

NOTES:

- 1. In conjunction with the recordation of this plat for DAYBREAK VILLAGE 12A PLAT I, 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"...

- 6. From and after recordation of this plat, any amendment thereto or further subdivision thereof or within thereunder shall not be deemed to be an amendment to the Kennecott Master Subdivision #1 referred to herein. 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.

11. 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 swales and other drainage facilities to protect individual properties.

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 First American Title Co., Order Number 1444225-146, Amendment No. 1, with an effective date of August 3, 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 PUUDE easement is hereby granted an easement over and through such "P" or "O", a public right-of-way, or a PUUDE easement for the purpose of allowing such owner(s) the right to operate, maintain and repair such sewer lateral.

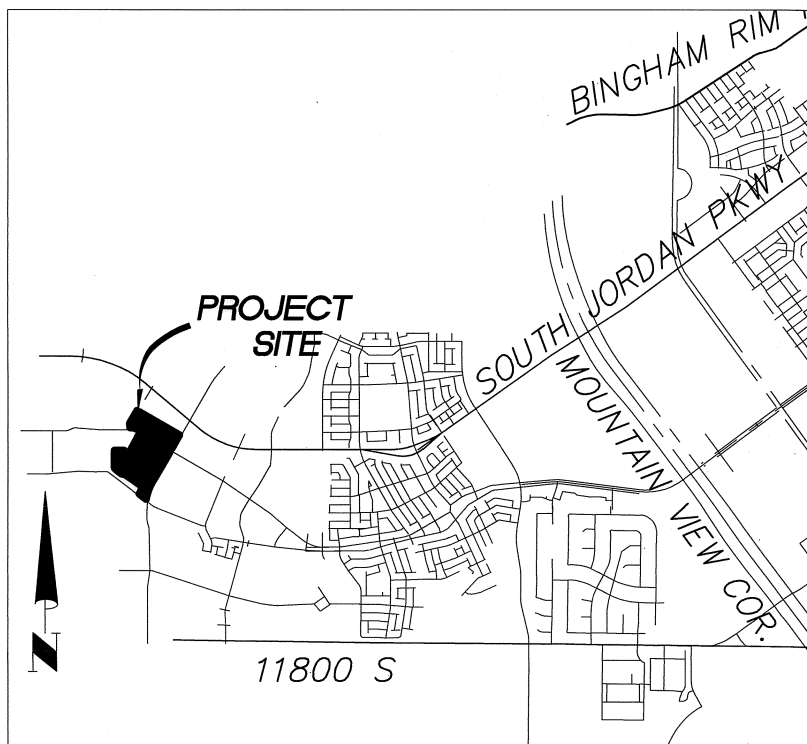
NOTICE: Potential purchasers of property described on this plat are advised by South Jordan City to familiarize themselves with all notes, lot information, easements and other pertinent information contained on this plat and also with any Covenants, Conditions and Restrictions ("CCRs") recorded against such property, including those described in note 1 of this plat.

DAYBREAK VILLAGE 12A PLAT I AMENDING LOT V5 OF THE KENNECOTT MASTER SUBDIVISION #1 AMENDED AND LOT Z101 OF THE VP DAYBREAK OPERATIONS-INVESTMENTS PLAT I

Located in the West Half of Section 22, T35, R2W, Salt Lake Base and Meridian February, 2021

Table with 3 columns: Description, Acres, and Total. Rows include: Containing 79 Lots (10.698 acres), Containing 3 P-Lots (1.306 acres), Containing 6 Public Lanes (1.352 acres), Street Right-of-Way (3.375 acres), Total boundary acreage (16.731 acres).

OWNER: VP DAYBREAK DEVCO LLC, 11248 Kestrel Rise Road, Suite 201, South Jordan, Utah 84009. PROJECT MANAGER: Daybreak Communities, 11248 Kestrel Rise Road, Suite 201, South Jordan, Utah 84009.



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 hereinafter known as: DAYBREAK VILLAGE 12A PLAT I AMENDING LOT V5 OF THE KENNECOTT MASTER SUBDIVISION #1 AMENDED AND LOT Z101 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 hereunto set my hand this 17th day of MARCH, A.D., 2021.

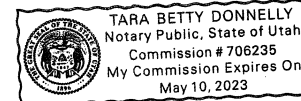
VP Daybreak Devco LLC, a Delaware limited liability company. By: Daybreak Communities LLC, a Delaware limited liability company. Its: Project Manager.

Ty K. McCutcheon, President & CEO.

CORPORATE ACKNOWLEDGMENT

"The Owner's Dedication was acknowledged before me this 17th day of March, 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."

Tara Betty Donnelly, Notary Public.



SURVEYOR'S CERTIFICATE

I, Eric D. Robins do hereby certify that I am a Professional Land Surveyor, and that I hold certificate No. 5152671 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, hereinafter to be known as DAYBREAK VILLAGE 12A PLAT I and the same has been correctly surveyed and staked on the ground as shown on this plat.



Eric D. Robins, Professional Land Surveyor, Utah Certificate No. 5152671.

3/1/21, Date.

BOUNDARY DESCRIPTION:

Being a portion Lot V5 of the KENNECOTT DAYBREAK MASTER SUBDIVISION #1 AMENDED according to the official plat thereof, recorded as Entry No. 8824749 in Book 2002P at Page 303 in the Office of the Salt Lake County Recorder and a portion of Lot Z101 of the VP DAYBREAK OPERATIONS-INVESTMENTS PLAT I according to the official plat thereof, recorded as Entry No. 1011272 in Book 2017P at Page 176 in the Office of the Salt Lake County Recorder, being more particularly described as follows:

Beginning at a point a Southerly Corner of the Less # Except Parcel QQ as shown on the Daybreak West Villages Roadway Dedication Plat in Lieu of Condemnation subdivision recorded as Entry No. 13061700 in Book 2014P at Page 239 in the Office of the Salt Lake County Recorder, said point lies South 89°56'37" East 1774.175 feet along the Daybreak Baseline Southwest (Being South 89°56'37" East 10583.405 feet between the Southwest Corner of Section 22, T35, R2W and the Southeast Corner of Section 23, T35, R2W) and North 2462.237 feet from the Southeast Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Less # Except Parcel QQ North 52°43'34" West 136.720 feet to a point on a 1054.000 foot radius non tangent curve to the right, (radius bears South 76°10'02" East, Chord North 1718.364' East 193.171 feet); thence along the arc of said curve 100.065 feet through a central angle of 06°57'15"; thence North 55°47'32" West 220.485 feet; thence South 46°27'36" West 1.120 feet; thence North 55°47'32" West 180.749 feet; thence South 37°16'26" West 24.000 feet; thence North 52°43'34" West 137.137 feet to a point on a 46.000 foot radius tangent curve to the right, (radius bears North 37°16'26" East, Chord North 26°21'47" West 40.853 feet); thence along the arc of said curve 42.331 feet through a central angle of 52°43'34"; thence North 282.878 feet; thence East 161.500 feet; thence South 88.321 feet to a point on a 25.500 foot radius tangent curve to the left, (radius bears East, Chord South 79°00'00" East 49.262 feet); thence along the arc of said curve 66.759 feet through a central angle of 15°00'00"; thence North 30°00'00" East 455.078 feet to a point on the Northeastery Line of Less # Except Parcel GGG as shown on said Daybreak West Villages Roadway Dedication Plat in Lieu of Condemnation; thence along said Less # Except Parcel GGG the following (4) courses: 1) South 60°00'00" East 10.500 feet; 2) South 30°00'00" West 11.500 feet; 3) South 60°00'00" East 582.000 feet; 4) South 30°00'00" West 545.262 feet along said Less # Except Parcel GGG and said Less # Except Parcel QQ to a point on a 1030.000 foot radius tangent curve to the left, (radius bears South 60°00'00" East, Chord South 2024.111' West 348.437 feet); thence along said Less # Except Parcel QQ and the arc of said curve 345.048 feet through a central angle of 191°15'38" to the point of beginning.

Property contains 11.352 acres. Also and together with the following described tract of land:

Beginning at a point a Southerly Corner of the Less # Except Parcel FFF as shown on said Daybreak West Villages Roadway Dedication Plat in Lieu of Condemnation subdivision, said point also being a point on a 484.500 foot radius non tangent curve to the right, (radius bears North 37°26'52" East, Chord North 51°17'15" West 21.388 feet), said point lies South 89°56'37" East 1847.416 feet along the Daybreak Baseline Southwest (Being South 89°56'37" East 10583.405 feet between the Southwest Corner of Section 22, T35, R2W and the Southwest Corner of Section 23, T35, R2W) and North 3308.803 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Less # Except Parcel FFF the following (3) courses: 1) North 60°00'00" West 651.135 feet to a point on a 230.000 foot radius tangent curve to the left, (radius bears South 30°00'00" West, Chord North 76°20'00" West 127.049 feet); 2) along the arc of said curve 128.723 feet through a central angle of 32°03'54"; 3) South 87°56'01" West 17.857 feet; thence North 02°03'54" West 78.406 feet; thence North 30°00'00" East 243.563 feet; thence South 69°22'40" East 66.426 feet to a point on a 527.000 foot radius tangent curve to the right, (radius bears North 30°00'00" East, Chord North 2018'08" West 24.788 feet); 2) along the arc of said curve 49.463 feet through a central angle of 05°22'40"; thence South 60°00'00" East 714.277 feet to a point of the Southeasterly Line of said Less # Except Parcel FFF; thence along said Southeasterly Line South 30°00'00" West 274.000 feet to the point of beginning.

