

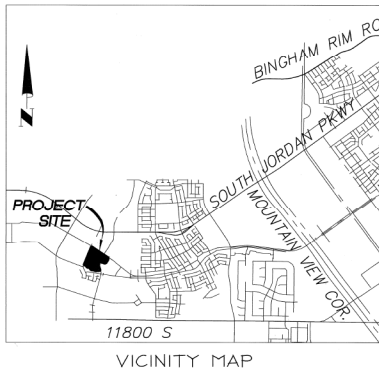
DAYBREAK VILLAGE 9 PLAT 1 AMENDING LOT Z101 OF THE VP DAYBREAK OPERATIONS-INVESTMENTS PLAT 1

Located in the East Half of Section 22, T35, R2W,
Salt Lake Base and Meridian
April, 2022

Containing 47 Lots	6,759 acres
Containing 3 Public Lanes	0.465 acres
Containing 1 Private Lane	0.088 acres
Street Right-of-Way	1.170 acres
(Street Rights-of-Way include 0.639 acres of park strips which shall be counted as open space towards the calculation of the open space requirement set forth in the Master Development Agreement.)	
Total boundary acreage	8.482 acres

OWNER:

VP DAYBREAK DEVCO LLC
11248 Kestrel Rise Road, Suite 201
South Jordan, Utah 84099



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 9 PLAT 1 AMENDING LOT Z101 OF THE VP DAYBREAK OPERATIONS-INVESTMENTS PLAT 1

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

In witness whereof I have here unto set my hand this
9th day of May, A.D. 2022

VP Daybreak Devco LLC,
a Delaware limited liability company

By: Miller Family Real Estate, L.L.C.,
a Utah Limited Liability Company
Its: Authorized Manager

By: *[Signature]*
Name: *[Signature]* East Star
Title: *[Signature]* C.O.

CORPORATE ACKNOWLEDGMENT

"The Owner's Dedication was acknowledged before me this 9th day of May, 2022, by *[Signature]* on behalf of VP Daybreak Devco LLC, a Delaware limited liability company, the authorized manager of VP Daybreak Devco LLC, a Delaware limited liability company."

[Signature]
Notary Public



NOTES:

- In conjunction with the recordation of this plat for DAYBREAK VILLAGE 9 PLAT 1, there shall also be recorded, with respect to the "tract" described herein, a document entitled "Supplement to Covenant for Community for Daybreak Submitting Additional Property" and, with respect to the residential lots and certain other lots within this Plat, a document entitled "Supplement to Community Charter for Daybreak Submitting Additional Property" (each a "Supplement"). The Supplement to the "Covenant" and the Supplement to the "Community Charter" shall be recorded for Community for Daybreak (the "Covenant"), and the residential lots and certain other lots within this Plat to a second document entitled "Community Charter for Daybreak" (the "Charter"). In addition, any non-residential lot(s) may also have recorded against them a "Supplement to Amended and Restated Declaration of Covenants, Conditions and Restrictions for Daybreak 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 (the Village Declaration)". 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. 8661657, in Book 8762 beginning on Page 7023 of the Official Records of Salt Lake County (which is hereby incorporated by reference and may be amended from time to time) (the "Master Development Agreement").
- The "tract" subdivided by this Plat is hereby specifically subjected to a reservation by the Owner of (1) all oil, gas, geothermal and mineral rights and interests under and appurtenant to the "tract" subdivided by this Plat, and (2) all water flowing or located under, within, over, or through the "tract" subdivided by this Plat, including, without limitation, all storm water and reclaimed water. The "tract" subdivided by this Plat is further subject to all easements, restrictions, reservations, rights-of-way, shortages in area, encroachments, or other encumbrances, whether such matters are of record or otherwise, enforceable at law or in equity.
- All areas identified on this Plat as public rights-of-way are intended for public use and are hereby dedicated for the perpetual use of the public pursuant to the Owner's dedication shown hereon. All other areas are not dedicated for public use by this Plat. Lots designated as "O" and "P" are to be dedicated or donated to either: (1) the city or other governmental entity, or (2) an owners' association for common area use, in a subsequently recorded instrument or an amendment to this Plat. Any easement shown on this Plat that is not specifically referred to as "public" is reserved to Owner or to Owner's designee.
- The Owner reserves, in favor of Daybreak Water Company, a Utah non-profit corporation, easements over, across 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 tasks associated with a secondary water system providing secondary water to portions of Daybreak.
- On any lot in this Plat encumbered by a blanket PUEDE easement, Owner reserves the right to locate and/or more particularly define the location of such easement by Owner recording a notice of such location concerning such lot in the Official Records of Salt Lake County. Owner's relocation or definition of the easement is subject to existing utility's consent.
- From and after recordation of this plat, any amendment thereto or further subdivision thereof or within the boundaries 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.
- Certain lots on this Plat may be served by sewer laterals that are less than 12 feet below ground level. In such event the residential lots located adjacent to the sewer lateral 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.
- 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, office and commercial, and industrial uses, which will be intermingled with residential property. Different uses may be constructed at different times. Certain uses may be located near other uses when Daybreak is fully developed, such as commercial, retail, civic, educational, religious and office property and apartment uses which may or may not be built concurrently with residential uses. Throughout the course of development, the plans for Daybreak may change depending on a variety of factors, including market factors, requested approvals and the results of ongoing studies and planning. Certain tracts 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.
- 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 HOA-association.
- Approval of this plat by South Jordan City does not mean that individual lot drainage to a road or retention facility is assured. Development, 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 notes of this plat. Such property and 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 273, 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 property and failure to comply with such documents may result in financial losses to the property owner. Purchasers and property owners are responsible to review and to be in compliance with this plat, the CCRs, the Matrix and other recorded documents related to this plat, as currently existing or as may from time to time be changed and/or amended.

