0	0	0
UNIVERSITY MEDICAL #1	0	0	0.41	0	0	0.41	SEE AMENDED UNIV MEDICAL #1		
△ PLAT 10A	0,766	0	0.64	0	0	1,406	SEE AMENDED PLAT 10A		
VCI MULTI FAMILY #1	0,0903	0	0	0,0903	0	0,0903	SEE AMENDED VCI MULTI FAMILY #1		
AMENDED PLAT 10A	0,766	0	0.64	0	0	1,406	2	1,291.32	
GARDEN PARK CONDOMINIUMS, PHASE 1	0	0	0	0	0	0	0	0	0
GARDEN PARK CONDOMINIUMS, PHASE 3	0	0	0	0	0	0	0	0	0
△ PLAT 9B	0	0	0	0	0	0	0	0	0
△ PLAT 9C	-0,2034	0	0	0	-0,2034	0	0	0	0
△ PLAT 9E	0,0131	0	0.36	0	0.3851	1	389		
AMENDED UNIVERSITY MEDICAL #1	0	0	0.22	0	0	0.48	0	0	0
SOUTH JORDAN PARKWAY ROW PLAT FROM SPLIT ROCK DRIVE TO 5860 WEST	0	1.26	0	0	0	1.21	0	0	0
PLAT 9C	0,0008	0	0	0	0	0,0008	0	0	0
AMENDED VCI MULTI FAMILY #2A	0,0903	0	0	0,0903	0	0,0903	3	422.38	
VCI MULTI FAMILY #2A	0,11	0	0,11	0,11	0	0,11	502.5		
PLAT 9D	0	0	0	0	0	0	2	488	
AMENDED PLAT 3E	0	0	0	0	0	0	0	0	0
PLAT 7D	0	0	0	0	0	0	0	0	0
VCI MULTI FAMILY #2B	0,3987	0	0	0,3987	1	194.33	0	0	0
VILLAGE 4A PLAT 4	0,8077	0	0,26	0,23	1,2977	2	798.52		
VILLAGE 4A PLAT 5	1,9003	0	0,68	0,00	2,2201	4	1,322.22		
PLAT 10B	0	0	0,2	0,09	0	0,29	0	0	0
PLAT 7E	0	0	0	0	0	0	0	0	0
PLAT 9F	0	0	0	0	0	0	0	0	0
PLAT 7F	0	0	0	0	0	0	0	0	0
VCI MULTI FAMILY #2	0,1297	0	0	0	0,1297	0	0	0	0
VILLAGE 4A MULTI FAMILY #2	0	0	0	0	0	0	0	0	0
△ PLAT 9G	-0,2031	0	0	0,2021	0	6	1,303.42		
PLAT 10C	1,0838	0	0,14	0,65	1,8718	4	1,097.20		
PLAT 8D	0	0	0	0	0	0	0	0	0
PLAT 8E	0	0	0	0	0	0	0	0	0
PLAT 9H	0	0	0	0	0	0	0	0	0
VILLAGE 4 WEST PLAT 1	0,252	0	2,02	0,48	2,752	2,00	1,088		
VCI MULTI FAMILY #4	1,4911	0	0	0	0	6	1,524.61		
VILLAGE 4 EAST PLAT 1	1,4911	0	0,86	0	2,3511	6	1,524.61		
VCI MULTI FAMILY #4A	0,3236	0	0	0	0,3236	0	0	0	0
PLAT 10D	0,3384	0	0,38	0,35	0,864	0	0	0	0
VCI MULTI FAMILY #5	0,2653	0	0	0,2653	0	0	0	0	0
VILLAGE 4A PLAT 6	1,00	0	0,99	0,31	2,30	10	1,837.74		
PLAT 10E	0,975	0	1,31	0,33	2,892.35	4	2,892.35		
PLAT 9I	0	0	0	0	0	0	0	0	0
VILLAGE 4 WEST PLAT 2	0,293	0	0,27	0	0,563	2	896.76		
VILLAGE 5 PLAT 1	6,788	0	0,58	0	6,788	0	0	0	0
△ PLAT 10J	0,398	0	0,13	0,11	1,284	7	2,583.35		
VILLAGE 5 PLAT 2	1,219	0	0,23	0,23	1,495	16	3,781.35		
PLAT 10G	0	0	0,33	0,23	0,62	4	1,308.33		

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 LAMES	LINEAR FOOTAGE
VILLAGE 4 EAST CONDOMINIUM NO. 1 AMENDED	0	0	0	0	0	0	0	0	0
VILLAGE 4 EAST CONDOMINIUM NO. 2 AMENDED	0	0	0	0	0	0	0	0	0
VILLAGE 4 EAST PLAT 2	0,1964	0	0	0,66	0	0,8564	6	1,524.63	
VILLAGE 4 EAST PLAT 3	0,4088	0	0	0,21	0	0,6188	6	1,524.63	
VILLAGE 4 PLAT 7	0	0	0,46	0	0	0,46	1	150	
COMMERCIAL PARK PLAT 3	0	0	0	0	0	0	0	0	0
VILLAGE 5 PLAT 4	0,3868	0	0,1	0,96	0	1,4668	19	832.59	
VILLAGE 4 PLAT 8	0,3088	0	0,32	0	0	0,6308	6	168.31	
VILLAGE 4 WEST PLAT 1 AMENDED	0,1275	0	0	0	0	0,1275	0	0	0
VILLAGE 5 MULTI FAMILY #1	0,0903	0	0	0,02	0	0,1103	4	1163.21	
VCI MULTI FAMILY #7	0,1485	0	0	0,04	0	0,1885	0	0	0
SOUTH STATION MULTI FAMILY #1	0,4972	0	0	0	0	0,4972	0	0	0
VILLAGE 10 PLAT 1	0	0	0	0	0	0	0	0	0
S. JORDAN PKWY. ROW DED. PLAT FROM 5960 WEST TO MT. VIEW CORR. PLAT 10B	1,6574	0	1,17	0,99	0	3,8174	10	2672.92	
VILLAGE 5 PLAT 5	0,0644	0	0,91	0,44	0	1,4144	4	1125.38	
PLAT 10I	2,067	0	0,36	1,13	0	3,577	10	8294.81	
VILLAGE 10 NORTH PLAT 1	0	0	0,15	0,04	0	0,19	0	0	0
VILLAGE 5 PLAT 6	0,0897	0	0,11	0	0	0,2097	2	752.23	
VILLAGE 5 PLAT 7	0	0	0	0,34	0	0,34	2	672	
VILLAGE 10 NORTH PLAT 2	0	0	0	0	0	0	0	0	0
VILLAGE 10 NORTH PLAT 2	0	0	0	0	0	0	0	0	0
VILLAGE 7	6,0122	0	2,09	0	0	8,1022	0	0	0
LAKE AVENUE FROM MOUNTAIN VIEW CORRIDOR TO 6000 WEST	15,1509	0	1,32	0	0	16,4709	0	0	0
VILLAGE 7 PLAT 1	1,1455	0	0	0,74	0	1,8855	7	2183.79	
VILLAGE 8 PLAT 1	0	0	0	0	0	0	2	363.33	
VILLAGE 8 PLAT 2	19,8151	0	0,57	0	0	21,3451	10	3142.74	
VILLAGE 5 PLAT 8	0,041	0	0,961	0	0	1,0021	13	3117.71	
LARK AVENUE EAST	9,055	0	2,103	0	0	11,158	0	0	0
VILLAGE 4 EAST CONDOMINIUMS NO. 4	0	0	0	0	0				