Property contains 5.268 acres. Also and together with the following described tract of land:

Beginning at a point on the Southwesterly Line of the Less # Except Parcel RR as shown on said Daybreak West Villages Roadway Dedication Plat in Lieu of Condemnation subdivision, said point also being a point on a 484.500 foot radius non tangent curve to the right, (radius bears North 37°26'52" East, Chord North 51°17'15" West 21.388 feet), said point lies South 89°56'37" East 1847.416 feet along the Daybreak Baseline Southwest (Being South 89°56'37" East 10583.405 feet between the Southwest Corner of Section 22, T35, R2W and the Southwest Corner of Section 23, T35, R2W) and North 2197.763 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Less # Except Parcel RR the following (5) courses: 1) along the arc of said curve 21.340 feet through a central angle of 02°31'46" to a point of compound curvature with a 25.000 foot radius tangent curve to the right, (radius bears North 39°58'58" West 24.788 feet); 2) along the arc of said curve 25.356 feet through a central angle of 69°26'26" to a point of compound curvature with a 977.500 foot radius tangent curve to the right, (radius bears South 80°34'55" East, Chord North 11°28'08" East 69.984 feet); 3) along the arc of said curve 69.984 feet through a central angle of 04°06'07"; 4) North 06°42'58" East 38.704 feet to a point on a 181.500 foot radius non tangent curve to the right, (radius bears South 74°19'34" East, Chord North 2028'37" East 166.694 feet); 5) along the arc of said curve 166.694 feet through a central angle of 09°44'33" to a point of compound curvature with a 5.500 foot radius non tangent curve to the right, (radius bears South 85°12'07" West, Chord South 09°08'52" West 2.651 feet); thence along the arc of said curve 2.677 feet through a central angle of 27°53'29" to a point of reverse curvature with a 481.500 foot radius tangent curve to the left, (radius bears North 66°54'24" East, Chord North 15°23'01" West 128.188 feet); thence along the arc of said curve 128.188 feet through a central angle of 15°25'09" to a point of reverse curvature with a 518.500 foot radius tangent curve to the right, (radius bears North 82°14'33" West, Chord South 09°58'51" West 42.034 feet); thence along the arc of said curve 42.051 feet through a central angle of 04°39'48" to a point of compound curvature with a 5.500 foot radius tangent curve to the right, (radius bears North 46°22'17" West 4.461 feet; thence South 33°32'24" West 4.312 feet); thence along a central angle of 46°22'17"; thence South 58°41'32" West 4.142 feet to a point on a 4.500 foot radius tangent curve to the left, (radius bears South 31°18'28" East, Chord South 36°03'58" West 3.462 feet); thence along the arc of said curve 3.564 feet through a central angle of 46°15'08" to a point of reverse curvature with a 512.500 foot radius tangent curve to the right, (radius bears North 76°33'36" West, Chord South 13°12'29" West 7.437 feet); thence along the arc of said curve 7.437 feet through a central angle of 00°44'53" to a point of reverse curvature with a 167.500 foot radius tangent curve to the left, (radius bears South 75°43'43" East, Chord South 11°56'00" West 78.937 feet); thence along the arc of said curve 78.937 feet through a central angle of 04°40'33" to a point of compound curvature with a 39.500 foot radius tangent curve to the left, (radius bears South 60°24'16" East, Chord South 21°28'42" East 40.775 feet); thence along the arc of said curve 42.845 feet through a central angle of 62°08'51" to the point of beginning.

Property contains 0.065 acres, 2850 square feet. Also and together with the following described tract of land:

Beginning at a point on the Westerly Line of the Less # Except Parcel OO as shown on said Daybreak West Villages Roadway Dedication Plat in Lieu of Condemnation subdivision, said point also being a point on a 181.500 foot radius non tangent curve to the right, (radius bears North 55°49'42" East, Chord North 00°34'36" West 120.228 feet), said point lies South 89°56'37" East 1807.951 feet along the Daybreak Baseline Southwest (Being South 89°56'37" East 10583.405 feet between the Southwest Corner of Section 22, T35, R2W and the Southwest Corner of Section 23, T35, R2W) and North 2197.763 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Less # Except Parcel OO the following (4) courses: 1) along the arc of said curve 120.304 feet through a central angle of 07°01'22"; 2) North 16°01'15" East 14.561 feet to a point on a 34.500 foot radius tangent curve to the right, (radius bears South 73°58'45" East, Chord North 64°24'37" East 55.566 feet); 3) along the arc of said curve 64.567 feet through a central angle of 107°16'48" to a point of reverse curvature with a 509.500 foot radius tangent curve to the left, (radius bears North 33°17'54" East, Chord South 57°02'32" East 6.084 feet); 4) along the arc of said curve 6.084 feet through a central angle of 00°41'03" to a point of compound curvature with a 30.500 foot radius tangent curve to the left, (radius bears South 32°36'56" West, Chord South 63°07'14" West 52.956 feet); thence along the arc of said curve 52.956 feet through a central angle of 18°59'14" to a point of reverse curvature with a 512.500 foot radius tangent curve to the right, (radius bears North 86°22'19" West, Chord South 05°18'25" West 30.033 feet); thence along the arc of said curve 30.037 feet through a central angle of 03°21'24" to a point of reverse curvature with a 4.500 foot radius tangent curve to the left, (radius bears South 83°00'50" East, Chord South 15°32'11" East 3.447 feet); thence along the arc of said curve 3.538 feet through a central angle of 46°02'41"; thence South 38°03'31" East 4.193 feet to a point on a 5.500 foot radius tangent curve to the right, (radius bears South 51°56'24" West, Chord South 14°58'32" East 4.313 feet); thence along the arc of said curve 4.432 feet through a central angle of 46°09'58" to a point of compound curvature with a 518.500 foot radius tangent curve to the right, (radius bears North 81°53'33" West, Chord South 09°02'49" West 17.022 feet); thence along the arc of said curve 17.022 feet through a central angle of 01°52'44" to a point of reverse curvature with a 481.500 foot radius tangent curve to the left, (radius bears South 80°00'49" East, Chord South 06°17'18" West 62.109 feet); thence along the arc of said curve 62.152 feet through a central angle of 07°23'45" to a point of reverse curvature with a 5.500 foot radius tangent curve to the right, (radius bears North 87°24'34" West, Chord South 24°28'33" West 4.100 feet); thence along the arc of said curve 4.202 feet through a central angle of 43°46'14"; thence South 46°21'40" West 4.502 feet to a point on a 5.500 foot radius tangent curve to the left, (radius bears South 43°38'20" East, Chord South 42°52'13" West 0.548 feet); thence along the arc of said curve 0.548 feet through a central angle of 06°58'55" to the point of beginning.

Property contains 0.045 acres, 1945 square feet.

Sheet 1 of 8

RECORD OF SURVEY REC. NO. NAME SIGNATURE DATE

PERIGEE CONSULTING CIVIL - STRUCTURAL - SURVEY 9099 SOUTH 1300 WEST, SUITE 160, WEST JORDAN, UT 84088

SALT LAKE VALLEY HEALTH DEPARTMENT SOUTH VALLEY SEWER DISTRICT APPROVED AS TO FORM THIS 25th DAY OF May, A.D., 2021.

PLANNING DEPARTMENT SOUTH JORDAN CITY ENGINEER 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 18th DAY OF August, A.D., 2021.

SOUTH JORDAN CITY MAYOR APPROVED AS TO FORM THIS 18th DAY OF August, A.D., 2021.