EASEMENT NOTE:

Owner certifies that the easements, claims of easements, or encumbrances on the plat are properly shown and that the public utility easement shown on this plat is based on the title report issued by *[Signature]* LLC, 2022, Order Number *175588-706*, Amendment No. *1*, with an effective date of *April 27, 2022*.

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 rights-of-way and/or PUEDE 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 to the surface of a burdened property, the benefited party shall cause the surface and subsurface of the burdened property to be restored to a condition substantially similar to the condition prior to such disturbance.

NOTICE:

Potential purchasers of property described on this plat are advised by South Jordan City to familiarize themselves with all notes, lot information, easements and other pertinent information contained on this plat and also with any Covenants, Conditions and Restrictions ("CCRs") recorded against such property, including those described in notes of this plat. Such property and 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 273, 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 property and failure to comply with such documents may result in financial losses to the property owner. Purchasers and property owners are responsible to review and to be in compliance with this plat, the CCRs, the Matrix and other recorded documents related to this plat, as currently existing or as may from time to time be changed and/or amended.

SURVEYOR'S CERTIFICATE

I, Eric D. Robins do hereby certify that I am a Professional Land Surveyor, and that I hold certificate No. 5162671 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 9 PLAT 1 and the same has been correctly surveyed and staked on the ground as shown on this plat.

[Signature]
Eric D. Robins
Professional Land Surveyor
Utah Certificate No. 5162671



4/7/22
Date

BOUNDARY DESCRIPTION:

Being a portion of Lot Z101 of the VP Daybreak Operations-Investments Plat 1 subdivision according to the official plat thereof, recorded as Entry No. 12571292 in Book 2017P at Page 176 in the Office of the Salt Lake County Recorder more particularly described as follows:

Beginning at a point on the Westerly Right-of-Way Line of Watercourse Road, said point also being a point on a 14,529 foot radius non-tangent curve to the right, (radius bears North 21°38'14" East, Chord South 8°03'39" West 59.823 feet), said point lies South 89°56'37" East 336.297 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 1881.794 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along the arc of said curve 60.240 feet through a central angle of 2°32'53" to a point of reverse curvature with a 144.165 foot radius tangent curve to the left, (radius bears South 01°42'09" West, Chord South 84°51'23" West 34.644 feet), thence along the arc of said curve 34.728 feet through a central angle of 13°48'13" to a point of reverse curvature with a 116.378 foot radius tangent curve to the right, (radius bears North 07°04'21" East, Chord South 83°04'09" West 72.758 feet), thence along the arc of said curve 73.985 feet through a central angle of 36°25'05" to a point of reverse curvature with a 296.380 foot radius tangent curve to the left, (radius bears South 24°23'06" West, Chord North 78°14'46" West 119.000 feet), thence along the arc of said curve 119.922 feet through a central angle of 28°19'44" to a point of reverse curvature with a 48.628 foot radius tangent curve to the right, (radius bears North 07°52'23" West, Chord North 56°36'19" West 55.913 feet), thence along the arc of said curve 59.936 feet through a central angle of 69°34'56" to a point of reverse curvature with a 94.247 foot radius tangent curve to the left, (radius bears South 67°41'59" West, Chord North 55°24'58" West 102.978 feet), thence along the arc of said curve 109.943 feet through a central angle of 66°19'48" to a point of reverse curvature with a 59.070 foot radius tangent curve to the right, (radius bears North 01°28'11" East, Chord North 54°01'58" West 66.956 feet), thence along the arc of said curve 71.167 feet through a central angle of 40°10'19" to a point of reverse curvature with a 52.210 foot radius tangent curve to the left, (radius bears South 70°24'39" West, Chord North 42°20'47" West 41.092 feet), thence along the arc of said curve 42.284 feet through a central angle of 42°20'33" to a point of reverse curvature with a 56.664 foot radius tangent curve to the right, (radius bears North 24°08'47" East, Chord North 63°53'06" West 66.378 feet), thence along the arc of said curve 66.391 feet through a central angle of 09°56'14" to the Easterly Right-of-Way Line of Silver Pond Drive, thence along said Silver Pond Drive North 215°27'1" East 672.683 feet to the Southeastery Right-of-Way Line of Dockside Drive, thence along said Dockside Drive South 55°45'31" East 480.406 feet to said Westerly Right-of-Way Line of Watercourse Road, thence along said Watercourse Road the following (7) courses: 1) South 34°16'23" West 7.284 feet to a point on a 230.000 foot radius tangent curve to the left, (radius bears South 55°43'31" East, Chord South 32°08'11" West 17.148 feet), 2) along the arc of said curve 17.183 feet through a central angle of 04°16'23", 3) South 30°00'00" West 190.392 feet to a point on a 230.000 foot radius tangent curve to the left, (radius bears South 40°00'00" East, Chord North 19°10'19" West 44.241 feet), 4) along the arc of said curve 44.471 feet through a central angle of 22°39'30", 5) South 06°20'29" West 98.201 feet to a point on a 230.000 foot radius tangent curve to the left, (radius bears South 83°39'50" East, Chord South 05°23'58" East 43.406 feet), 6) along the arc of said curve 44.264 feet through a central angle of 23°26'54", 7) South 17°08'27" West 115.936 feet to the point of beginning.

