

NOTES:

- 1. In conjunction with the recordation of this plat for DAYBREAK VILLAGE IIA PLAT 7, there shall also be recorded...
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...
3. All areas identified on this Plat as public rights-of-way are intended for public use and are hereby dedicated...
4. The Owner reserves, in favor of Daybreak Kestrel Company, a Utah non-profit corporation, easements over, across and under all streets...
5. On any lot in this Plat encumbered by a blanket PUEDE easement, Owner reserves the right to relocate and/or more particularly define the location of such easement...
6. From and after recordation of this plat, any amendment thereto or further subdivision thereof or within the boundaries of the Plat...
7. Certain lots on this Plat may be served by sewer laterals that are less than 11 feet below ground level...
8. The total development known as Daybreak, of which this plat is a part, is a large, master planned community...
9. For any "P" lots or "O" lots with paved sidewalks and/or walkways constructed thereon, the Owner hereby grants a public access easement...
10. Approval of this plat by South Jordan City does not mean that individual lot drainage to a road or retention facility is approved...

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, Order Number 116618-TDF, Amendment No. 1, with an effective date of September 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 PUEDE easement is hereby granted an easement over and through such "P" and/or "O" lots, public right-of-way and/or PUEDE easements 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 IIA PLAT 7 AMENDING LOT 2101 OF THE VP DAYBREAK OPERATIONS-INVESTMENTS PLAT 1

Located in the South Half of Section 22, T35, R21N, Salt Lake Base and Meridian February, 2021

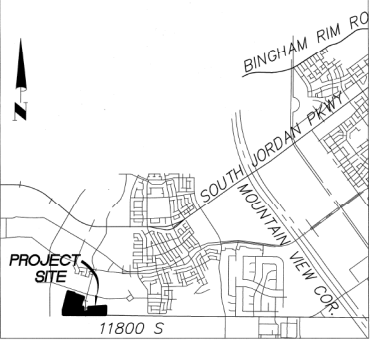
Table with 2 columns: Description and Area. Includes 'Containing 161 Lots 10.475 acres', 'Containing 6 P-Lots 1.750 acres', 'Containing 9 Public Lanes 1.465 acres', 'Street Right-of-Way 1.655 acres', 'Total boundary acreage 15.345 acres'.

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 hereafter known as:

DAYBREAK VILLAGE IIA PLAT 7 AMENDING LOT 2101 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 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

Ty K. McCutchen President & CEO

CORPORATE ACKNOWLEDGMENT

'The Owner's Dedication was acknowledged before me this 17th day of March, 2021 by Ty K. McCutchen 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, State of Utah My Commission Expires On May 10, 2025

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 about which is described below and have subdivided said tract of land into lots and streets, hereafter to be known as DAYBREAK VILLAGE IIA PLAT 7 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. 9152671



3/3/21 Date

BOUNDARY DESCRIPTION:

Being a portion of Lot 2101 of the VP Daybreak Operations-Investments Plat 1 subdivision according to the official plat thereof, recorded as Entry No. 1257292 in Book 2017P at Page 176 in the Office of the Salt Lake County Recorder more particularly described as follows:

Beginning at the intersection of the Northerly right-of-way line of Skip Rock Road and the Westerly right-of-way line of Silver Pond Drive, said point lies South 89°56'37" East 2545.826 feet along the Daybreak Baseline Southeast (Being South 89°56'37" East 10583.405 feet between the Southwest Corner of Section 22, T35, R21N and the Southeast Corner of Section 23, T35, R21N) and North 486.406 feet between the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Skip Rock Road North 74°10'14" West 244.003 feet, thence North 85°08'46" East 398.206 feet to a southeasterly corner of Daybreak Village IIA Plat 5, subdivision, thence along said Daybreak Village IIA Plat 5 South 74°37'00" East 244.005 feet to said westerly right-of-way line of Silver Pond Drive, thence along said Silver Pond Drive South 15°08'46" West 398.196 feet to the point of beginning. Property contains 2.233 acres.

Also and together with the following described tract of land: Beginning at a point on the Northerly right-of-way line of Skip Rock Road, said point being a point on a 473.000 foot radius non tangent curve to the right, (radius bears North 110°11' East, Chord North 75°33'52" West 17.141 feet), said point lies South 89°56'37" East 2998.228 feet along the Daybreak Baseline Southeast (Being South 89°56'37" East 10583.405 feet between the Southwest Corner of Section 22, T35, R21N and the Southeast Corner of Section 23, T35, R21N) and North 391.746 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Silver Pond Drive, thence along said Silver Pond Drive North 89°56'37" East 366.392 feet to a southeasterly corner of Future Daybreak Village IIA Plat 5, subdivision, thence along said Future Daybreak Village IIA Plat 5, extending along Future Daybreak Village IIA Plat 5 subdivision South 71°45'46" East 337.488 feet, thence along said Future Daybreak Village IIA Plat 5 the following (4) courses: (1) South 51°08'46" West 70.022 feet; (2) North 71°45'46" West 21.027 feet; (3) South 81°41'46" West 54.000 feet; (4) South 15°08'46" West 225.433 feet to the point of beginning. Property contains 2.561 acres.

Also and together with the following described tract of land: Beginning at the intersection of the North right-of-way line of 11800 South Street and the Westerly right-of-way line of Silver Pond Drive, said point lies South 89°56'37" East 2454.877 feet along the Daybreak Baseline Southeast (Being South 89°56'37" East 10583.405 feet between the Southwest Corner of Section 22, T35, R21N and the Southeast Corner of Section 23, T35, R21N) and North 48.076 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said 11800 South Street, North 89°49'44" West 239.001 feet, thence North 174.712 feet, thence North 15°08'46" East 204.413 feet to the Southerly right-of-way of Skip Rock Road, thence along said Skip Rock Road South 74°10'14" East 244.003 feet to the westerly right-of-way of Silver Pond Drive, thence along said Silver Pond Drive the following (2) courses: (1) South 15°08'46" West 274.548 feet; (2) South 102.805 feet to the point of beginning. Property contains 2.374 acres.

Also and together with the following described tract of land: Beginning at the intersection of the North right-of-way line of 11800 South Street and the Westerly right-of-way line of Watercourse Road, said point also being a southeasterly corner of said Future Daybreak Village IIA Plat 6 subdivision, said point lies South 89°56'37" East 3087.886 feet along the Daybreak Baseline Southeast (Being South 89°56'37" East 10583.405 feet between the Southwest Corner of Section 22, T35, R21N and the Southeast Corner of Section 23, T35, R21N) and North 46.741 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said 11800 South Street, North 89°49'44" West 239.001 feet, thence North 174.712 feet, thence North 15°08'46" East 204.413 feet to the Southerly right-of-way of Skip Rock Road, thence along said Skip Rock Road the following (3) courses: (1) North 89°49'44" West 443.830 feet; (2) North 142.056 feet; (3) North 15°08'46" East 228.353 feet to the Southerly right-of-way line of Skip Rock Road, thence along said Skip Rock Road the following (3) courses: (1) South 74°51'14" East 287.861 feet to a point on a 527.000 foot radius tangent curve to the left, (radius bears North 15°08'46" East, Chord South 89°56'37" East 10.802 feet); (2) along the arc of said curve 11.007 feet through a central angle of 12°04'20"; (3) South 86°55'22" East 15.724 feet to a Northeast Corner of said Future Daybreak Village IIA Plat 6, thence along said Future Daybreak Village IIA Plat 6 the following (7) courses: (1) South 03°04'38" West 34.948 feet; (2) South 83.041 feet; (3) South 77°31'06" East 24.525 feet; (4) East 61.173 feet; (5) South 74.021 feet to the point of beginning. Property contains 3.500 acres.

Also and together with the following described tract of land: Beginning at the intersection of the North right-of-way line of 11800 South Street and the Easterly right-of-way line of Watercourse Road, said point also being a Southeast Corner of said Future Daybreak Village IIA Plat 6 subdivision, said point lies South 89°56'37" East 3141.856 feet along the Daybreak Baseline Southeast (Being South 89°56'37" East 10583.405 feet between the Southwest Corner of Section 22, T35, R21N and the Southeast Corner of Section 23, T35, R21N) 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 Future Daybreak Village IIA Plat 6 the following (3) courses: (1) North 102.205 feet; (2) East 100.020 feet; (3) North 166.072 feet to a point on a 527.000 foot radius non tangent curve to the left, (radius bears North 02°05'52" West, Chord North 86°49'48" East 20.560 feet) to the Southerly right-of-way line of Skip Rock Road, thence along said Skip Rock Road the following (2) courses: (1) along the arc of said curve 20.962 feet through a central angle of 02°16'44"; (2) North 85°41'21" East 645.898 feet to the West right-of-way line of Flying Fish Drive, thence along said Flying Fish Drive the following (2) courses: (1) South 66.474 feet; (2) South 02°05'05" West 254.027 feet to said North right-of-way line of 11800 South Street, thence along said 11800 South Street North 89°49'48" West 745.910 feet to the point of beginning. Property contains 4.677 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.