RECORDED # 13765029 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: VP Daybreak Devco LLC DATE: 9/1/2021 TIME: 1:11pm BOOK: 2021P PAGE: 223 \$1564.00

EASEMENT APPROVAL CENTURY LINK: Approved DATE: 3-9-21 PACIFICORP: Approved DATE: 3-9-21 DOMINION ENERGY: Approved DATE: 3-23-21 CONCAST: Approved DATE: 3-11-21

SALT LAKE VALLEY HEALTH DEPARTMENT GENERAL MANAGER

SOUTH JORDAN CITY ENGINEER DATE: 8/1/21

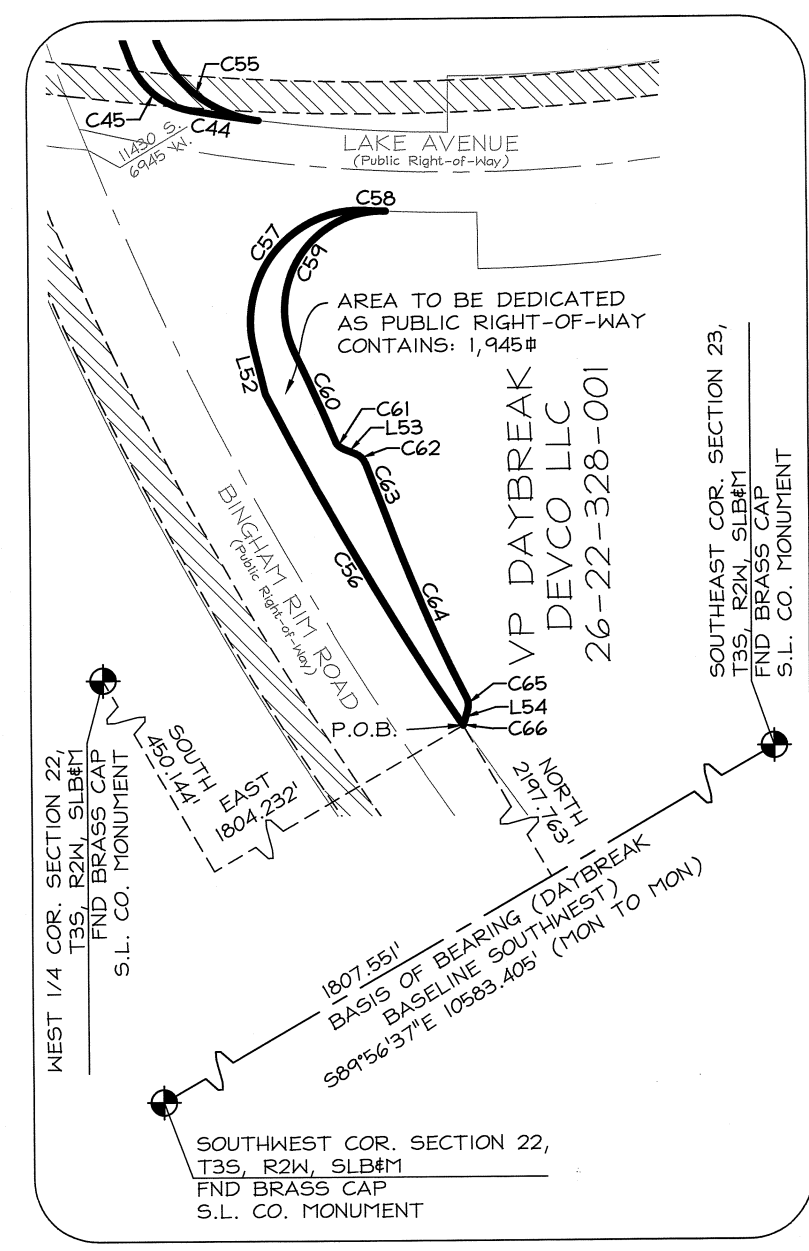
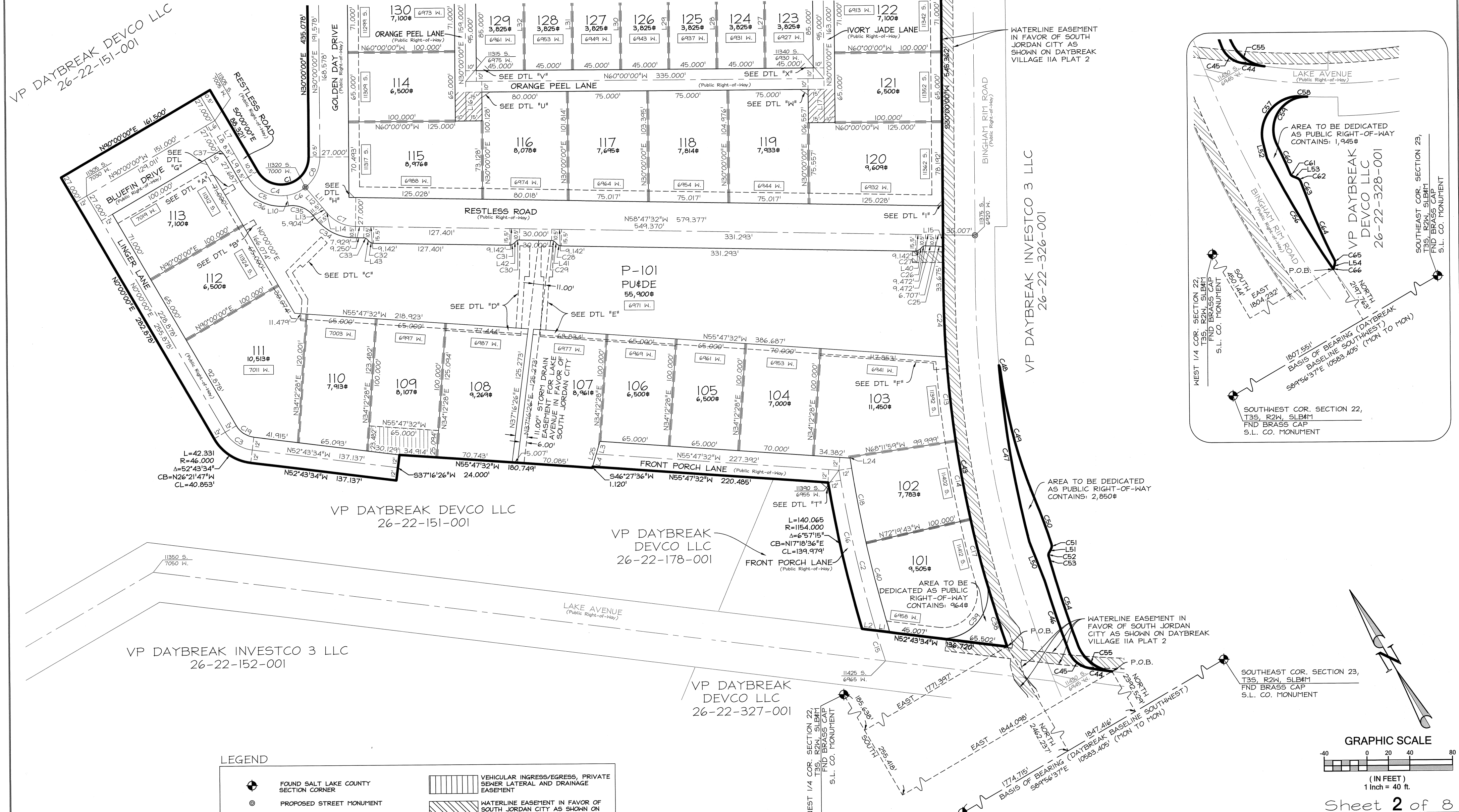
ATTORNEY FOR SOUTH JORDAN CITY

CITY RECORDER

SALT LAKE COUNTY RECORDER

VP DAYBREAK DEVCO LLC
26-22-151-001

MATCHLINE - SEE SHEET 3



VP DAYBREAK DEVCO LLC
26-22-151-001

VP DAYBREAK DEVCO LLC
26-22-178-001

VP DAYBREAK DEVCO LLC
26-22-327-001

VP DAYBREAK INVESTCO 3 LLC
26-22-326-001

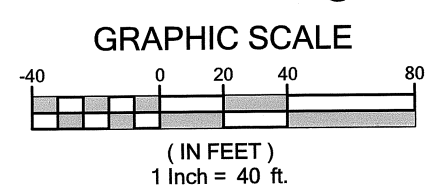
LEGEND

	FOUND SALT LAKE COUNTY SECTION CORNER		VEHICULAR INGRESS/EGRESS, PRIVATE EASEMENT
	PROPOSED STREET MONUMENT		WATERLINE EASEMENT IN FAVOR OF SOUTH JORDAN CITY AS SHOWN ON DAYBREAK VILLAGE IIA PLAT 2
	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.		

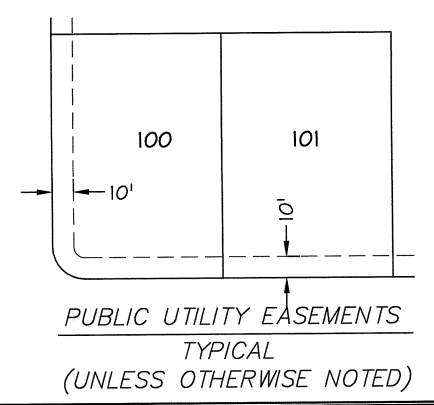
PROPERTY CORNERS
PROPERTY CORNERS TO BE SET WILL BE REBAR & CAP OR NAILS SET IN THE TOP OF CURB OR ALLEY ON THE EXTENSION OF SIDE LOT LINES.