Property contains 7.475 acres.

Also and together with the following described tract of land:

Beginning at a point on the Easterly Right-of-Way Line of Watercourse Road, said point also being a point on a 170.000 foot radius non-tangent curve to the right, (radius bears South 78°14'49" East, Chord North 22°52'50" East 42.138 feet), said point lies South 89°56'37" East 340.262 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 2295.170 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Watercourse Road the following (4) courses: 1) along the arc of said curve 42.247 feet through a central angle of 14°14'19", 2) North 30°00'00" East 190.392 feet to a point on a 170.000 foot radius tangent curve to the right, (radius bears South 60°00'00" East, Chord North 32°08'11" East 12.675 feet), 3) along the arc of said curve 12.678 feet through a central angle of 04°16'23", 4) North 34°16'23" East 7.284 feet, thence South 55°43'31" East 172.332 feet to a point on a 5.000 foot radius tangent curve to the right, (radius bears South 34°16'23" West, Chord South 05°29'29" East 5.165 feet), thence along the arc of said curve 5.165 feet through a central angle of 109°28'16" to a point of reverse curvature with a 17.500 foot radius tangent curve to the left, (radius bears South 36°16'21" East, Chord North 23°10'16" West 17.879 feet), thence along the arc of said curve 18.761 feet through a central angle of 46°52'21" to a point of reverse curvature with a 70.489 foot radius tangent curve to the left, (radius bears South 50°17'17" East, Chord North 19°31'07" West 61.009 feet), thence along the arc of said curve 71.647 feet through a central angle of 54°23'41" to a point of reverse curvature with a 74.578 foot radius non-tangent curve to the left, (radius bears South 38°38'19" East, Chord South 30°23'29" West 52.923 feet), thence along the arc of said curve 54.100 feet through a central angle of 43°30'8" to a point of reverse curvature with a 56.056 foot radius non-tangent curve to the right, (radius bears North 04°06'51" West, Chord South 61°37'26" West 98.747 feet), thence along the arc of said curve 122.454 feet through a central angle of 127°29'35" to a point of reverse curvature with a 49.761 foot radius non-tangent curve to the left, (radius bears South 42°26'26" West, Chord North 70°48'09" West 51.940 feet), thence along the arc of said curve 53.391 feet through a central angle of 46°21'09" to a point of reverse curvature with a 40.010 foot radius non-tangent curve to the right, (radius bears North 52°20'14" West 39.359 feet), thence along the arc of said curve 36.052 feet through a central angle of 37°54'22" to a point of reverse curvature with a 94.000 foot radius non-tangent curve to the right, (radius bears North 08°45'45" East, Chord North 80°27'50" West 2.938 feet), thence along the arc of said curve 2.938 feet through a central angle of 01°32'50" to the point of beginning.

Property contains 1.007 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
SJD22-04-0214
REC. BY: *[Signature]*
DATE: 4/11/22

PERIGEE CONSULTING
CIVIL - STRUCTURAL - SURVEY
1099 SOUTH 1100 WEST, SUITE 102
80103 SOUTH LAYTON, UT 84040
WEST JORDAN, UT 84088
80103 SOUTH LAYTON, UT 84040
WWW.PERIGEECONSULTING.COM

SALT LAKE COUNTY HEALTH DEPARTMENT
SOUTH VALLEY SENIOR DISTRICT
APPROVED AS TO FORM AND SUBSTANCE OF Map, A.D. 2022

PLANNING DEPARTMENT
SOUTH JORDAN CITY ENGINEER
APPROVED AS TO FORM AND SUBSTANCE OF Map, A.D. 2022

OFFICE OF THE CITY ATTORNEY
SOUTH JORDAN CITY HAYOR
APPROVED AS TO FORM THIS 22 DAY OF May, A.D. 2022

STATE OF UTAH
COUNTY OF SALT LAKE
REQUEST OF: VP Daybreak Devco LLC
DATE: 4/16/2022 TIME: 11:25am BOOK: 2022P PAGE: 133
FEE \$ 346.00
26-22-402-002; 26-22-403-003; 26-22-403-002 \$346.00

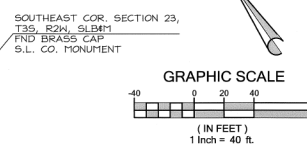


Sheet 1 of 5

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 HILL 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.
- ▨ VACATED AREA OF DOCKSIDER DRIVE
- ▨ PRIVATE RIGHT-OF-WAY
- ⊕ PUBLIC UTILITY EASEMENTS TYPICAL (UNLESS OTHERWISE NOTED)