RECORD OF SURVEY

REC. NO. None DATE 3/15/21 SIGNATURE Steve L. Taylor



8089 SOUTH 1300 WEST, SUITE 160 901.828.8004 TEL 901.960.5811 FAX WEST JORDAN, UT 84086 WWW.PERIGEECONSULTING.COM

EASEMENT APPROVAL: SALT LAKE VALLEY HEALTH DEPARTMENT APPROVED AS TO FORM THIS 12th DAY of September, A.D. 2021. SOUTH VALLEY SEWER DISTRICT APPROVED AS TO FORM THIS 22nd DAY of September, A.D. 2021. PLANNING DEPARTMENT APPROVED AS TO FORM THIS 12th DAY of October, A.D. 2021. 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. DATE 3/20/21 BY Daybreak Communities

OFFICE OF THE CITY ATTORNEY APPROVED AS TO FORM THIS 10th DAY of September, A.D. 2021. SOUTH JORDAN CITY ENGINEER APPROVED AS TO FORM THIS 22nd DAY of October, A.D. 2021. CITY CLERK

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STATE OF UTAH, COUNTY OF SALT LAKE, RECORDS & FILED AT THE OFFICE OF: VP Daybreak Operations, LLC DATE: 10/12/2021 TIME: 10:35 AM BOOK: 2021P PAGE: 255 \$ 931.00 PER PAGE: 2021P PER PAGE: 2021P PER PAGE: 2021P

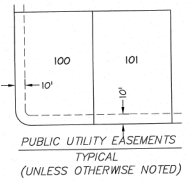
Sheet 1 of 12



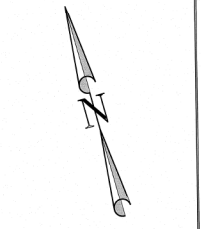
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LEGEND

- ⊕ FOUND SALT LAKE COUNTY SECTION CORNER
- ⊙ PROPOSED STREET MONUMENT
- ⊙ EXISTING STREET MONUMENT
- SH BA 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 SHEEPING OR GARBAGE COLLECTION IN THESE AREAS. SNOW REMOVAL AND STREET SHEEPING 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



- DRAINAGE EASEMENTS**
- ① 2' WIDE DRAINAGE EASEMENT IN FAVOR OF LOTS 511-514 & LOT P-119 (APPLIES TO ALL LOT LINES FOR SAID LOTS)
 - ② 2' WIDE DRAINAGE EASEMENT IN FAVOR OF LOTS 520-527 & LOT P-120 (APPLIES TO ALL LOT LINES FOR SAID LOTS)
 - ③ 2' WIDE DRAINAGE EASEMENT IN FAVOR OF LOTS 530-542 & LOT P-121 (APPLIES TO ALL LOT LINES FOR SAID LOTS)
 - ④ 2' WIDE DRAINAGE EASEMENT IN FAVOR OF LOTS 557-570 & LOT P-122 (APPLIES TO ALL LOT LINES FOR SAID LOTS)
 - ⑤ 2' WIDE DRAINAGE EASEMENT IN FAVOR OF LOTS 587-601 & LOT P-124 (APPLIES TO ALL LOT LINES FOR SAID LOTS)

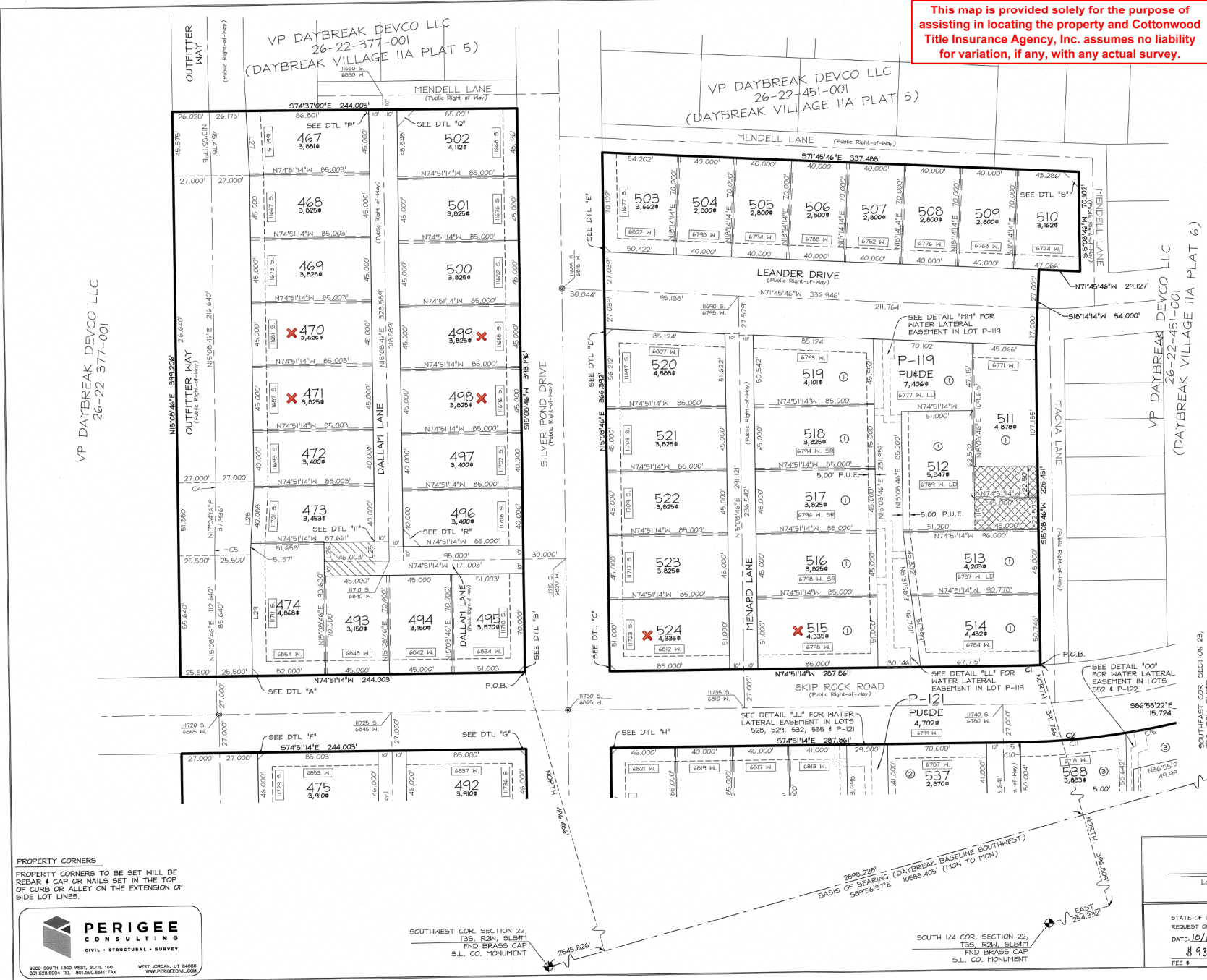


Sheet 2 of 12

DAYBREAK VILLAGE IIA PLAT 7
AMENDING LOT ZIGI OF THE VP DAYBREAK OPERATIONS-INVESTMENTS PLAT 1

Located in the South Half of Section 22, T35, R24W, Salt Lake Base and Meridian

RECORDED # 13795 P00
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF: VP Daybreak Operations LLC
DATE: 10/12/2021 TIME: 10:58am BOOK: 2021P PAGE: 255
\$ 934.00
SALT LAKE COUNTY RECORDER



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.