PERIGEE CONSULTING
CIVIL - STRUCTURAL - SURVEY

8089 SOUTH 1300 WEST, SUITE 160 WEST JORDAN, UT 84088
801.628.8004 TEL 801.590.6611 FAX WWW.PERIGEECIVIL.COM



Sheet 2 of 8



DAYBREAK VILLAGE IIA PLAT 1
AMENDING LOT V5 OF THE KENNECOTT MASTER SUBDIVISION #1 AMENDED AND LOT Z101 OF THE VP DAYBREAK OPERATIONS-INVESTMENTS PLAT 1
Located in the West Half of Section 22, T35, R24, S16M1, Salt Lake Base and Meridian

RECORDED # 13765628
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF: VP Daybreak Devco LLC
DATE: 9/17/2021 TIME: 1:11pm BOOK: 2021P PAGE: 223
\$564.00
FEE \$

VP DAYBREAK DEVCO LLC
26-22-103-001

VP DAYBREAK DEVCO LLC
26-22-103-001

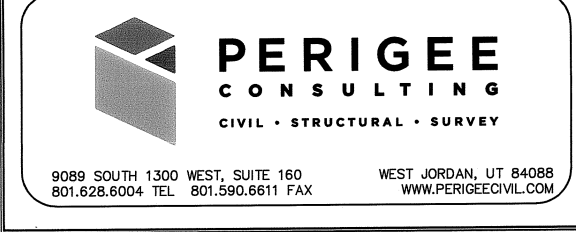
VP DAYBREAK INVESTCO 3 LLC
26-22-176-001

VP DAYBREAK INVESTCO 3 LLC
26-22-177-001

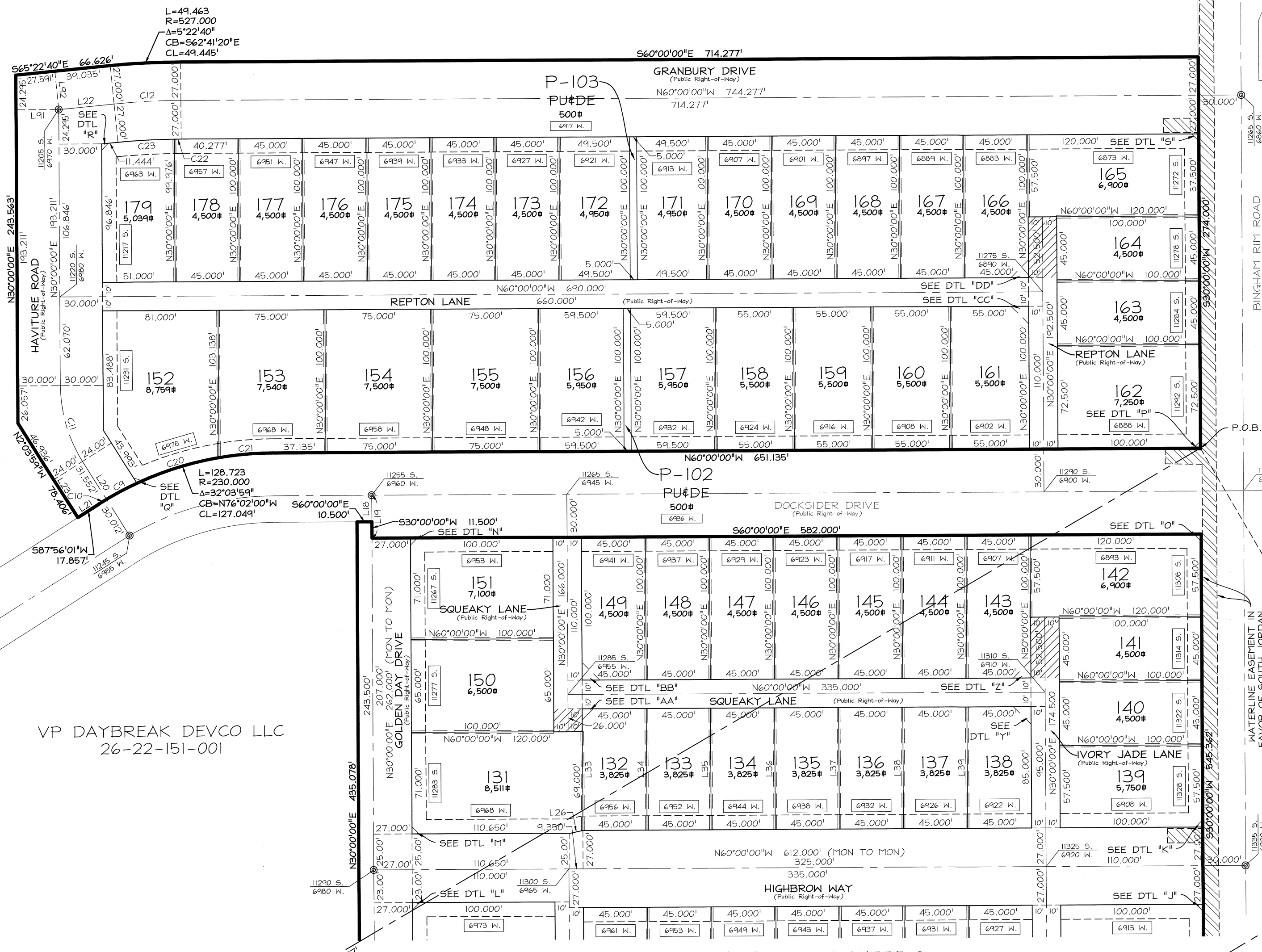
VP DAYBREAK INVESTCO 3 LLC
26-22-326-001

VP DAYBREAK DEVCO LLC
26-22-151-001

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.

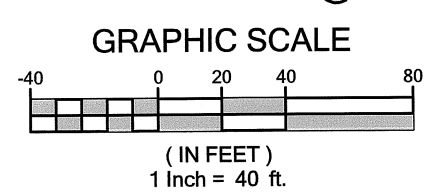
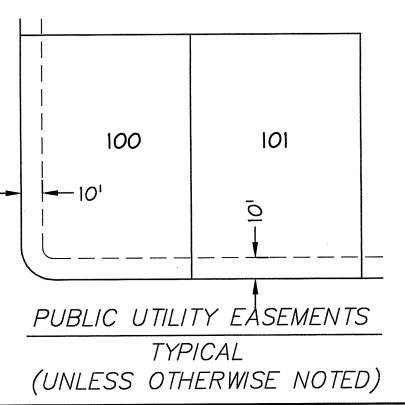


WEST 1/4 COR. SECTION 22,
T3S, R2W, SLB#1
FND BRASS CAP
S.L. CO. MONUMENT



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, PRIVATE SEWER LATERAL AND DRAINAGE EASEMENT
- WATERLINE EASEMENT IN FAVOR OF SOUTH JORDAN CITY AS SHOWN ON DAYBREAK VILLAGE IIA PLAT 2



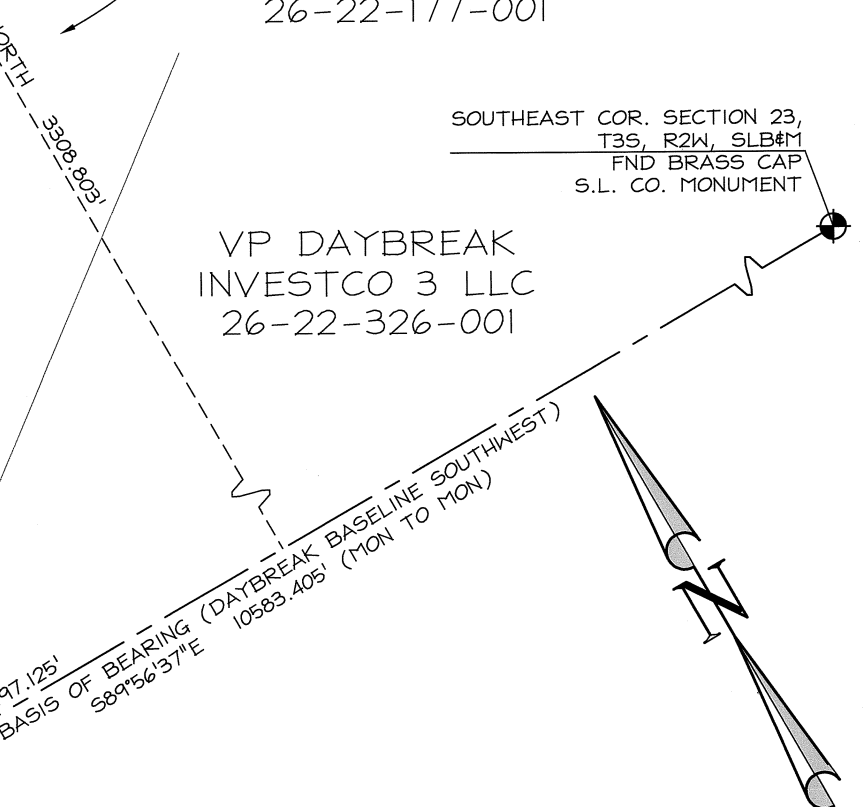
Sheet 3 of 8

DAYBREAK VILLAGE I2A PLAT 1
AMENDING LOT V5 OF THE KENECOTT MASTER SUBDIVISION #1 AMENDED AND LOT 2101 OF THE VP DAYBREAK OPERATIONS-INVESTMENTS PLAT 1
Located in the West Half of Section 22, T3S, R2W, Salt Lake Base and Meridian