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Sheet 2 of 5

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

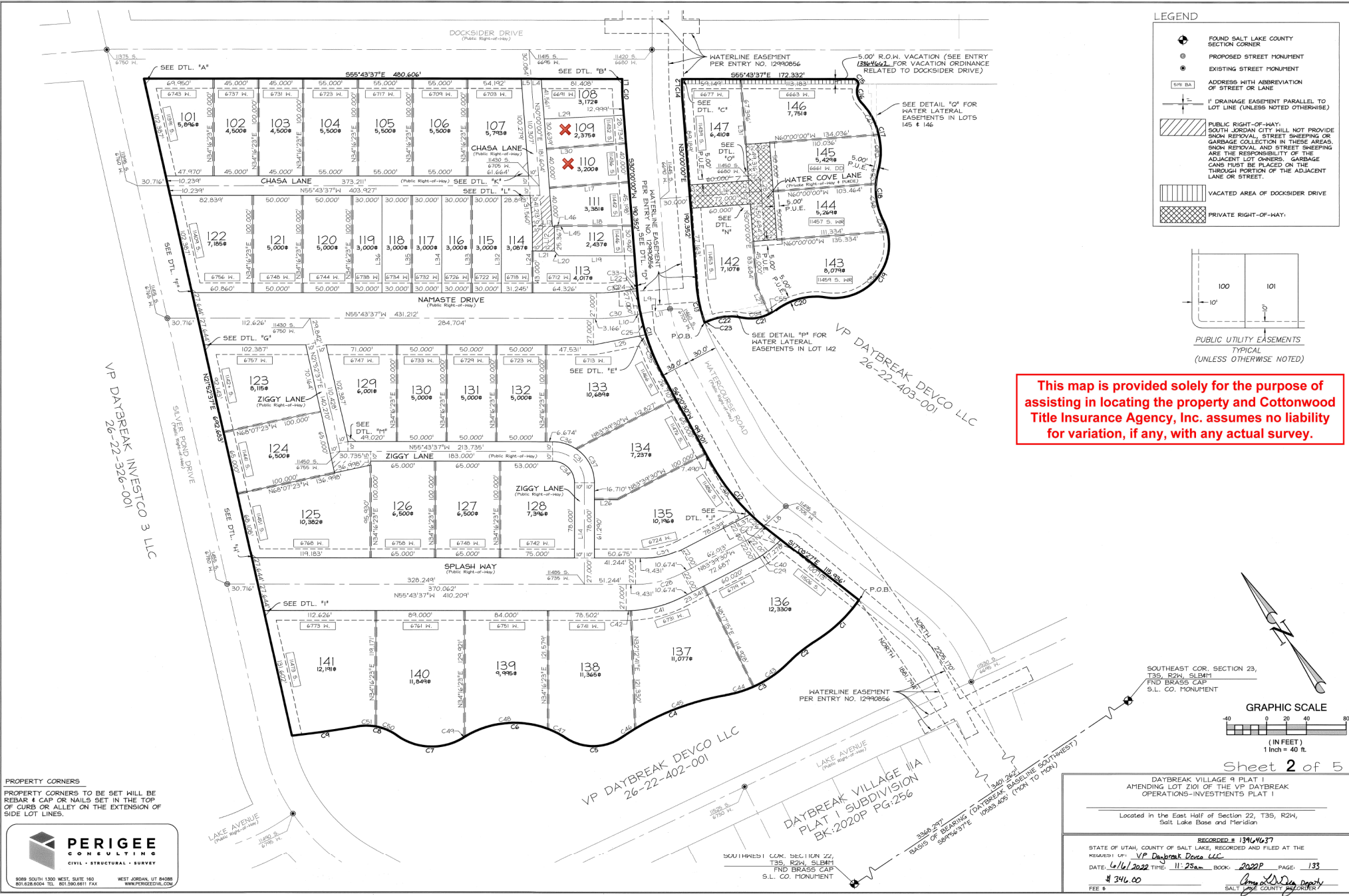
PERIGEE CONSULTING
CIVIL • STRUCTURAL • SURVEY

8088 SOUTH 1100 WEST, SUITE 160 WEST JORDAN, UT 84088
801.528.8004 TEL. 801.584.9811 FAX. WWW.PERIGEECONSULTING.COM

DAYBREAK VILLAGE 9 PLAT I
AMENDING LOT 2101 OF THE VP DAYBREAK OPERATIONS-INVESTMENTS PLAT I

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

RECORDED # 13464637
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE RECORDS OFFICE OF VP DAYBREAK DEVCO LLC
DATE: 6/16/2022 TIME: 11:25am BOOK: 2022P PAGE: 133
\$ 346.00
SALT LAKE COUNTY RECORDER

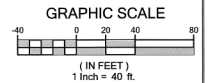


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LEGEND

EXISTING 20' WIDE SEWER EASEMENT
RECORDED IN BOOK 1254 PAGE 3064



Sheet 3 of 5

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



8888 SOUTH 1300 WEST, SUITE 100 WEST JORDAN, UT 84099
801.626.6204 TEL. 801.590.6811 FAX WWW.PERIGEECONSULTING.COM

VP DAYBREAK DEVCO LLC
26-22-402-001

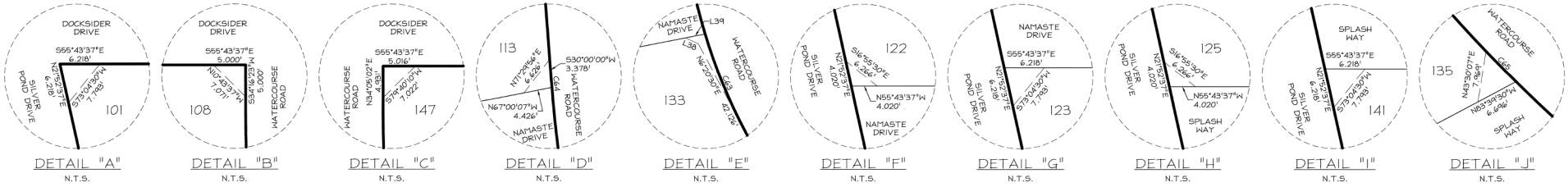
DAYBREAK VILLAGE #1A
PLAT 1 SUBDIVISION
BK:2020P PG:256