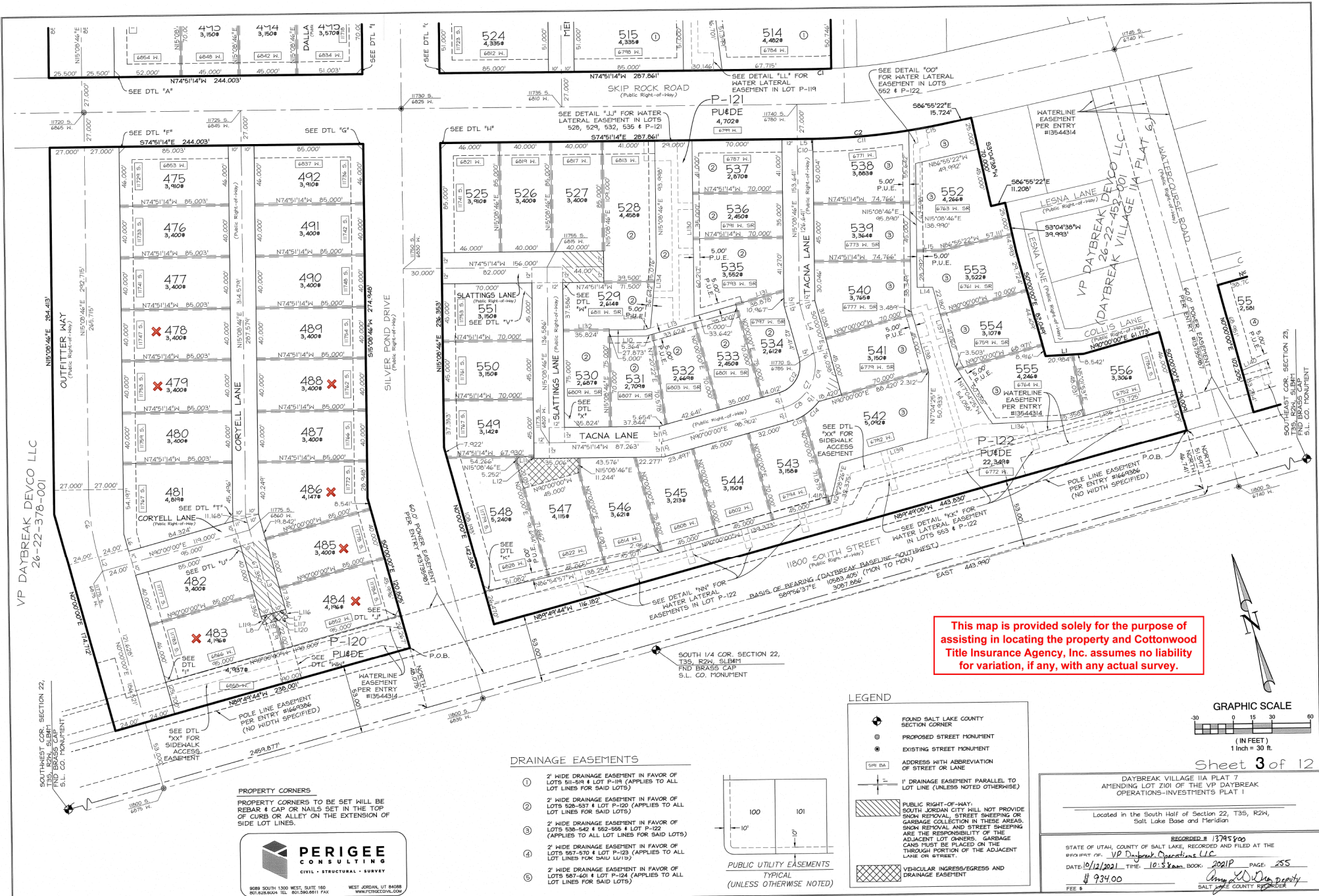
PERIGEE CONSULTING
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SALT LAKE COUNTY, UT 84119
WEST JORDAN, UT 84068
WWW.PERIGEECIVIL.COM

SOUTHWEST COR. SECTION 22, T35, R24W, S1/4M FND BRASS CAP S.L. CO. MONUMENT

SOUTH 1/4 COR. SECTION 22, T35, R24W, S1/4M FND BRASS CAP S.L. CO. MONUMENT

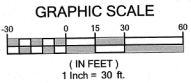
SOUTHEAST COR. SECTION 23, T35, R24W, S1/4M FND BRASS CAP S.L. CO. MONUMENT



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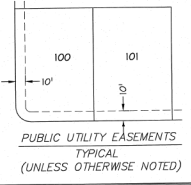
LEGEND

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- ▨ 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



Sheet 3 of 12

- DRAINAGE EASEMENTS**
- ① 2' WIDE DRAINAGE EASEMENT IN FAVOR OF LOTS 518-521 & LOT P-119 (APPLIES TO ALL LOT LINES FOR SAID LOTS)
 - ② 2' WIDE DRAINAGE EASEMENT IN FAVOR OF LOTS 528-537 & LOT P-120 (APPLIES TO ALL LOT LINES FOR SAID LOTS)
 - ③ 2' WIDE DRAINAGE EASEMENT IN FAVOR OF LOTS 538-542 & 552-556 & LOT P-122 (APPLIES TO ALL LOT LINES FOR SAID LOTS)
 - ④ 2' WIDE DRAINAGE EASEMENT IN FAVOR OF LOTS 557-570 & LOT P-123 (APPLIES TO ALL LOT LINES FOR SAID LOTS)
 - ⑤ 2' WIDE DRAINAGE EASEMENT IN FAVOR OF LOTS 547-549 & LOT P-124 (APPLIES TO ALL LOT LINES FOR SAID LOTS)



PROPERTY CORNERS
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801.528.8004 TEL. 801.590.6611 FAX WWW.PERIGEECONSULTING.COM

DAYBREAK VILLAGE IIA PLAT 7
AMENDING LOT 210 OF THE VP DAYBREAK OPERATIONS-INVESTMENT'S PLAT 1

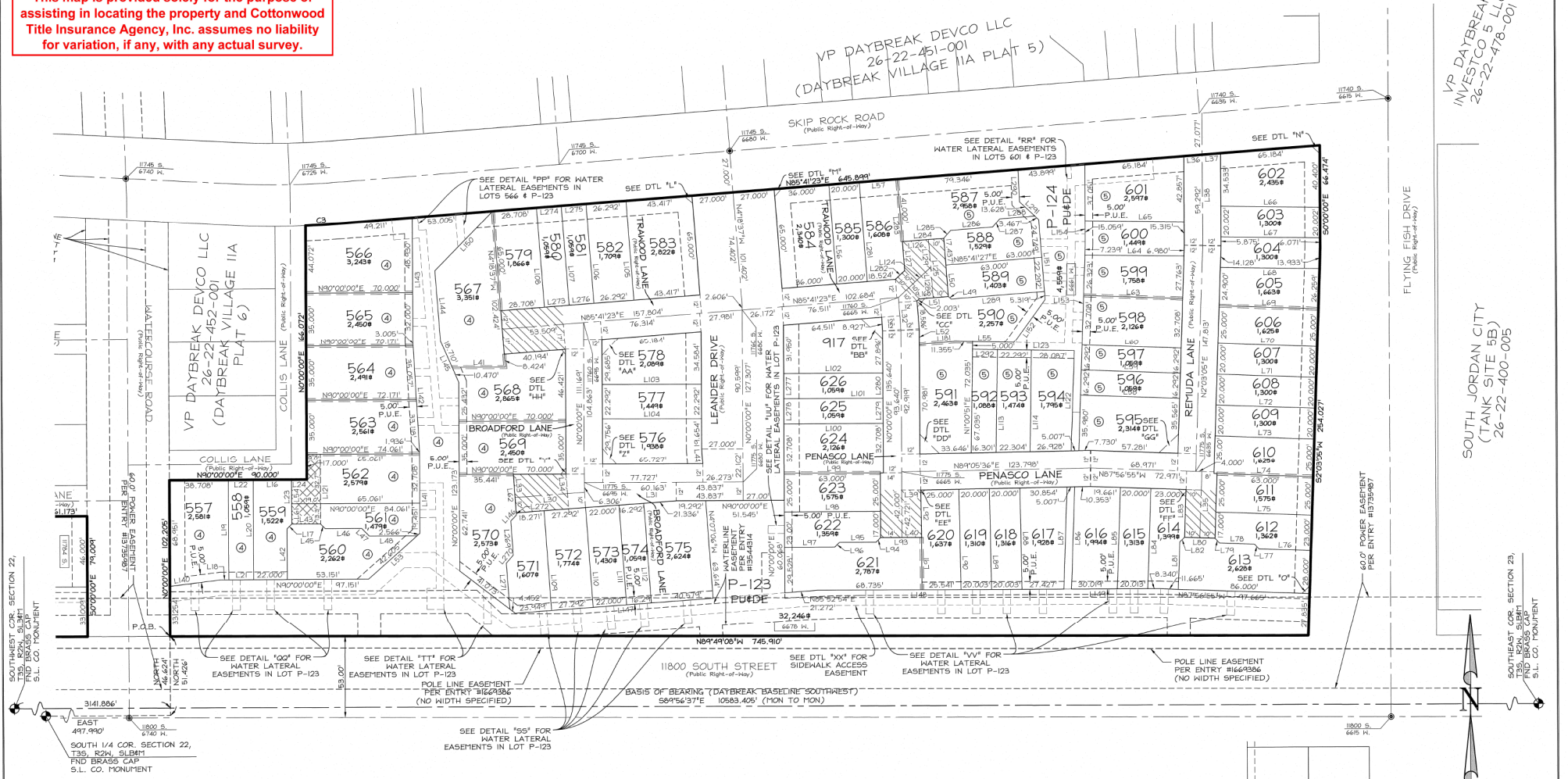
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VP DAYBREAK DEVCO LLC
26-22-451-001
(DAYBREAK VILLAGE IIA PLAT 5)

VP DAYBREAK INVESTCO S LLC
26-22-478-001



SOUTH WEST COR. SECTION 22,
T35, R24, S18E1/4, S1/4
FND BRASS CAP
S.L. CO. MONUMENT

SOUTH EAST COR. SECTION 22,
T35, R24, S18E1/4, S1/4
FND BRASS CAP
S.L. CO. MONUMENT

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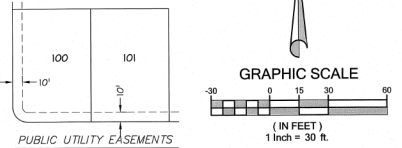
8089 SOUTH 1300 WEST, SUITE 160 WEST JORDAN, UT 84088
801.428.6004 TEL 801.890.4811 FAX WWW.PERIGEE.COM