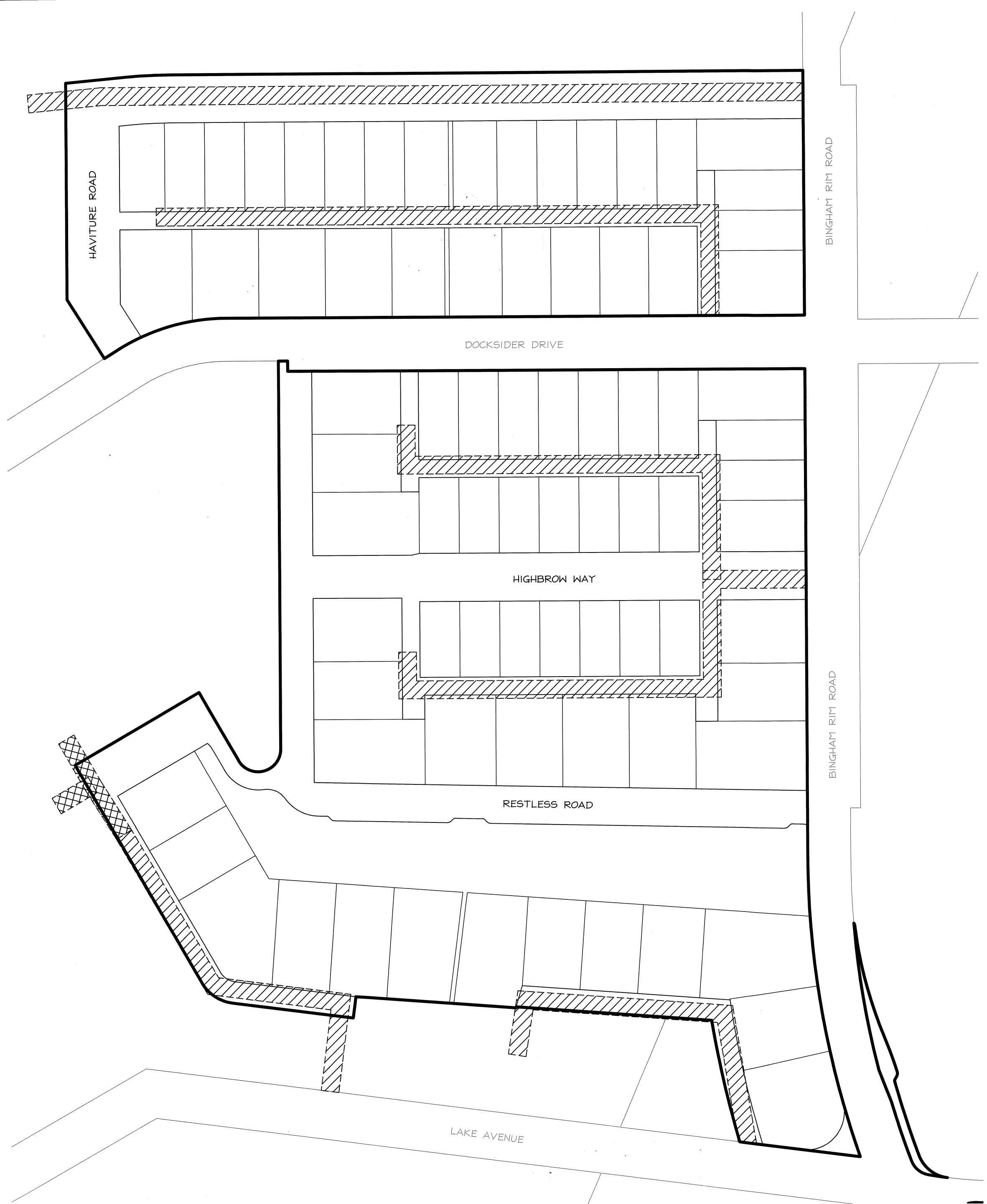
RECORDED # 13765628
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF: VP Daybreak Devco LLC
DATE: 9/17/2021 TIME: 1:11pm BOOK: 2021P PAGE: 223
\$ 564.00
SALT LAKE COUNTY RECORDER

SOUTHWEST COR. SECTION 22,
T3S, R2W, SLB#1
FND BRASS CAP
S.L. CO. MONUMENT

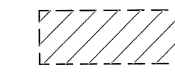

SOUTHEAST COR. SECTION 23,
T3S, R2W, SLB#1
FND BRASS CAP
S.L. CO. MONUMENT

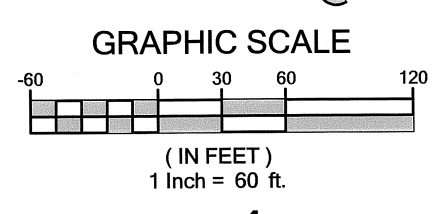


MATCHLINE - SEE SHEET 2



LEGEND

-  EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 11024 PAGE 3800
-  EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 11043 PAGE 6914



Sheet 4 of 8

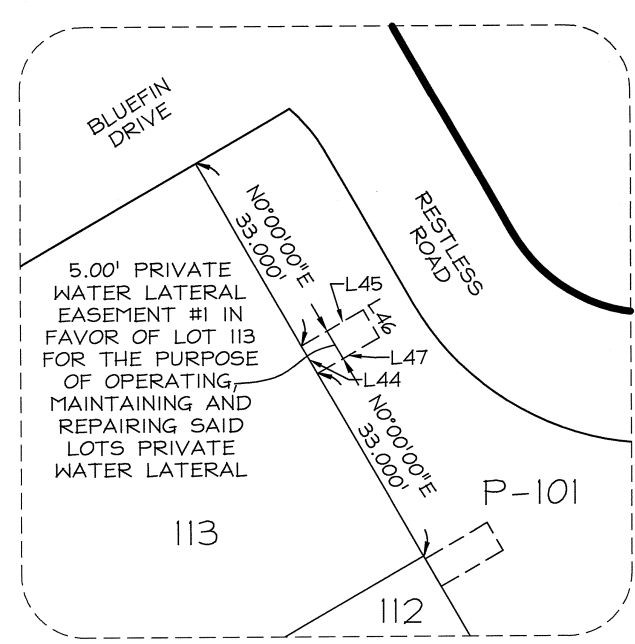
PROPERTY CORNERS
PROPERTY CORNERS TO BE SET WILL BE REBAR & CAP OR NAILS SET IN THE TOP OF CURB OR ALLEY ON THE EXTENSION OF SIDE LOT LINES.

PERIGEE CONSULTING
CIVIL • STRUCTURAL • SURVEY

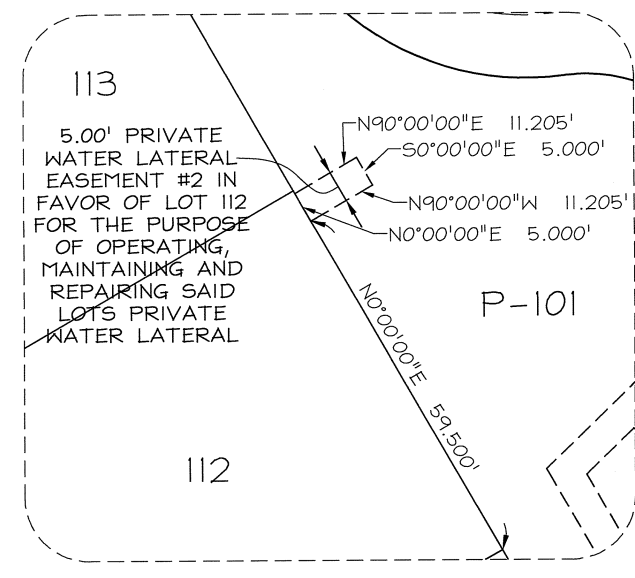
9089 SOUTH 1300 WEST, SUITE 160, WEST JORDAN, UT 84088
801.628.6004 TEL. 801.590.6611 FAX. WWW.PERIGEECIVIL.COM

RECORDED # 13765628
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF: VP Daybreak Devco LLC
DATE: 9/7/2021 TIME: 1:11 pm BOOK: 2021P PAGE: 223
FEE \$ 564.00 *Amy D. Day Deputy*
SALT LAKE COUNTY RECORDER

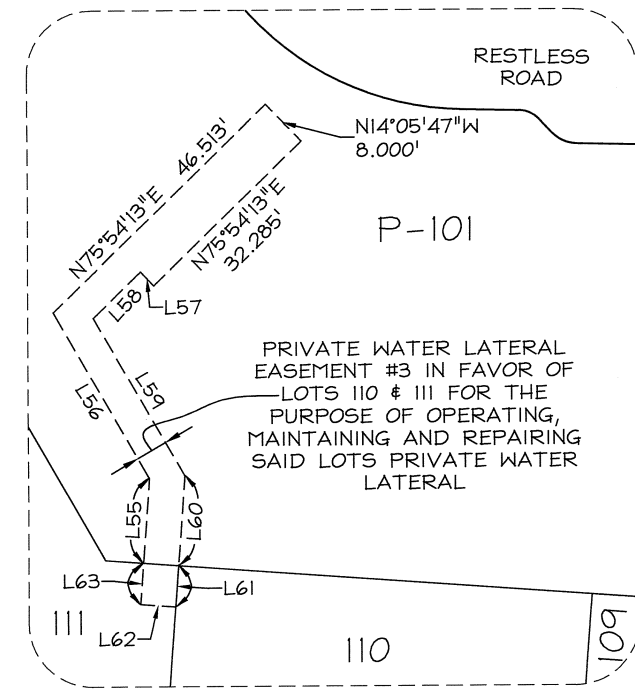
DAYBREAK VILLAGE 12A PLAT 1
AMENDING LOT V5 OF THE KENNECOTT MASTER
SUBDIVISION #1 AMENDED AND LOT Z101 OF THE VP
DAYBREAK OPERATIONS-INVESTMENTS PLAT 1
Located in the West Half of Section 22, T3S, R2W,
Salt Lake Base and Meridian