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

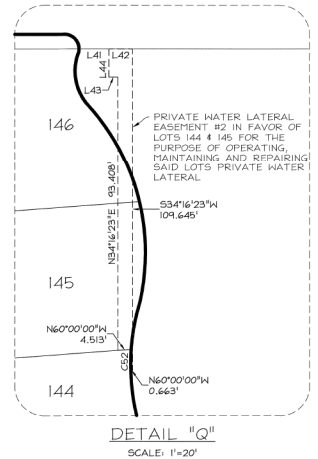
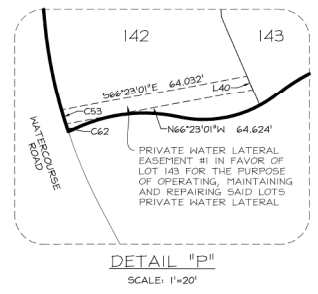
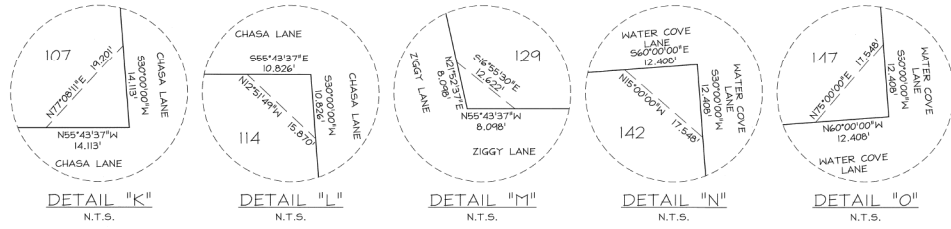
Located in the East Half of Section 22, T35, R21W, Salt Lake Base and Meridian

RECORDED & FILED AT THE
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDS AND FILED AT THE
REQUEST OF: VP Daybreak Devco LLC
DATE: 4/16/2022 TIME: 11:25am BOOK: 2022P PAGE: 133
FEE: \$ 346.00
SALT LAKE COUNTY RECORDER
Amy D. Day Deputy

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



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



Line #	Length	Direction
L1	7.284	S34°16'23"W
L2	7.284	N34°16'23"E
L3	15.823	N17°08'27"W
L4	10.028	S55°43'37"E
L5	10.028	S55°43'37"E
L6	44.291	N81°29'24"E
L7	14.029	N81°29'24"E
L8	30.262	N81°29'24"E
L9	35.444	N6°7'00"07"W
L10	5.444	N6°7'00"07"W
L11	30.000	N6°7'00"07"W
L12	25.901	N34°16'23"E
L13	10.079	S55°43'37"W
L14	105.000	N34°16'23"E
L15	14.070	N34°16'23"E
L16	102.000	N6°0'00"00"W
L17	80.000	N6°0'00"00"W
L18	69.767	N55°43'37"W
L19	76.361	N55°43'37"W
L20	6.411	N06°30'36"W
L21	22.000	N55°43'37"W
L22	7.034	S6°7'00"07"E
L23	32.480	N30°00'00"E

Line #	Length	Direction
L24	68.528	N34°16'23"E
L25	53.986	N6°7'00"07"W
L26	23.427	N55°43'37"E
L27	32.887	N10°56'11"E
L28	100.000	N00°00'00"E
L29	80.023	N58°38'11"W
L30	80.000	N6°0'00"00"W
L31	104.712	N30°00'00"E
L32	100.000	N34°16'23"E
L33	100.000	N34°16'23"E
L34	100.000	N34°16'23"E
L35	100.000	N34°16'23"E
L36	100.000	N34°16'23"E
L37	16.526	N83°39'30"W
L38	5.972	N30°19'49"W
L39	8.269	S6°7'00"07"E
L40	5.125	S10°56'11"W
L41	10.174	S55°43'37"E
L42	8.000	S55°43'37"E
L43	3.000	N55°43'37"W
L44	9.500	N34°16'23"E
L45	8.500	N6°0'00"00"W
L46	10.427	N6°0'00"00"E

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.

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	60.240	147.529	023°23'43"	S80°03'38"W	59.823
C2	34.728	144.145	03°48'13"	S84°51'23"W	34.644
C3	73.995	116.375	036°25'50"	N83°49'49"W	72.755
C4	113.922	258.380	025°15'44"	N78°14'46"W	113.001
C5	59.396	49.625	068°34'36"	N56°35'19"W	55.913
C6	108.943	94.247	066°13'48"	N55°24'55"W	102.978
C7	71.162	59.070	069°01'28"	N54°01'05"W	66.936
C8	42.234	52.210	046°20'53"	N42°40'47"W	41.092
C9	66.391	966.169	003°56'14"	N63°53'06"W	66.378
C10	17.153	230.000	004°16'23"	S32°08'11"W	17.149
C11	94.971	230.000	023°39'30"	S18°10'15"W	94.247
C12	94.264	230.000	023°28'56"	S05°23'58"E	93.606
C13	42.247	170.000	014°14'19"	N22°52'50"E	42.138
C14	12.678	170.000	004°16'23"	N32°08'11"E	12.675
C15	9.553	5.000	109°28'16"	S00°59'29"E	8.165
C16	18.761	17.500	061°25'22"	S23°01'58"W	17.875
C17	71.667	75.489	054°23'41"	S19°31'07"W	69.005
C18	54.100	74.598	043°33'08"	S30°33'29"W	52.923
C19	122.494	55.056	127°28'35"	S6°43'26"W	98.747
C20	53.351	65.757	046°29'09"	N70°48'09"W	51.900
C21	36.052	40.101	051°30'40"	N6°17'13"W	34.850
C22	36.000	54.848	093°36'24"	N62°20'04"W	35.358
C23	2.539	94.000	001°32'50"	N80°27'50"W	2.538