LOT	ADDRESS	LOT	ADDRESS	LOT	ADDRESS
567	11761 S. WATERBOURSE ROAD	583	6487 W. SKIP ROCK ROAD	607	11764 S. FLYING FISH DRIVE
568	6734 N. 1800 SOUTH	584	11764 S. FLYING FISH DRIVE	608	11765 S. FLYING FISH DRIVE
569	6730 N. 1800 SOUTH	585	6678 N. SKIP ROCK ROAD	609	11774 S. FLYING FISH DRIVE
570	6726 N. 1800 SOUTH	586	11783 S. FLYING FISH DRIVE	610	11775 S. FLYING FISH DRIVE
571	6722 N. 1800 SOUTH	587	6677 N. SKIP ROCK ROAD	611	11776 S. FLYING FISH DRIVE
572	6718 N. 1800 SOUTH	588	6676 N. SKIP ROCK ROAD	612	11765 S. FLYING FISH DRIVE
573	6714 N. 1800 SOUTH	589	6675 N. SKIP ROCK ROAD	613	11786 S. FLYING FISH DRIVE
574	6710 N. 1800 SOUTH	590	6674 N. SKIP ROCK ROAD	614	6628 N. 1800 SOUTH
575	6706 N. 1800 SOUTH	591	6673 N. SKIP ROCK ROAD	615	6629 N. 1800 SOUTH
576	6702 N. 1800 SOUTH	592	6672 N. SKIP ROCK ROAD	616	6630 N. 1800 SOUTH
577	6698 N. 1800 SOUTH	593	6671 N. SKIP ROCK ROAD	617	6631 N. 1800 SOUTH
578	6694 N. 1800 SOUTH	594	6670 N. SKIP ROCK ROAD	618	6632 N. 1800 SOUTH
579	6690 N. 1800 SOUTH	595	6669 N. SKIP ROCK ROAD	619	6633 N. 1800 SOUTH
580	6686 N. 1800 SOUTH	596	6668 N. SKIP ROCK ROAD	620	6634 N. 1800 SOUTH
581	6682 N. 1800 SOUTH	597	6667 N. SKIP ROCK ROAD	621	6635 N. 1800 SOUTH
582	6678 N. 1800 SOUTH	598	6666 N. SKIP ROCK ROAD	622	6636 N. 1800 SOUTH
583	6674 N. 1800 SOUTH	599	6665 N. SKIP ROCK ROAD	623	11771 S. LEANDER DRIVE
584	6670 N. 1800 SOUTH	600	6664 N. SKIP ROCK ROAD	624	11772 S. LEANDER DRIVE
585	6666 N. 1800 SOUTH	601	6663 N. SKIP ROCK ROAD	625	11773 S. LEANDER DRIVE
586	6662 N. 1800 SOUTH	602	6662 N. SKIP ROCK ROAD	626	11774 S. LEANDER DRIVE
587	6658 N. 1800 SOUTH	603	6661 N. SKIP ROCK ROAD	627	11765 S. LEANDER DRIVE
588	6654 N. 1800 SOUTH	604	6660 N. SKIP ROCK ROAD		
589	6650 N. 1800 SOUTH	605	6659 N. SKIP ROCK ROAD		
590	6646 N. 1800 SOUTH	606	6658 N. SKIP ROCK ROAD		
591	6642 N. 1800 SOUTH	607	6657 N. SKIP ROCK ROAD		
592	6638 N. 1800 SOUTH	608	6656 N. SKIP ROCK ROAD		
593	6634 N. 1800 SOUTH	609	6655 N. SKIP ROCK ROAD		
594	6630 N. 1800 SOUTH	610	6654 N. SKIP ROCK ROAD		
595	6626 N. 1800 SOUTH	611	6653 N. SKIP ROCK ROAD		
596	6622 N. 1800 SOUTH	612	6652 N. SKIP ROCK ROAD		
597	6618 N. 1800 SOUTH	613	6651 N. SKIP ROCK ROAD		
598	6614 N. 1800 SOUTH	614	6650 N. SKIP ROCK ROAD		
599	6610 N. 1800 SOUTH	615	6649 N. SKIP ROCK ROAD		
600	6606 N. 1800 SOUTH	616	6648 N. SKIP ROCK ROAD		
601	6602 N. 1800 SOUTH	617	6647 N. SKIP ROCK ROAD		
602	6598 N. 1800 SOUTH	618	6646 N. SKIP ROCK ROAD		
603	6594 N. 1800 SOUTH	619	6645 N. SKIP ROCK ROAD		
604	6590 N. 1800 SOUTH	620	6644 N. SKIP ROCK ROAD		
605	6586 N. 1800 SOUTH	621	6643 N. SKIP ROCK ROAD		
606	6582 N. 1800 SOUTH	622	6642 N. SKIP ROCK ROAD		
607	6578 N. 1800 SOUTH	623	6641 N. SKIP ROCK ROAD		
608	6574 N. 1800 SOUTH	624	6640 N. SKIP ROCK ROAD		
609	6570 N. 1800 SOUTH	625	6639 N. SKIP ROCK ROAD		
610	6566 N. 1800 SOUTH	626	6638 N. SKIP ROCK ROAD		
611	6562 N. 1800 SOUTH	627	6637 N. SKIP ROCK ROAD		
612	6558 N. 1800 SOUTH	628	6636 N. SKIP ROCK ROAD		
613	6554 N. 1800 SOUTH	629	6635 N. SKIP ROCK ROAD		

- DRAINAGE EASEMENTS**
- 2' WIDE DRAINAGE EASEMENT IN FAVOR OF LOTS 511-514 & LOT P-118 (APPLIES TO ALL LOT LINES FOR SAID LOTS)
 - 2' WIDE DRAINAGE EASEMENT IN FAVOR OF LOTS 528-537 & LOT P-120 (APPLIES TO ALL LOT LINES FOR SAID LOTS)
 - 2' WIDE DRAINAGE EASEMENT IN FAVOR OF LOTS 538-542 & 552-555 & LOT P-122 (APPLIES TO ALL LOT LINES FOR SAID LOTS)
 - 2' WIDE DRAINAGE EASEMENT IN FAVOR OF LOTS 567-601 & LOT P-124 (APPLIES TO ALL LOT LINES FOR SAID LOTS)
 - 2' WIDE DRAINAGE EASEMENT IN FAVOR OF LOTS 567-601 & LOT P-124 (APPLIES TO ALL LOT LINES FOR SAID LOTS)