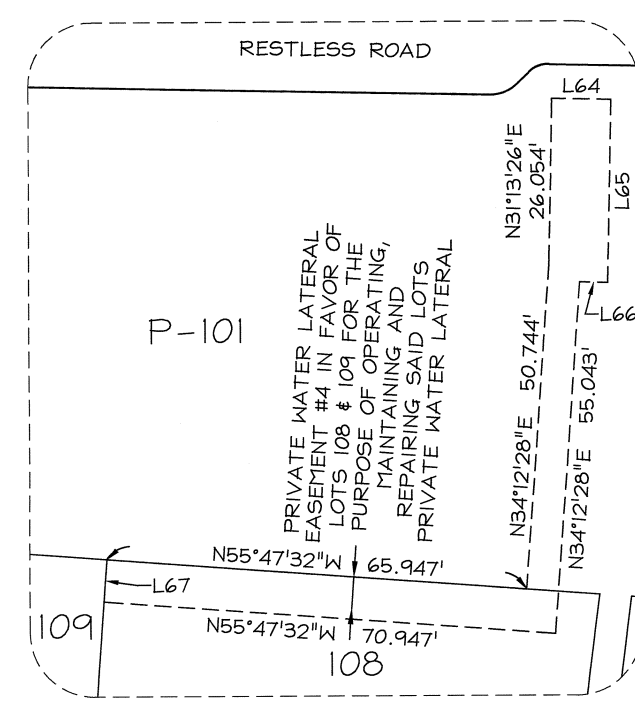
DETAIL "A"
SCALE: 1" = 20'



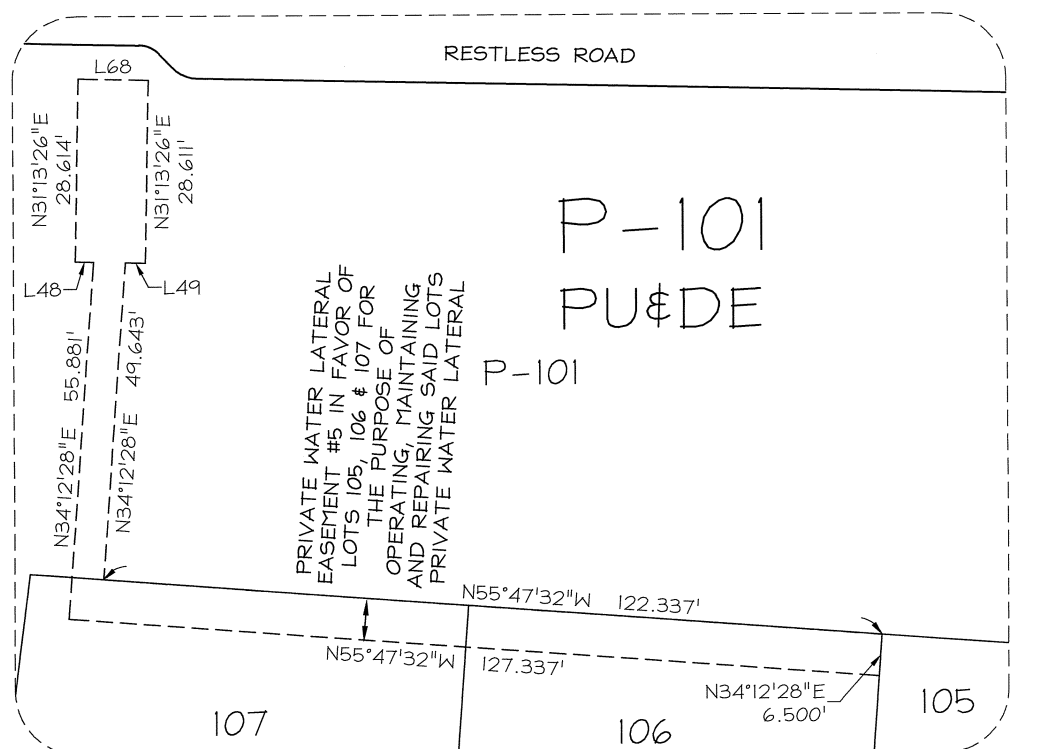
DETAIL "B"
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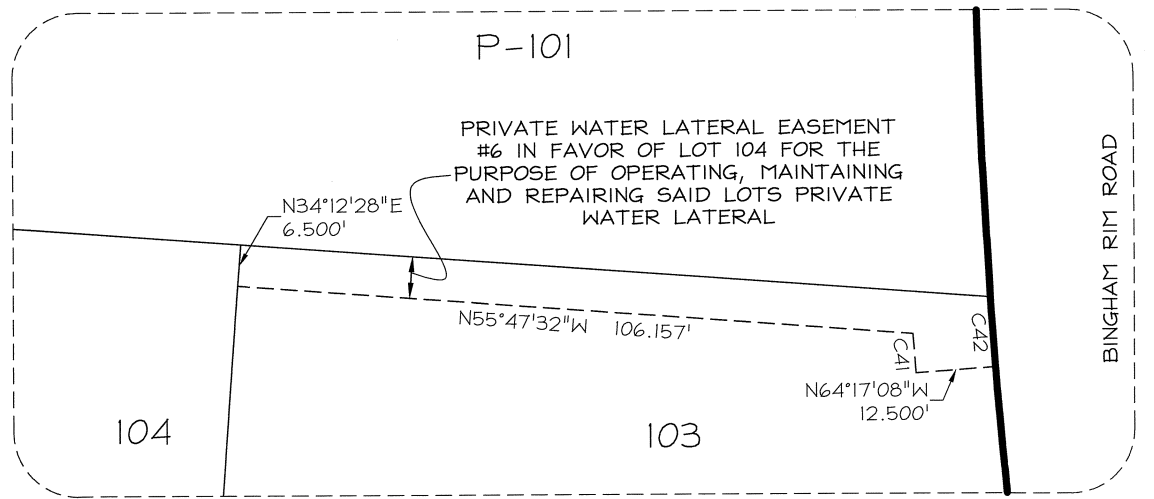
DETAIL "C"
SCALE: 1" = 20'



DETAIL "D"
SCALE: 1" = 20'



DETAIL "E"
SCALE: 1" = 20'



DETAIL "F"
SCALE: 1" = 20'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	66.759	25.500	150°00'00"	S75°00'00"E	49.262
C2	182.941	1142.000	00°01'02"	N16°40'22"E	182.745
C3	31.288	34.000	052°43'34"	N26°21'47"W	30.196
C4	61.787	36.000	098°20'11"	N49°10'05"W	54.477
C5	42.718	36.000	067°59'14"	N33°59'37"W	40.255
C6	19.069	36.000	030°20'56"	N83°09'42"W	18.847
C7	30.469	35.500	049°10'31"	N34°12'17"W	29.542
C8	32.461	36.000	051°39'49"	N55°49'55"E	31.373
C9	24.086	230.000	006°00'01"	N87°32'09"W	24.075
C10	6.144	230.000	001°31'50"	N88°41'56"E	6.144
C11	55.966	100.000	032°03'59"	N13°58'00"E	55.239
C12	46.929	500.000	005°22'40"	N62°41'20"W	46.912
C13	78.736	1030.000	004°22'47"	N23°59'24"E	78.717
C14	74.224	1030.000	000°47'44"	N19°44'09"E	74.207
C15	29.660	1142.000	001°29'17"	N12°49'39"E	29.659
C16	153.281	1142.000	007°41'25"	N17°25'00"E	153.166
C17	59.200	1030.000	003°17'35"	N16°01'29"E	59.192
C18	80.360	1130.000	004°04'28"	N19°42'31"E	80.343
C19	20.245	22.000	052°43'34"	N26°21'47"W	19.539
C20	60.454	230.000	015°03'35"	N77°00'21"W	60.280
C21	38.039	230.000	009°28'33"	N64°44'17"W	37.995
C22	4.723	473.000	000°34'20"	N60°17'10"W	4.723

