

NOTES:

1. In conjunction with the recordation of this plat for DAYBREAK VILLAGE IIA PLAT 4 SUBDIVISION, 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 Supplements subject the "tract" described herein to a document entitled "Community Charter for Daybreak" 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 lots 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. 8881857, in Book 6162 beginning on Page 7023 of the Official Records of Salt Lake County (which Master Development Agreement may be amended from time to time) (the "Master Development Agreement").

2. The "tract" subdivided by this Plat is hereby specifically subjected to a reservation by the Owner of (1) all oil, gas, geothermal and mineral rights and interests under or appurtenant to 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.

3. All areas identified on this Plat as public rights-of-way are intended for public use and are hereby dedicated for the perpetual use of the public pursuant to the Owner's dedication shown hereon. All other areas are not dedicated for public use by this Plat. Lots designated as "O" and "P" are to be dedicated or donated to either: (1) the city or other governmental entity, or (2) an owner's association for common area use, 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.

4. 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 things associated with a secondary water system providing secondary portions of Daybreak.

5. On any lot in this Plat encumbered by a blanket PUDE easement, Owner reserves the right to relocate and/or reconfigure the location of such easement by Owner recording a plat concerning 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 consent.

6. From and after recordation of this plat, any amendment thereto or further subdivision thereof or within or adjacent thereto shall not be subject to the Kennecott Master Subdivision #1 as referenced 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.

7. Certain lots on this Plat may be served by sewer laterals that are less than 11 feet below ground level. In such event the residences on such lots with basements may not have sewer service available to the basements. The owner of any lot in this Plat shall be responsible for verifying the sewer lateral depth serving said lot and shall be responsible for setting the foundation elevation of the residence constructed there to a depth sufficient for adequate fall into the respective sewer lateral.

8. The total development known as Daybreak, of which this plat is a part, is a large, master-planned community. Phases of Daybreak may contain or be adjacent to a significant mix of land uses including parks, recreational facilities, churches, schools, retail, office and commercial, and industrial uses, which will be intermingled with residential properties. Different uses may be constructed at different times. Certain uses may be located near other uses when Daybreak is fully developed, such as commercial, retail, civic, educational, religious and office property and apartments, townhouses and condominiums, which may or may not be built concurrently with residential uses. Throughout the course of development, the uses for Daybreak may change depending on a variety of factors, including market factors, requested approvals and the results of ongoing studies and planning. Certain traits of each residential property may change over time depending on adjacent uses, such as the view, shade, perceived privacy, adjacency to parks, trails or open and amount/timing of traffic. No commitments are made regarding the future development of Daybreak or the uses that will be made of land within or around Daybreak. Also, in connection with the development of Daybreak there will be ongoing construction activities related to development.

9. For any "P" lots or "O" lots with paved sidewalks and/or walkways constructed thereon, the Owner hereby grants a public access easement thereon for public use by pedestrians and non-motorized vehicles for the purpose of reasonable access, ingress and egress over and across such paved sidewalks and/or walkways. Such public access easement areas and improvements shall be maintained by the Daybreak community association or applicable sub-association.

10. Approval of this plat by South Jordan City does not mean that individual lot drainage to a road or retention facility is assured, 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. Such property may also be subject to the restrictions of the Kennecott Development Standards Matrix ("Matrix") attached to the Kennecott Master Subdivision #1 Plat recorded in Book 2002P commencing at Page 273, in the Salt Lake County Recorder's Office, 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, rights of easements, or encumbrances on the plat property which are shown by public records are shown on this plat based upon the plat report issued by PERIGEE CONSULTING, Order Number 2019316 J.M., Amendment No. 1 with an effective date of January 7, 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", or a public right-of-way, or a PUDE easement is hereby granted an easement over and through such "P" and/or "O" lots, public rights-of-way and/or PUDE easements for the purpose of allowing such owner(s) the right to operate, maintain and repair such sewer lateral. Promptly following any construction, repairs or maintenance requiring disturbance of the surface or subsurface of a burdened property, the benefited party shall cause the surface and subsurface of the burdened property to be restored to a condition substantially similar to the condition prior to such disturbance.

NOTICE:

Potential purchasers of property described on this plat are advised by South Jordan City to familiarize themselves with all 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. Such property may also be subject to the restrictions of the Kennecott Development Standards Matrix ("Matrix") attached to the Kennecott Master Subdivision #1 Plat recorded in Book 2002P commencing at Page 273, in the Salt Lake County Recorder's Office, 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.