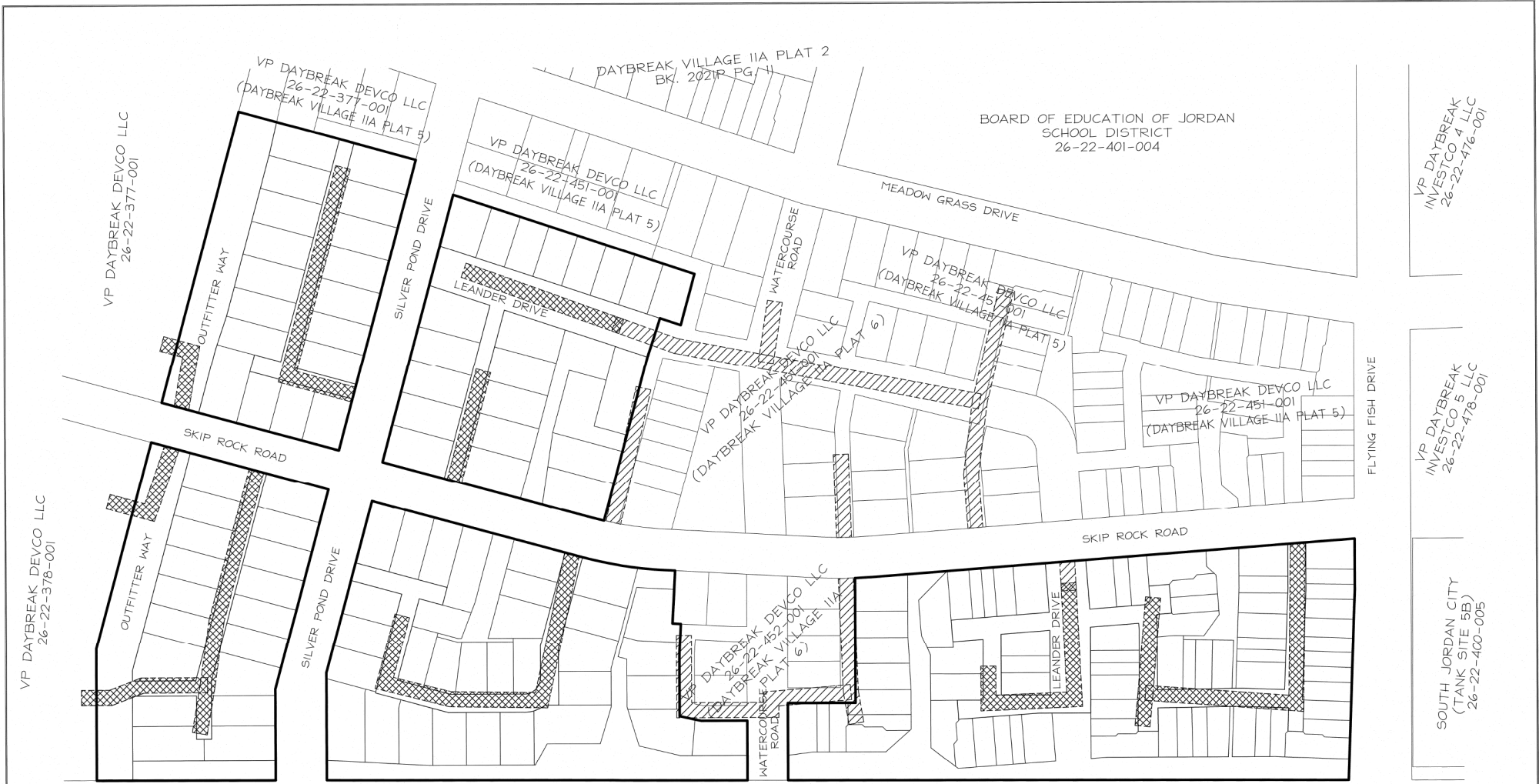
LEGEND

- FOUND SALT LAKE COUNTY SECTION CORNER
- PROPOSED STREET MONUMENT
- EXISTING STREET MONUMENT
- ADDRESS WITH ABBREVIATION OF STREET OR LANE
- 2' WIDE 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 THURSDAY PORTION OF THE ADJACENT LANE OR STREET.
- VEHICULAR INGRESS/EGRESS AND DRAINAGE EASEMENT



Sheet 4 of 12
 PUBLIC UTILITY EASEMENTS TYPICAL (UNLESS OTHERWISE NOTED)
 DAYBREAK VILLAGE IIA PLAT 7
 APENDING LOT 2101 OF THE VP DAYBREAK OPERATIONS-INVESTMENTS PLAT 1
 Located in the South Half of Section 22, T35, R24, Salt Lake Base and Meridian

RECORDED # 13795800
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE RECORDS OFFICE OF VP Daybreak Operations LLC
 DATE: 10/14/2021 TIME: 10:51am BOOK: 202P PAGE: 255
 \$ 934.00
 FEE \$
 Amy A. DeLoe Deputy
 SALT LAKE COUNTY RECORDER



VP DAYBREAK DEVCO LLC
26-22-378-001

VP DAYBREAK DEVCO LLC
26-22-377-001

VP DAYBREAK DEVCO LLC
26-22-377-001
(DAYBREAK VILLAGE IIA PLAT 5)

VP DAYBREAK DEVCO LLC
26-22-451-001
(DAYBREAK VILLAGE IIA PLAT 5)

DAYBREAK VILLAGE IIA PLAT 2
BK. 2021P PG. 11

BOARD OF EDUCATION OF JORDAN
SCHOOL DISTRICT
26-22-401-004

VP DAYBREAK
INVESTCO 4 LLC
26-22-476-001

VP DAYBREAK
INVESTCO 5 LLC
26-22-478-001

SOUTH JORDAN CITY
(TANK SITE 5B)
26-22-400-005

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.

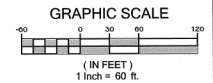
PERIGEE CONSULTING
CIVIL - STRUCTURAL - SURVEY

5089 SOUTH 1300 WEST, SUITE 160 WEST JORDAN, UT 84088
801.628.6001 TEL. 801.560.6111 FAX WWW.PERIGEE-UT.COM

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.

LEGEND

	EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 11024 PAGE 379B
	EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 11022 PAGE 634B



Sheet 5 of 12

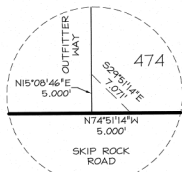
DAYBREAK VILLAGE IIA PLAT 7
AMENDING LOT Z101 OF THE VP DAYBREAK OPERATIONS-INVESTMENTS PLAT 1

Located in the South Half of Section 22, T3S, R24W, Salt Lake Base and Meridian

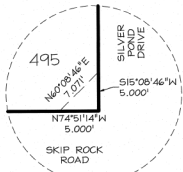
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STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF VP Daybreak Operations LLC
DATE 10/12/2021 TIME 10:58am BOOK 2021P PAGE 255
\$ 934.00
FEE \$

Anna R. DePuy
SALT LAKE COUNTY RECORDER

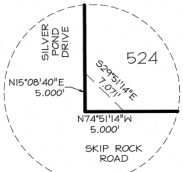
SIDEWALK EASEMENTS
 DETAILS "A" THROUGH "O" - SIDEWALK EASEMENTS FOR
 HANDICAP RAMP TO BE MAINTAINED BY SOUTH JORDAN CITY



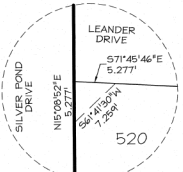
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N.T.S.



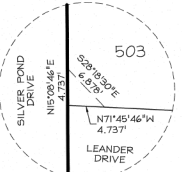
DETAIL "B"
N.T.S.



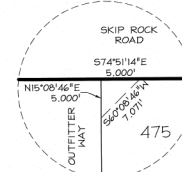
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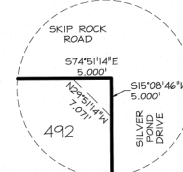
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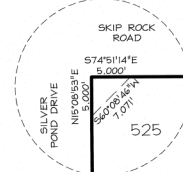
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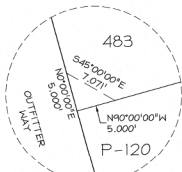
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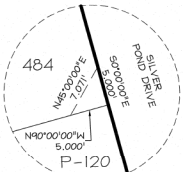
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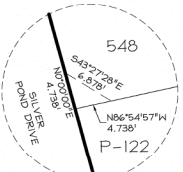
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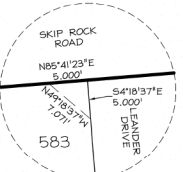
DETAIL "I"
N.T.S.



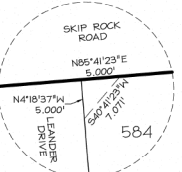
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N.T.S.



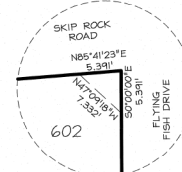
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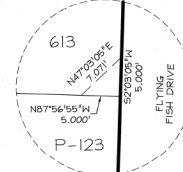
DETAIL "L"
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DETAIL "M"
N.T.S.

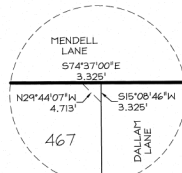


DETAIL "N"
N.T.S.

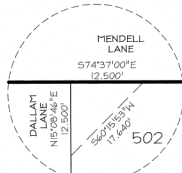


DETAIL "O"
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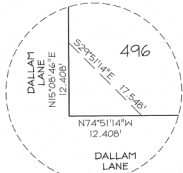
ACCESS EASEMENTS - LANES
 DETAILS "P" THROUGH "Z" AND "AA" THROUGH "II" - ACCESS
 EASEMENTS FOR LANES TO BE MAINTAINED BY SOUTH JORDAN CITY



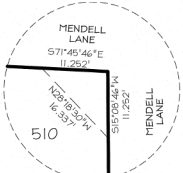
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N.T.S.



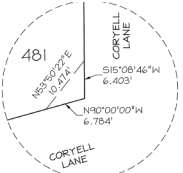
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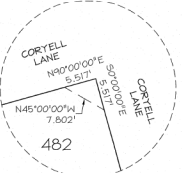
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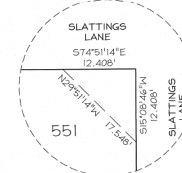
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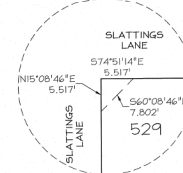
DETAIL "T"
N.T.S.



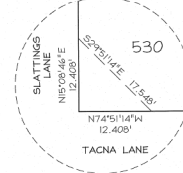
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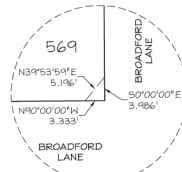
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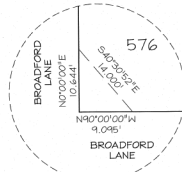
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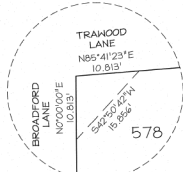
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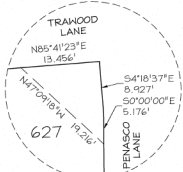
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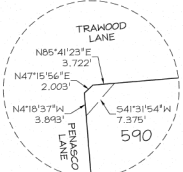
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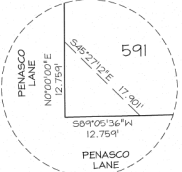
DETAIL "AA"
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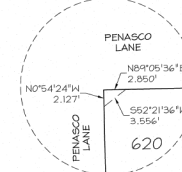
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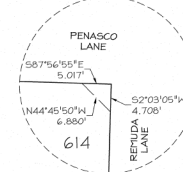
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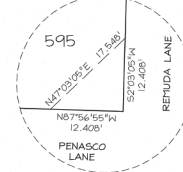
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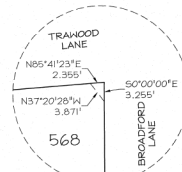
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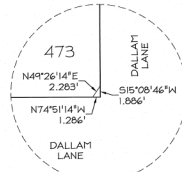
DETAIL "FF"
N.T.S.