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C23	39.671	473.000	004°48'20"	N62°58'30"W	39.660
C24	68.672	1030.000	003°49'12"	N28°05'24"E	68.659
C25	7.042	25.000	016°08'19"	N50°43'23"W	7.018
C26	3.534	4.500	045°00'00"	N81°17'32"W	3.444
C27	4.320	5.500	045°00'00"	N81°17'32"W	4.210
C28	4.320	5.500	045°00'00"	N86°17'32"W	4.210
C29	3.534	4.500	045°00'00"	N86°17'32"W	3.444
C30	3.534	4.500	045°00'00"	N81°17'32"W	3.444
C31	4.320	5.500	045°00'00"	N81°17'32"W	4.210
C32	4.320	5.500	045°00'00"	N86°17'32"W	4.210
C33	3.534	4.500	045°00'00"	N86°17'32"W	3.444
C34	39.480	46.000	049°10'31"	N34°12'17"W	38.280
C35	25.335	25.000	058°03'47"	N38°38'55"W	24.265
C36	51.975	44.000	067°40'49"	N33°50'24"W	49.005
C37	8.673	25.000	019°52'37"	N09°56'18"W	8.629
C38	64.216	1030.000	003°34'20"	S12°35'32"W	64.206
C39	82.757	42.000	112°53'44"	N70°49'34"E	70.004
C40	86.130	1130.000	004°22'02"	N15°29'16"E	86.109
C41	6.170	1042.500	000°20'21"	N25°44'47"E	6.170
C42	10.871	1030.000	000°36'17"	N25°52'39"E	10.871
C43	345.048	1030.000	019°11'38"	S20°24'11"W	343.437
C44	21.390	484.500	002°31'46"	N51°17'15"W	21.388

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C45	25.936	25.000	059°26'26"	N20°18'08"W	24.788
C46	69.984	977.500	004°06'07"	N11°28'08"E	69.969
C47	166.895	981.500	009°44'33"	N20°38'37"E	166.694
C48	2.677	5.500	027°53'29"	S09°08'52"W	2.651
C49	129.578	481.500	015°25'09"	S15°23'01"W	129.188
C50	42.051	518.500	004°38'48"	S09°59'51"W	42.039
C51	4.451	5.500	046°22'17"	S35°30'24"W	4.331
C52	3.554	4.500	045°15'08"	S36°03'58"W	3.462
C53	7.437	512.500	000°49'53"	S13°51'20"W	7.437
C54	78.959	967.500	004°40'33"	S11°56'00"W	78.937
C55	42.845	39.500	062°08'51"	S21°28'42"E	40.775
C56	120.304	981.500	007°01'22"	N00°39'36"W	120.228
C57	64.597	34.500	107°16'45"	N69°39'37"E	55.566
C58	6.084	509.500	000°41'03"	S57°02'32"E	6.084
C59	63.340	30.500	118°59'16"	S63°07'19"W	52.556
C60	30.037	512.500	003°21'29"	S05°18'25"W	30.033
C61	3.538	4.500	045°02'41"	S15°32'11"E	3.447
C62	4.432	5.500	046°09'58"	S14°58'32"E	4.313
C63	17.003	518.500	001°52'44"	S09°02'49"W	17.002
C64	62.152	481.500	007°23'45"	S06°17'18"W	62.109
C65	4.202	5.500	043°46'14"	S24°28'33"W	4.100
C66	0.548	4.500	006°58'55"	S42°52'13"W	0.548

Line Table		
Line #	Length	Direction
L1	13.119	N52°43'34"W
L2	13.092	N52°43'34"E
L3	12.280	N46°27'36"E
L4	12.280	N46°27'36"E
L5	17.011	N90°00'00"W
L6	9.989	N90°00'00"E
L7	88.321	N00°00'00"E
L8	35.500	N00°00'00"E
L9	25.821	N00°00'00"E
L10	9.917	N22°00'46"E
L11	31.088	N09°37'02"W
L12	24.321	N09°37'02"W
L13	5.904	N09°37'02"W
L14	0.864	N09°37'02"W
L15	11.488	N30°00'00"E
L16	37.000	N30°00'00"E
L17	41.000	N30°00'00"E
L18	18.500	N30°00'00"E
L19	30.000	N30°00'00"E
L20	61.564	N02°03'59"W

Line Table		
Line #	Length	Direction
L21	17.857	N87°56'01"E
L22	39.035	N65°22'40"W
L23	31.470	N02°03'59"W
L24	1.070	N21°48'01"E
L25	25.679	N46°27'36"E
L26	9.562	N72°04'26"W
L27	85.000	N30°00'00"E
L28	85.000	N30°00'00"E
L29	85.000	N30°00'00"E
L30	85.000	N30°00'00"E
L31	85.000	N30°00'00"E
L32	85.000	N30°00'00"E
L33	85.000	N30°00'00"E
L34	85.000	N30°00'00"E
L35	85.000	N30°00'00"E
L36	85.000	N30°00'00"E
L37	85.000	N30°00'00"E
L38	85.000	N30°00'00"E
L39	85.000	N30°00'00"E
L40	2.929	N76°12'28"E

Line Table		
Line #	Length	Direction
L41	2.929	N19°47'32"W
L42	2.929	N76°12'28"E
L43	2.929	N19°47'32"W
L44	5.000	N00°00'00"E
L45	11.205	N90°00'00"W
L46	5.000	N00°00'00"E
L47	11.205	N90°00'00"E
L48	2.866	N58°47'32"W
L49	3.127	N58°47'32"W
L50	38.709	N08°42'58"E
L51	4.142	S58°41'32"W
L52	14.561	N16°10'15"E
L53	4.193	S38°03'31"E
L54	4.502	S46°21'40"W
L55	13.231	N34°12'28"E
L56	29.909	N00°00'00"E
L57	3.000	N14°05'47"W
L58	10.328	N75°54'13"E
L59	28.437	N00°00'00"E
L60	14.034	N34°12'28"E

Line Table		
Line #	Length	Direction
L61	6.500	N34°12'28"E
L62	5.500	N55°47'32"W
L63	6.500	N34°12'28"E
L64	9.268	N58°46'34"W
L65	28.617	N31°13'26"E
L66	4.394	N58°47'32"W
L67	6.606	N34°12'28"E
L68	11.000	N58°46'34"W
L69	11.273	N30°00'00"E
L70	16.188	S32°30'34"E
L71	46.653	S29°08'56"E
L72	15.818	N46°23'59"E
L73	18.345	N37°48'43"E
L74	12.231	N30°00'00"E
L75	22.695	N10°34'45"E
L76	9.581	N08°44'24"E
L77	6.837	N19°41'31"E
L78	6.931	N30°00'00"E
L79	13.262	N55°50'37"E
L80	8.203	N69°18'17"E

Line Table		
Line #	Length	Direction
L81	8.332	N60°11'57"E
L82	8.832	N42°07'48"E
L83	49.315	N30°00'00"E
L84	45.112	N29°08'56"W
L85	10.691	N32°30'34"W
L86	109.309	N30°00'00"E
L87	14.424	N30°00'00"E
L88	37.124	N30°00'00"E
L89	128.756	S60°13'30"E
L90	30.000	N60°00'00"W
L91	27.000	N24°37'20"E

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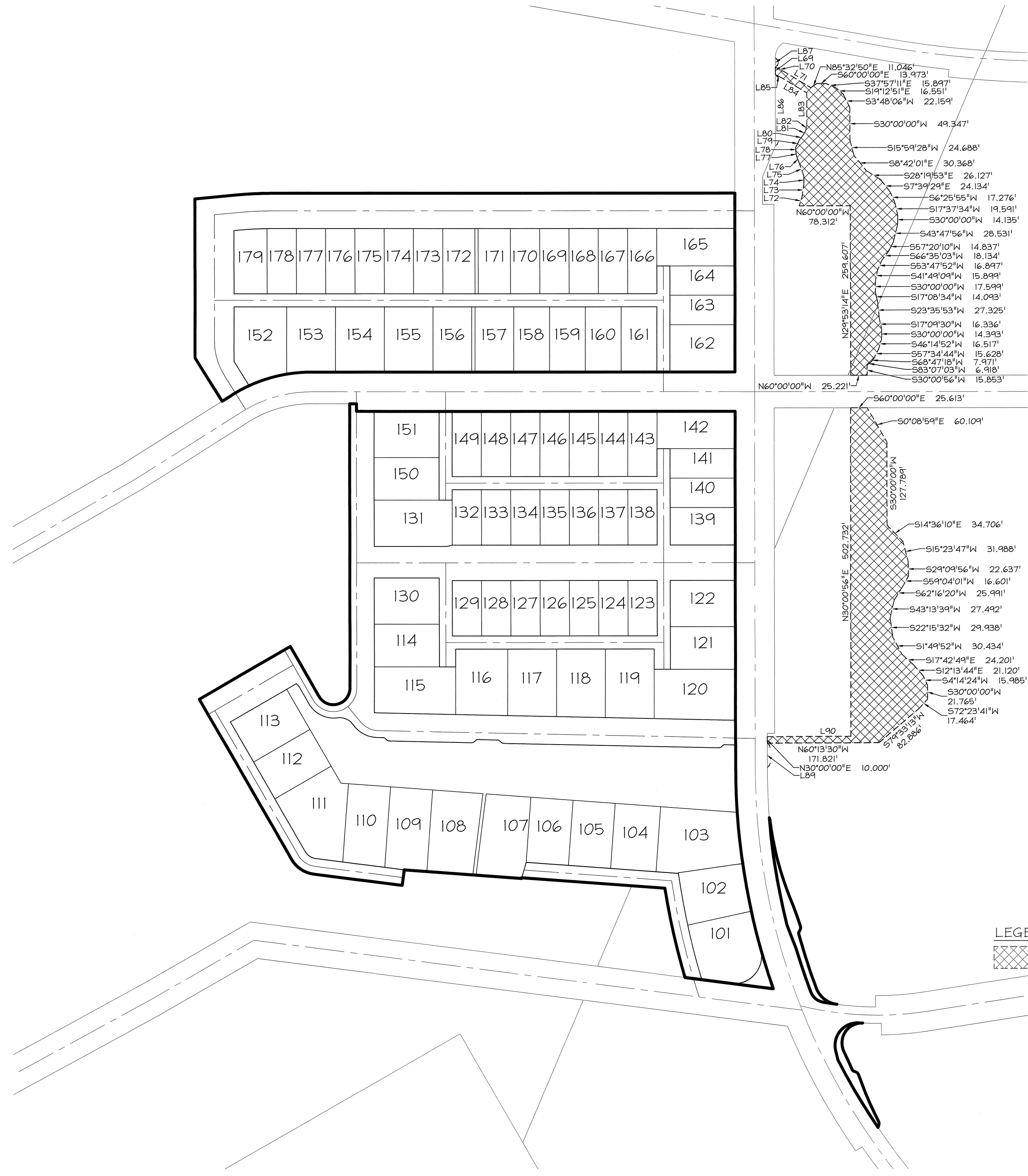
Sheet 5 of 8