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C24	27.062	230.000	006°44'30"	S26°22'08"W	27.047
C25	22.034	230.000	005°29'20"	S20°15'13"W	22.025
C26	18.283	230.000	004°33'16"	N13°15'55"W	18.278
C27	6.416	230.000	001°35'54"	N16°20'30"W	6.416
C28	48.749	100.000	027°55'53"	S6°41'34"E	48.268
C29	9.202	35.500	014°51'06"	N88°54'57"E	9.176
C30	39.357	200.000	011°16'30"	S61°21'52"E	39.294
C31	50.265	32.000	090°00'00"	N10°43'37"W	45.255
C32	34.044	173.000	011°16'30"	S61°21'52"E	33.989
C33	69.565	230.000	000°15'37"	N02°19'23"W	69.301
C34	34.558	22.000	090°00'00"	N10°43'37"W	31.113
C35	44.829	230.000	011°16'30"	N11°55'32"E	44.758
C36	25.119	42.000	034°15'59"	S38°35'37"E	24.746
C37	40.855	42.000	055°44'01"	S06°24'23"W	39.263
C38	69.565	230.000	017°19'47"	N02°19'23"W	69.301
C39	38.025	78.000	027°55'53"	S6°41'34"E	37.649
C40	14.904	57.500	014°51'06"	N88°54'57"E	14.863
C41	54.579	122.000	025°37'57"	N70°50'31"W	54.125
C42	4.895	122.000	002°17'56"	N56°52'35"W	4.895
C43	44.522	116.375	021°55'11"	N88°54'51"E	44.251
C44	29.474	116.375	014°30'39"	S72°52'13"E	29.396
C45	97.629	258.380	021°38'58"	S76°26'22"E	97.050
C46	16.292	258.380	003°36'46"	S89°40'14"E	16.289

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C47	20.550	94.247	012°29'36"	S28°32'49"E	20.510
C48	87.525	94.247	053°12'33"	S61°23'54"E	84.413
C49	0.868	94.247	000°31'39"	S88°16'00"E	0.868
C50	23.465	52.210	025°45'00"	S32°22'51"E	23.268
C51	18.770	52.210	020°35'52"	S55°33'17"E	18.669
C52	7.127	74.598	005°28'26"	N35°34'00"E	7.124
C53	5.029	170.000	001°14'41"	N17°31'56"E	5.028
C54	28.470	40.101	040°40'42"	S63°52'14"E	27.876
C55	6.715	40.101	009°35'59"	S89°00'24"E	6.707
C56	106.411	55.056	112°49'15"	N76°57'06"E	91.727
C57	14.083	55.056	014°39'20"	N13°12'49"E	14.044
C58	37.135	74.598	028°31'18"	N24°02'34"E	36.753
C59	16.966	74.598	013°01'50"	N44°49'08"E	16.929
C60	33.995	75.489	025°48'08"	N33°48'54"E	33.709
C61	37.671	75.489	028°35'33"	N06°37'03"E	37.282
C62	2.740	170.000	000°55'25"	S16°13'23"W	2.740
C63	44.829	230.000	011°16'30"	S11°55'32"W	44.758
C64	1.045	230.000	000°15'37"	S29°52'14"E	1.045
C65	6.624	230.000	001°39'01"	S10°09'46"E	6.624



Sheet 4 of 5

DAYBREAK VILLAGE 9 PLAT II
 APPENDING LOT 2101 OF THE VP DAYBREAK
 OPERATIONS-INVESTMENTS PLAT I

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

RECORDED # 19944137
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
 REQUEST OF: VP Daybreak Devco LLC
 DATE: 6/16/2022 TIME: 11:25 AM BOOK: 2022P PAGE: 133
 \$ 346.00
 SALT LAKE COUNTY RECORDER