DETAIL "GG"
N.T.S.



DETAIL "HH"
N.T.S.



DETAIL "II"
N.T.S.

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.

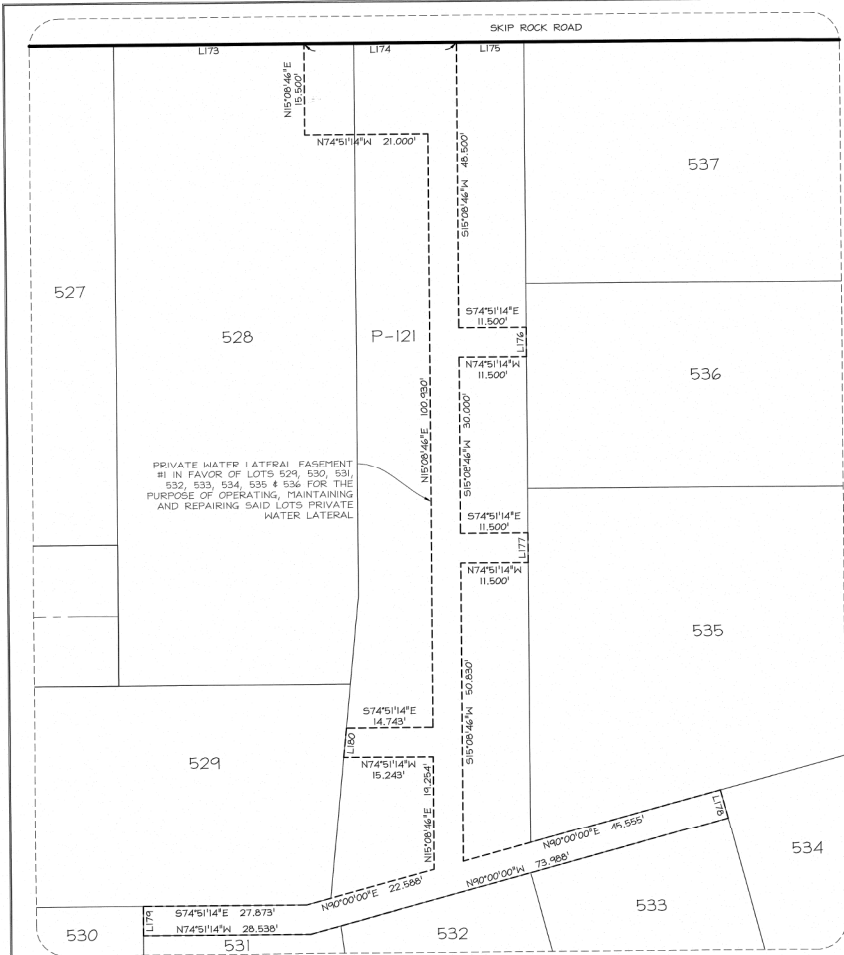
PERIGEE CONSULTING
 CIVIL - STRUCTURAL - SURVEY
 8088 SOUTH 1300 WEST, SUITE 100, SALT LAKE CITY, UT 84106
 801.581.8004 TEL. 801.581.8111 FAX WWW.PERIGEECONSULTING.COM

Sheet 6 of 12

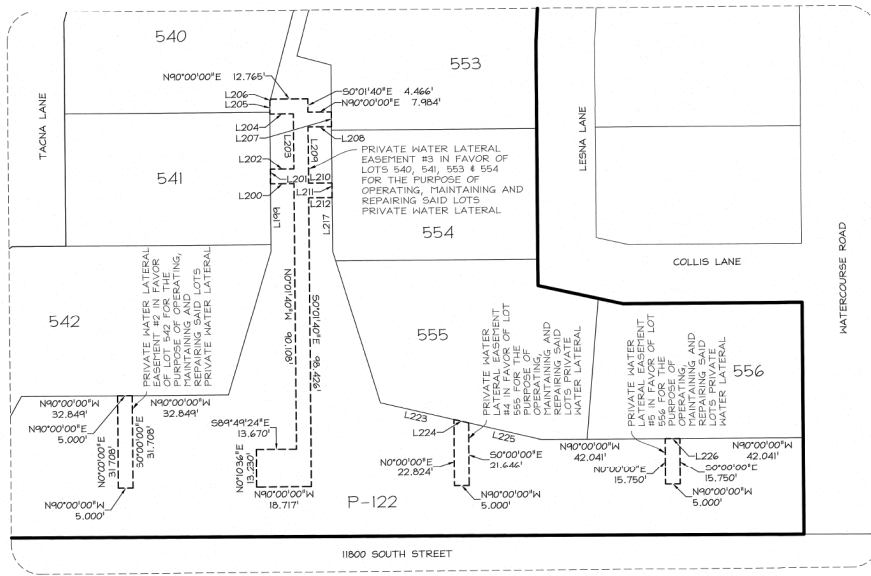
DAYBREAK VILLAGE IIA PLAT 7
 AMENDING LOT 2101 OF THE VP DAYBREAK OPERATIONS-INVESTMENTS PLAT 1

Located in the South Half of Section 22, T35, R24W, Salt Lake Base and Meridian

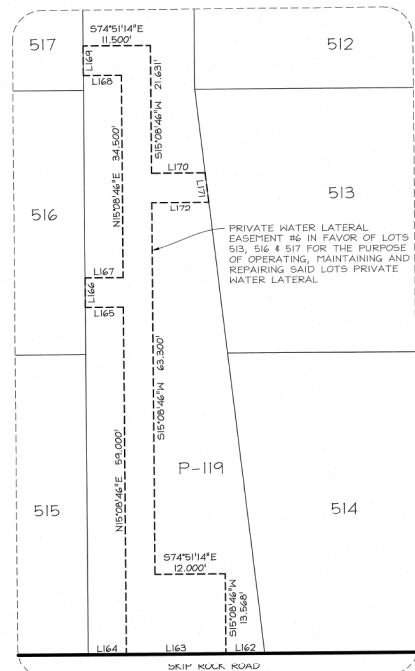
RECORDED # 13795900
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF VP Daybreak Operations LLC
 DATE 10/14/2021 TIME 10:52am BOOK 2021P PAGE 255
 \$ 934.00
 PERIGEE CONSULTING
 SALT LAKE COUNTY RECORDER



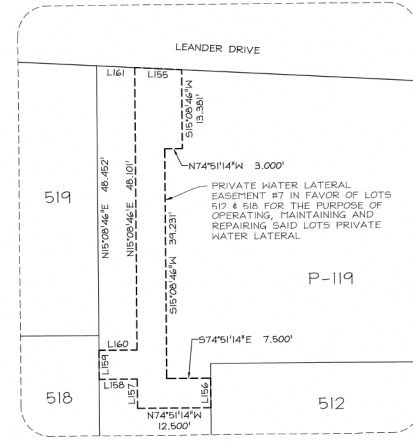
DETAIL "JJ"
SCALE: 1" = 10'



DETAIL "KK"
SCALE: 1" = 20'



DETAIL "LL"
SCALE: 1" = 10'



DETAIL "MM"
SCALE: 1" = 10'

DAYBREAK VILLAGE IIA PLAT 7
AMENDING LOT 2101 OF THE VP DAYBREAK
OPERATIONS-INVESTMENTS PLAT 1

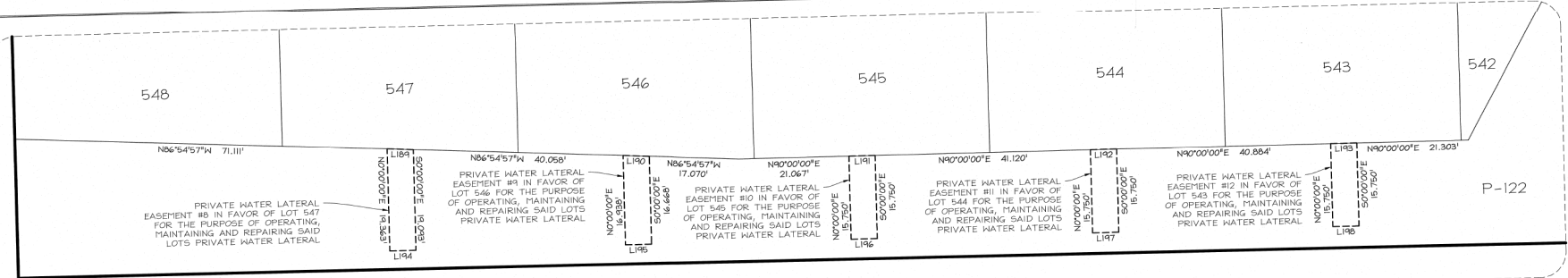
Located in the South Half of Section 22, T35, R24W,
Salt Lake Base and Meridian