DAYBREAK VILLAGE 12A PLAT 1
AMENDING LOT V5 OF THE KENNECOTT MASTER
SUBDIVISION #1 AMENDED AND LOT Z101 OF THE VP
DAYBREAK OPERATIONS-INVESTMENTS PLAT 1

Located in the West Half of Section 22, T3S, R2W,
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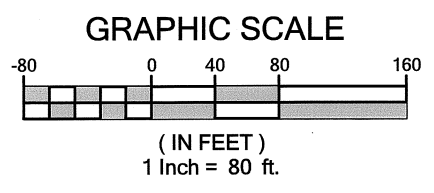
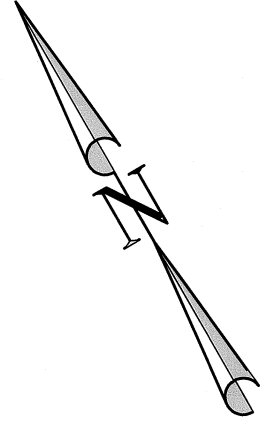
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REQUEST OF: VP Daybreak Devco LLC
DATE: 9/7/2021 TIME: 1:11pm BOOK: 2021P PAGE: 223
\$ 564.00
FEE \$

Amy D. Dyer Deputy
SALT LAKE COUNTY RECORDER



LEGEND

 STORM DRAIN ACCESS & MAINTENANCE EASEMENT IN FAVOR OF SOUTH JORDAN CITY



Sheet 6 of 8

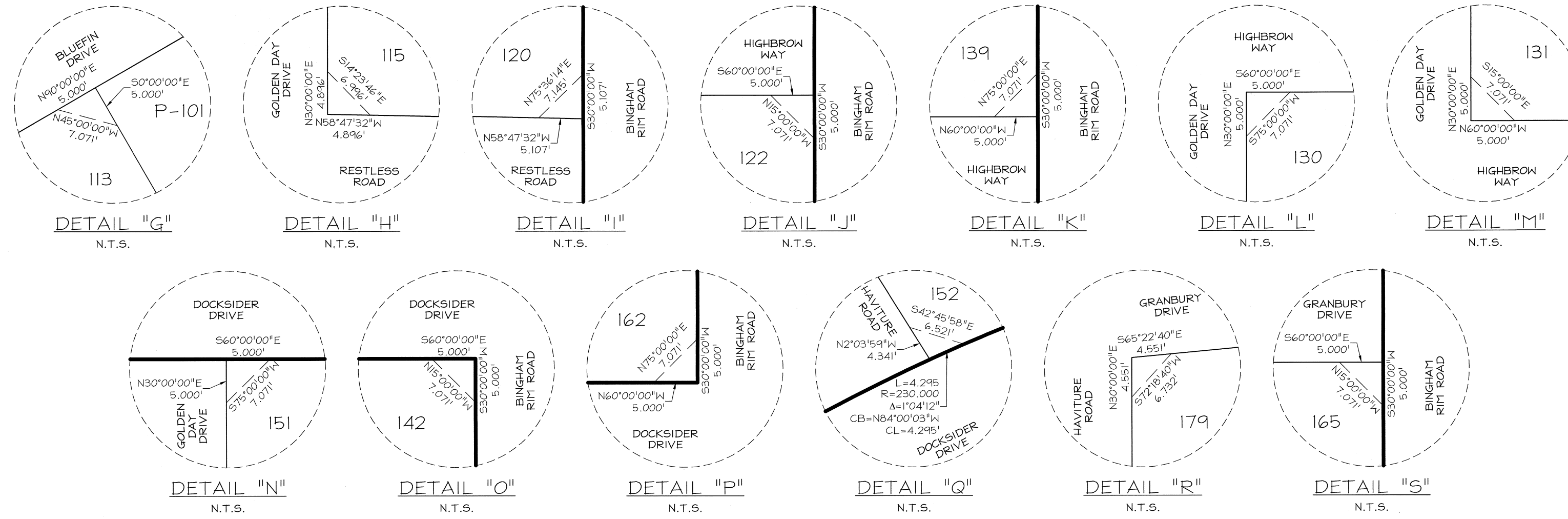
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 SUBDIVISION III AMENDED AND LOT Z101 OF THE VP
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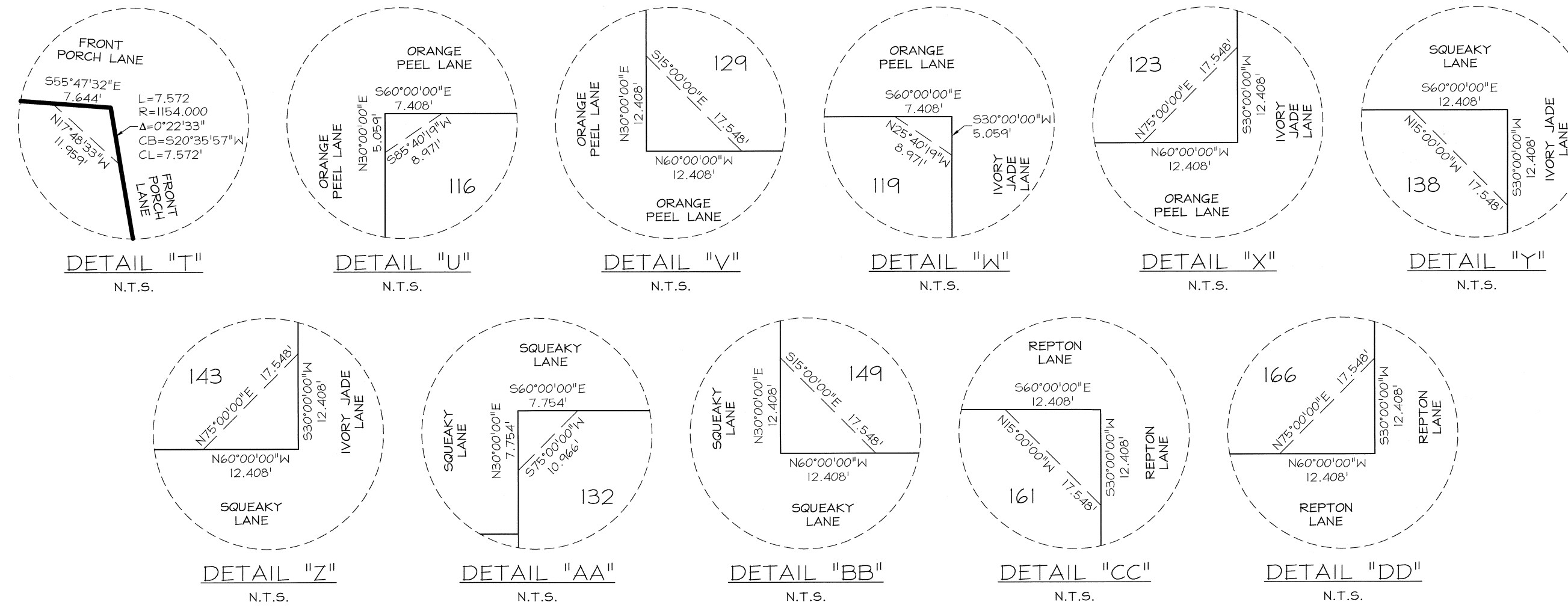
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SIDEWALK EASEMENTS
 DETAILS "G" THROUGH "S" - SIDEWALK EASEMENTS FOR
 HANDICAP RAMP TO BE MAINTAINED BY SOUTH JORDAN CITY



ACCESS EASEMENTS - LANES
 DETAILS "T" THROUGH "Z", "AA" THROUGH "DD" - ACCESS EASEMENTS
 FOR LANES TO BE MAINTAINED BY SOUTH JORDAN CITY



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