PLAT NUMBER	DAYBREAK PARK LOT AREA	DAYBREAK OPEN SPACE LOT AREA	COLLECTOR STREET PARK STRIP AREA	NON-COLLECTOR STREET PARK STRIP AREA	PARK AREA DEDICATED TO CITY	OPEN SPACE AREA DEDICATED TO CITY	TOTAL	NUMBER OF LANES	LINEAR FOOTAGE
△ PLAT 1	0	0	0	0	0	0	0	0	0
△ PLAT 1 AMENDED	12.64	12.17	2.28	5.33	26.977	0	58.30	SEE AMENDED PLAT 1	1,487.83
LOT B-204 AMENDED	0	0	0	0	0	0	0	0	0
△ PLAT 1	8.953	1.965	1.32	4.74	0	0	15.765	SEE AMENDED PLAT 2	6,500.29
PLAT 2 AMENDED	8.699	1.696	1.32	4.74	0	0	15.709	21	6,982.29
FRANK & 5th	4.57	0	0	0	0	0	4.57	0	1,376.0
TOWNHOME 1 SUB	0	0	0	0	0	0	0	0	0
FRANK ST	2.657	0.632	0	0	0	0	3.289	0	928.0
△ PLAT 4	0.792	0.949	0.34	1.97	0	0	3.062	5	1,028.0
PLAT 4 AMENDED	0.799	0.957	0.34	1.97	0	0	3.062	5	1,028.0
CARRAGE CONDOS	0	0	0	0	0	0	0	0	0
△ PLAT 1	2.994	2.799	1.08	5.39	0	0	12.206	SEE AMENDED PLAT 3	4,808.09
PLAT 1 AMENDED	13.889	1.18	1.18	5.39	0	0	19.379	36	1,707.29
PLAT 3	14.51721	11.848	0	3.89	0	0	30.267	33	3,532.29
PLAT 3 AMENDED	16.51721	13.848	0	6.27	0	0	36.511	39	4,232.29
PLAT 3A	1.776	0.39	0	0	0	0	2.226	5	1,484.56
PLAT 3B 1 THRU 3D	0	0	0	0	0	0	0	0	0
COMMERCIAL CENTER #1	0.07	0	0	0	0	0	0.07	0	0
PLAT 7	* 15.792	* 0.043	0.08	3.77	0	0	* 15.895	13	4,027.98
△ PLAT 1 AMENDED	16.972	7.626	5.31	0	0	0	29.369	42	3,777.0
△ EASTLAKE VILLAGE CONDOS	0	0	0	0	0	0	0	0	0
△ PLAT 3	17.805	6.07	5.89	0	0	0	29.762	SEE AMENDED PLAT 3C	3,777.0
△ PLAT 3 AMENDED	14.704	7.626	7.01	5.11	0	0	34.351	SEE AMENDED PLAT 3C	3,777.0
VILLAGE CENTER 1A	0	0	0	0	0	0	0	0	0
AMENITIES VILLAGE CONDOS	0	0	0	0	0	0	0	0	0
PLAT 3A AMENDED	17.805	6.07	5.89	0	0	0	29.762	38	3,189.08
△ PLAT 3 AMENDED	17.805	6.07	5.89	0	0	0	29.762	38	3,189.08
DAYBREAK VIEW PARKWAY	12.61	12.17	2.28	5.33	26.977	0	58.30	SEE AMENDED PLAT 1	1,487.83
SUBDIVISION FROM PLAT 1 TO THE EAST FRONTAGE ROAD	0	0	0	0	0	0	0	0	0
APARTMENT VILLAGE #1	0	0	0	0	0	0	0	0	0
FRANK ST	4.382	0	0	0	0	0	4.382	0	1,221.0
DAYBREAK VIEW PARKWAY	0	0	1.13	1.94	0	0	3.07	0	866.0
DAYBREAK FRONTAGE FRONTAGE ROAD TO 1800 SOUTH	0	0	0	0	0	0	0	0	0
△ COMMERCIAL PARK PLAT 1	0	0	0.19	0.27	0	0	0.46	0	130.0
△ COMMERCIAL PARK PLAT 2	1.161919	0	0.47	0	0	0	1.664	0	460.0
PLAT 2A	0	0	0	0	0	0	0	0	0
PLAT 2B	0	0	0	0	0	0	0	0	0
VILLAGE 4A PLAT 1	2.169	0	1.49	0	0	0	3.659	0	1,028.0
△ VILLAGE 4A PLAT 2	0.8823	0	0	0	0	0	0.8823	0	246.0
PLAT 2A	0	0	0	0	0	0	0	0	0
PLAT 2B	0	0	0	0	0	0	0	0	0
PLAT 2C	0	0	0	0	0	0	0	0	0
PLAT 2D	0	0	0	0	0	0	0	0	0
PLAT 2E	0	0	0	0	0	0	0	0	0
PLAT 2F	0	0	0	0	0	0	0	0	0
PLAT 2G	0	0	0	0	0	0	0	0	0
PLAT 2H	0	0	0	0	0	0	0	0	0
PLAT 2I	0	0	0	0	0	0	0	0	0
PLAT 2J	0	0	0	0	0	0	0	0	0