RECORDED # 17945 P00
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DATE: 10/12/2021, TIME: 10:58am, BOOK: 2021P, PAGE: 255
\$ 934.00
SALT LAKE COUNTY RECORDER

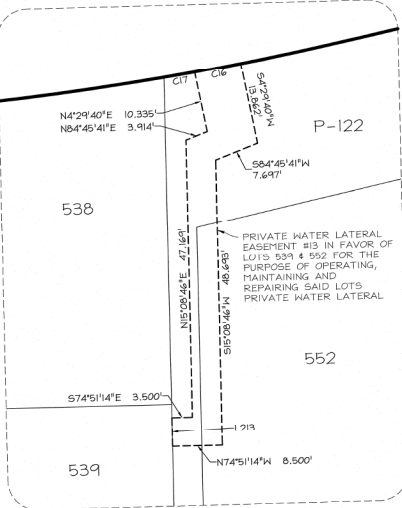
This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

PERIGEE CONSULTING
CIVIL - STRUCTURAL - SURVEY

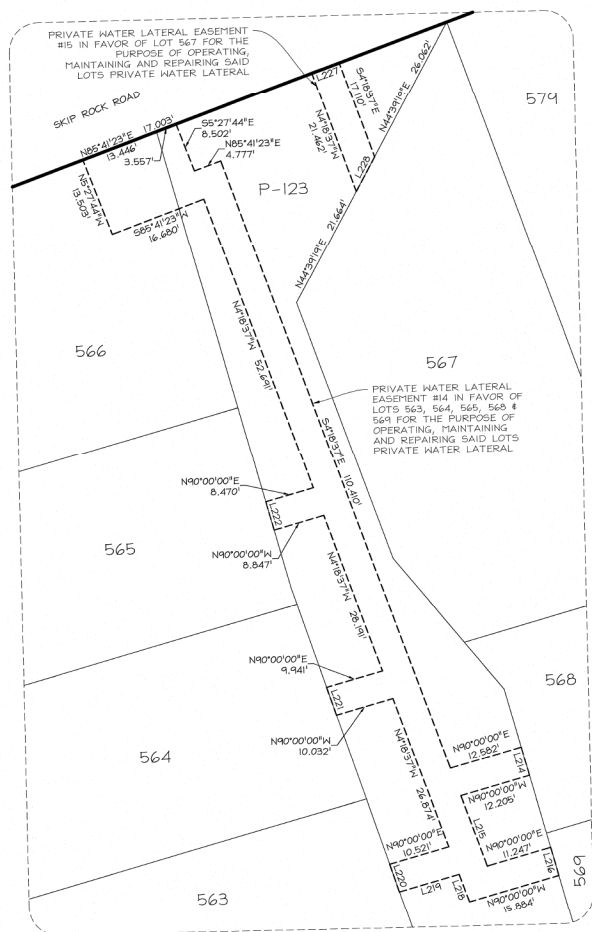
9099 SOUTH 1300 WEST, SUITE 160 WEST JORDAN, UT 84088
801.628.6004 TEL. 801.580.9511 FAX WWW.PERIGEECH.COM



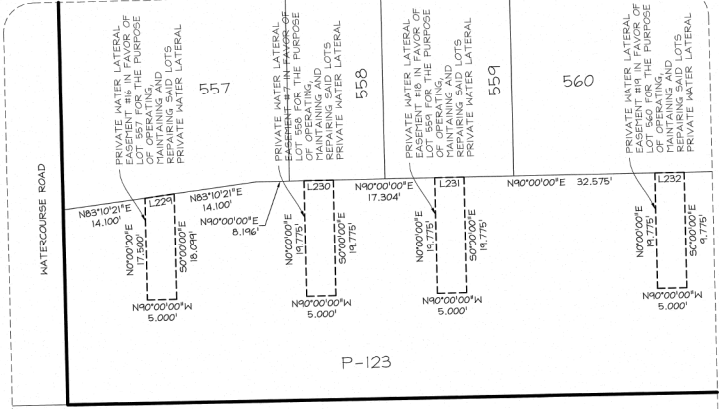
11800 SOUTH STREET
 DETAIL "NN"
 SCALE: 1" = 10'



DETAIL "OO"
 SCALE: 1" = 10'



DETAIL "PP"
 SCALE: 1" = 10'



11800 SOUTH STREET
 DETAIL "QQ"
 SCALE: 1" = 10'

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DAYBREAK VILLAGE IIA PLAT 7
 ATTENDING LOT 2101 OF THE VP DAYBREAK OPERATIONS-INVESTMENTS PLAT 1

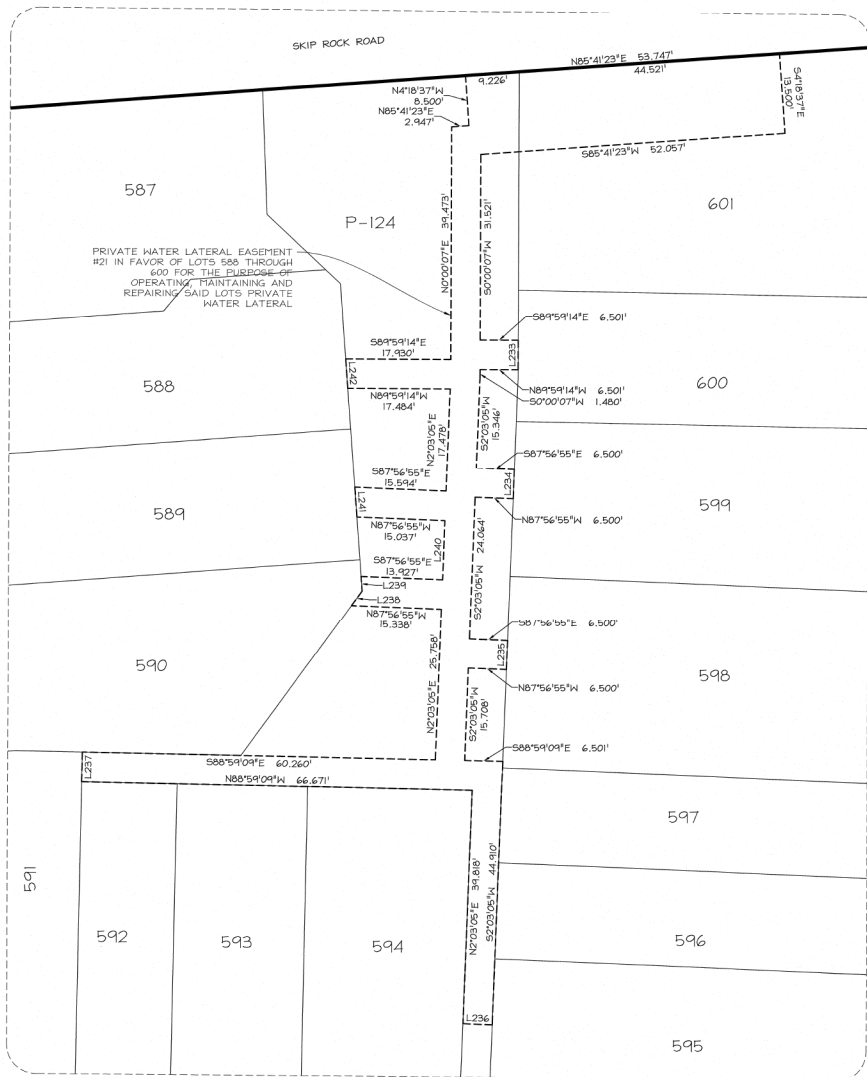
Located in the South Half of Section 22, T39, R24, Salt Lake Base and Meridian

RECORDED # 13795900
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: VP Daybreak Operations LLC
 DATE: 10/12/2021 TIME: 10:58 AM BOOK: 2021P PAGE: 255
 \$ 934.00
 FEE \$

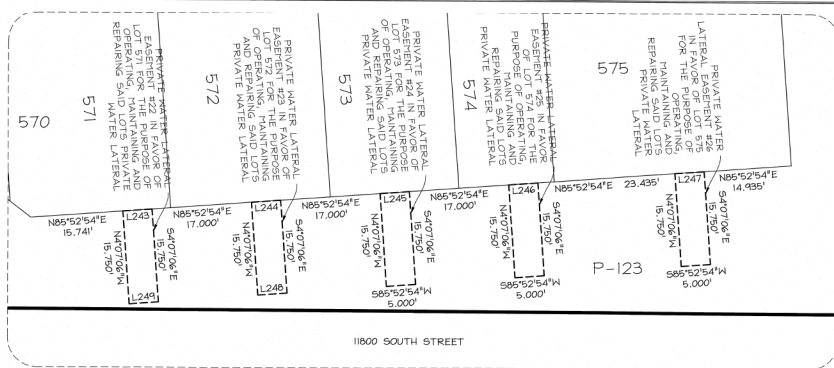
Anna J. Deery
 SALT LAKE COUNTY REGISTER