PLAT 2K	0	0	0	0	0	0	0	0	0
PLAT 2L	0	0	0	0	0	0	0	0	0
PLAT 2M	0	0	0	0	0	0	0	0	0
PLAT 2N	0	0	0	0	0	0	0	0	0
PLAT 2O	0	0	0	0	0	0	0	0	0
PLAT 2P	0	0	0	0	0	0	0	0	0
PLAT 2Q	0	0	0	0	0	0	0	0	0
PLAT 2R	0	0	0	0	0	0	0	0	0
PLAT 2S	0	0	0	0	0	0	0	0	0
PLAT 2T	0	0	0	0	0	0	0	0	0
PLAT 2U	0	0	0	0	0	0	0	0	0
PLAT 2V	0	0	0	0	0	0	0	0	0
PLAT 2W	0	0	0	0	0	0	0	0	0
PLAT 2X	0	0	0	0	0	0	0	0	0
PLAT 2Y	0	0	0	0	0	0	0	0	0
PLAT 2Z	0	0	0	0	0	0	0	0	0
PLAT 2AA	0	0	0	0	0	0	0	0	0
PLAT 2AB	0	0	0	0	0	0	0	0	0
PLAT 2AC	0	0	0	0	0	0	0	0	0
PLAT 2AD	0	0	0	0	0	0	0	0	0
PLAT 2AE	0	0	0	0	0	0	0	0	0
PLAT 2AF	0	0	0	0	0	0	0	0	0
PLAT 2AG	0	0	0	0	0	0	0	0	0
PLAT 2AH	0	0	0	0	0	0	0	0	0
PLAT 2AI	0	0	0	0	0	0	0	0	0
PLAT 2AJ	0	0	0	0	0	0	0	0	0
PLAT 2AK	0	0	0	0	0	0	0	0	0
PLAT 2AL	0	0	0	0	0	0	0	0	0
PLAT 2AM	0	0	0	0	0	0	0	0	0
PLAT 2AN	0	0	0	0	0	0	0	0	0
PLAT 2AO	0	0	0	0	0	0	0	0	0
PLAT 2AP	0	0	0	0	0	0	0	0	0
PLAT 2AQ	0	0	0	0	0	0	0	0	0
PLAT 2AR	0	0	0	0	0	0	0	0	0
PLAT 2AS	0	0	0	0	0	0	0	0	0
PLAT 2AT	0	0	0	0	0	0	0	0	0
PLAT 2AU	0	0	0	0	0	0	0	0	0
PLAT 2AV	0	0	0	0	0	0	0	0	0
PLAT 2AW	0	0	0	0	0	0	0	0	0
PLAT 2AX	0	0	0	0	0	0	0	0	0
PLAT 2AY	0	0	0	0	0	0	0	0	0
PLAT 2AZ	0	0	0	0	0	0	0	0	0
PLAT 2BA	0	0	0	0	0	0	0	0	0
PLAT 2BB	0	0	0	0	0	0	0	0	0
PLAT 2BC	0	0	0	0	0	0	0	0	0
PLAT 2BD	0	0	0	0	0	0	0	0	0
PLAT 2BE	0	0	0	0	0	0	0	0	0
PLAT 2BF	0	0	0	0	0	0	0	0	0
PLAT 2BG	0	0	0	0	0	0	0	0	0
PLAT 2BH	0	0	0	0	0	0	0	0	0
PLAT 2BI	0	0	0	0	0	0	0	0	0
PLAT 2BJ	0	0	0	0	0	0	0	0	0
PLAT 2BK	0	0	0	0	0	0	0	0	0
PLAT 2BL	0	0	0	0	0	0	0	0	0
PLAT 2BM	0	0	0	0	0	0	0	0	0
PLAT 2BN	0	0	0	0	0	0	0	0	0
PLAT 2BO	0	0	0	0	0	0	0	0	0
PLAT 2BP	0	0	0	0	0	0	0	0	0
PLAT 2BQ	0	0	0	0	0	0	0	0	0
PLAT 2BR	0	0	0	0	0	0	0	0	0
PLAT 2BS	0	0	0	0	0	0	0	0	0
PLAT 2BT	0	0	0	0	0	0	0	0	0
PLAT 2BU	0	0	0	0	0	0	0	0	0
PLAT 2BV	0	0	0	0	0	0	0	0	0
PLAT 2BW	0	0	0	0	0	0	0	0	0
PLAT 2BX	0	0	0	0	0	0	0	0	0
PLAT 2BY	0	0	0	0	0	0	0	0	0
PLAT 2BZ	0	0	0	0	0	0	0	0	0
PLAT 2CA	0	0	0	0	0	0	0	0	0
PLAT 2CB	0	0	0	0	0	0	0	0	0
PLAT 2CC	0	0	0	0	0	0	0	0	0
PLAT 2CD	0	0	0	0	0	0	0	0	0
PLAT 2CE	0	0	0	0	0	0	0	0	0
PLAT 2CF	0	0	0	0	0	0	0	0	0
PLAT 2CG	0	0	0	0	0	0	0	0	0
PLAT 2CH	0	0	0	0	0	0	0	0	0
PLAT 2CI	0	0	0	0	0	0	0	0	0
PLAT 2CJ	0	0	0	0	0	0	0	0	0
PLAT 2CK	0	0	0	0	0	0	0	0	0
PLAT 2CL	0	0	0	0	0	0	0	0	0
PLAT 2CM	0	0	0	0	0	0	0	0	0
PLAT 2CN	0	0	0	0	0	0	0	0	0
PLAT 2CO	0	0	0	0	0	0	0	0	0
PLAT 2CP	0	0	0	0	0	0	0	0	0
PLAT 2CQ	0	0	0	0	0	0	0	0	0
PLAT 2CR	0	0	0	0	0	0	0	0	0
PLAT 2CS	0	0	0	0	0	0	0	0	0
PLAT 2CT	0	0	0	0	0	0	0	0	0
PLAT 2CU	0	0	0	0	0	0	0	0	0
PLAT 2CV	0	0	0	0	0	0	0	0	0
PLAT 2CW	0	0	0	0	0	0	0	0	0
PLAT 2CX	0	0	0	0	0	0	0	0	0
PLAT 2CY	0	0	0	0	0	0	0	0	0
PLAT 2CZ	0	0	0	0</					