PERIGEE CONSULTING
 CIVIL • STRUCTURAL • SURVEY

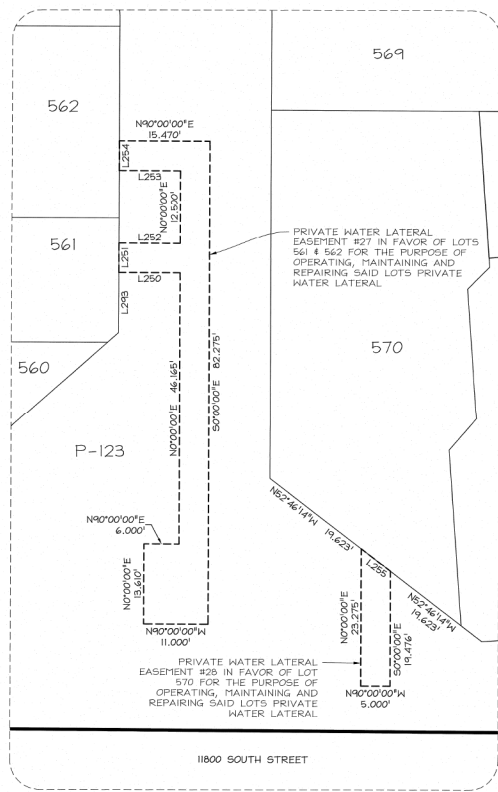
9089 SOUTH 1300 WEST, SUITE 160 WEST JORDAN, UT 84086
 801.628.0004 TEL. 801.560.6011 FAX WWW.PERIGEECONSULTING.COM



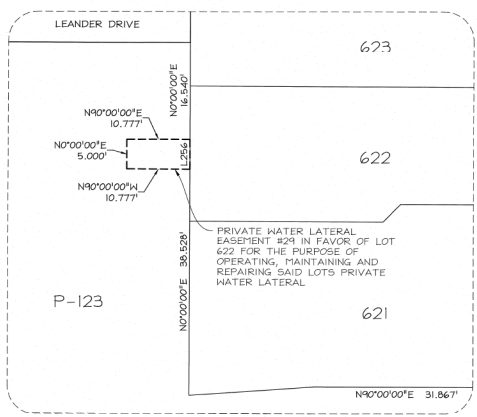
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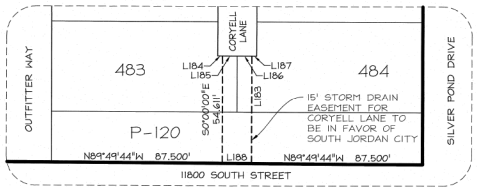
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SCALE: 1" = 10'



DETAIL "TT"
SCALE: 1" = 10'



DETAIL "UU"
SCALE: 1" = 10'



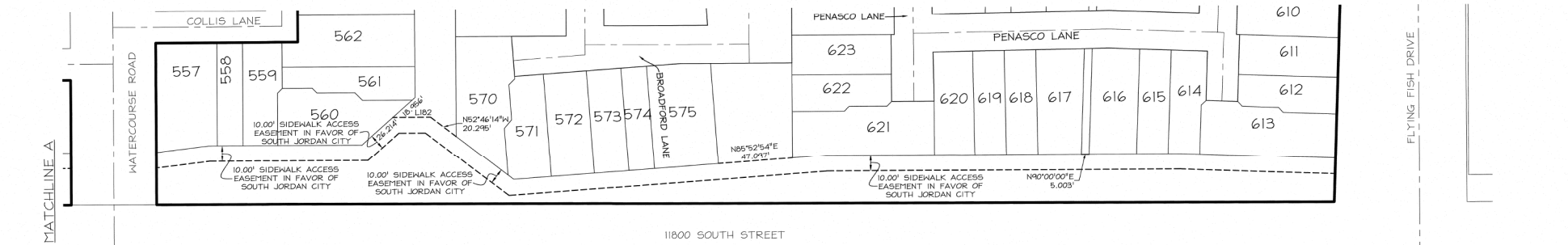
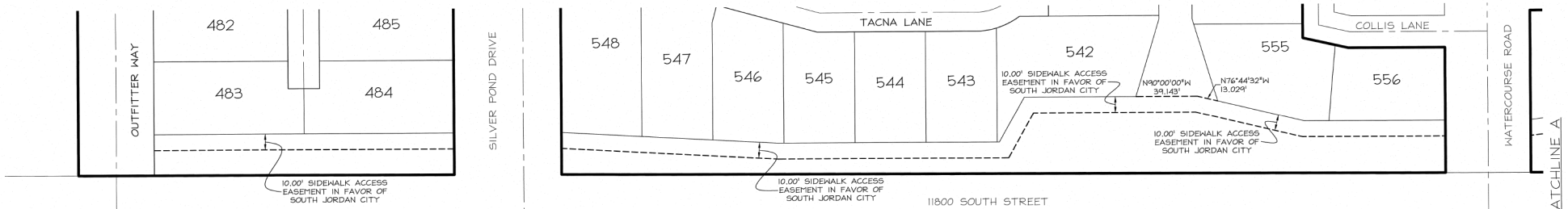
DETAIL "WV"
SCALE: 1" = 10'

DAYBREAK VILLAGE IIIA PLAT 7 AMENDING LOT 201 OF THE VP DAYBREAK OPERATIONS-INVESTMENTS PLAT I	
Located in the South Half of Section 22, T3S, R2W, Salt Lake Base and Meridian	
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: VP Daybreak Operations LLC	RECORDED # 13795800
DATE: 10/12/2021 TIME: 10:58AM BOOK: 2021P PAGE: 255	
\$ 934.00	SALT LAKE COUNTY REGISTER
FEE \$	

PERIGEE
CONSULTING
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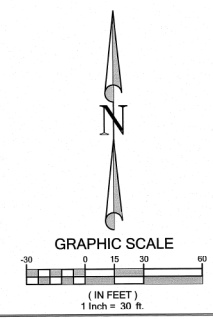
8089 SOUTH 1300 WEST, SUITE 160 WEST JORDAN, UT 84088
801.582.8000 TEL. 801.582.8611 FAX WWW.PERIGEECONSULTING.COM

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DETAIL "XX"
SCALE: 1" = 30'

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Sheet **11** of 12

DAYBREAK VILLAGE IIA PLAT 7
AMENDING LOT 2101 OF THE VP DAYBREAK
OPERATIONS-INVESTMENTS PLAT 1

Located in the South Half of Section 22, T35, R24,
Salt Lake Base and Meridian

RECORDED # 13795800

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
OFFICE OF: *VP Daybreak Operations LLC*

DATE: *12/12/2021* TIME: *10:58am* BOOK: *2021P* PAGE: *255*

\$ *934.00*

Angela Wilkey Deputy
SALT LAKE COUNTY RECORDER

FEE #

PERIGEE CONSULTING
CIVIL • STRUCTURAL • SURVEY

2099 SOUTH 1300 WEST, SUITE 160 WEST JORDAN, UT 84088
801.628.6004 TEL. 801.590.8811 FAX WWW.PERIGEECONSULTING.COM

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.

Table with columns: PLAT NUMBER, DAYBREAK PARK LOT AREA, DAYBREAK OPEN SPACE LOT AREA, COLLECTOR STREET 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 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.

- INFORMATION COMPILY BY ADDING ACREAGE ON A FINAL PLAT PREPARED BY STANTEC.
INFORMATION SHOWN ON A FINAL PLAT PREPARED BY FOCUS ENGINEERING AND SURVEYING.
THIS PLAT VACATED (5) P-LOTS WHICH WERE SUBTRACT FROM THE TABLE.
THIS PLAT AMENDED P-LOTS FROM THE ORIGINAL PLAT AND THE ACREAGE SHOWN IS THE NET DIFFERENCE.
* THESE NUMBERS ARE CORRECTED FROM THE ORIGINALLY RECORDED PLAT.

Located in the South Half of Section 22, T35, R24W, Salt Lake Base and Meridian

RECORDED # 1795800
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED BY THE OFFICE OF THE COUNTY CLERK OF SALT LAKE COUNTY, UTAH.
DATE: 10/12/2021 TIME: 10:58am BOOK: 2021P PAGE: 255
\$934.00
Amy W. DeWalt Deputy
SALT LAKE COUNTY REGISTER



3009 SOUTH 1300 WEST, SUITE 100, SALT LAKE CITY, UT 84119
WWW.PERIGEEONLINE.COM

- INFORMATION COMPILY BY ADDING ACREAGE ON A FINAL PLAT PREPARED BY STANTEC.
THESE PLATS WERE NOT ADDED IN THE TOTAL COLUMN AT THE BOTTOM OF THE TABLE BECAUSE THEY HAVE BEEN AMENDED AND THE AMENDED PLAT HAS ADDED TO THE TOTAL AT THE BOTTOM OF THE TABLE.
THESE PLATS WERE NOT ADDED IN THE TOTAL COLUMN AT THE BOTTOM OF THE TABLE BECAUSE THIS PLAT HAS BEEN AMENDED THREE TIMES AND ONLY THE LAST AMENDED PLAT (PLAT 7C) AS ADDED TO THE TOTAL AT THE BOTTOM OF THE TABLE.