DAYBREAK VILLAGE IIA PLAT 4 SUBDIVISION AMENDING LOT Z101 OF THE VP DAYBREAK OPERATIONS-INVESTMENTS PLAT I

Located in the Southwest Quarter of Section 22, T35, R2N, Salt Lake Base and Meridian November, 2020

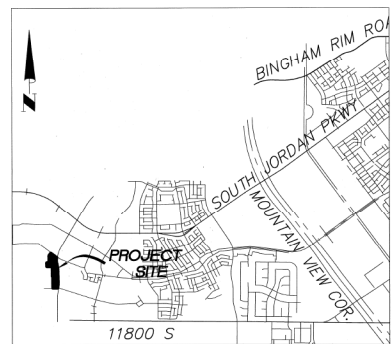
Table with 3 columns: Description, Quantity, and Area. Rows include: Containing 41 Lots (3,480 acres), Containing 3 P-Lots (1,110 acres), Containing 3 Public Lanes (6,604 acres), Street Right-of-Way (0,947 acres), Street Right-of-Way includes 0.213 acres of park strips which shall be counted as open space towards the calculation of the open space requirement set forth in the Master Development Agreement, and Total boundary acreage (6,141 acres).

OWNER:

VP DAYBREAK DEVCO LLC 11248 Kestrel Rise Road, Suite 201 South Jordan, Utah 84009

DEVELOPED BY:

Daybreak Communities 11248 Kestrel Rise Road, Suite 201 South Jordan, Utah 84009



VICINITY MAP

OWNER'S DEDICATION

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

DAYBREAK VILLAGE IIA PLAT 4 SUBDIVISION AMENDING 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 here unto set my hand this 7th day of January A.D., 2021.

VP Daybreak Devco LLC, a Delaware limited liability company

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

Ty K. McCutcheon President & CEO

CORPORATE ACKNOWLEDGMENT

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

Rebecca S. Aulin Notary Public State of Utah My Commission Expires Feb. 28, 2023



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 IIA PLAT 4 SUBDIVISION and the same has correctly surveyed and staked on the ground as shown on this plat.

Eric D. Robins Professional Land Surveyor Utah Certificate No. 5162671



12/8/2020 Date

BOUNDARY DESCRIPTION:

A parcel of land being a portion of Lot Z101 of the VP Daybreak Operations-Investments Plat I recorded as Entry No. 1267291 in Book 2002P at Page 176 in the Salt Lake County Recorder's Office, said parcel more particularly described as follows:

Beginning at a point on the Southerly Line of Less 4 Except Parcel PP as shown on the Daybreak West Villages Roadway Dedication Plat in Lieu of Condemnation subdivision, said point lies South 87°56'37" East 163.523 feet along the Daybreak Baseline Southwest (Being South 89°46'37" East 109.834 feet between the Southwest Corner of Section 22, T35, R2N and the Southwest Corner of Section 23, T35, R2N) and North 127°36'01" feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North 43°19'08" feet; thence West 116.242 feet; thence North 365.000 feet; thence West 165.000 feet; thence North 131.650 feet; thence East 80.424 feet; thence North 226.792 feet to a point on a 127.000 foot radius tangent curve to the right, (radius bears East, Chord North 16°30'19" East 61.171 feet); thence along the arc of said curve 82.620 feet through a central angle of 37°16'25"; thence North 37°46'29" East 62.980 feet to the Northernly Line of said Less 4 Except Parcel PP; thence along said Less 4 Except Parcel PP the following (O) courses: 1) South 52°49'34" East 293.370 feet to a point on a 103.000 foot radius non tangent curve to the left, (radius bears South 82°36'07" East, Chord South 07°05'24" West 217.984 feet.); 2) along the arc of said curve 218.383 feet through a central angle of 127°09'55"; 3) East 11.640 feet to a point on a 1018.500 foot radius non tangent curve to the left, (radius bears North 85°11'45" East, Chord South 07°20'59" East 90.461 feet.); 4) along the arc of said curve 90.490 feet through a central angle of 05°05'28"; 5) South 09°53'41" East 113.862 feet to a point on a 201.500 foot radius tangent curve to the right, (radius bears South 07°05'19" West, Chord South 05°29'28" East 43.862 feet.); 6) along the arc of said curve 43.926 feet through a central angle of 08°36'26"; 7) South 00°57'15" East 510.149 feet; 8) South 06°09'31" West 80.000 feet; 9) South 02°56'21" West 75.745 feet; 10) West 168.393 feet to the point of beginning.

Property contains 6.141 acres.

RECORD OF SURVEY

REC. NO. None SIGNATURE: Steve K. ... DATE: 11/2/2021



EASEMENT APPROVAL: SALT LAKE VALLEY HEALTH DEPARTMENT APPROVED AS TO FORM THIS 29th day of February, A.D., 2021.

SOUTH VALLEY SENIOR DISTRICT APPROVED AS TO FORM THIS 29th day of February, A.D., 2021.

GENERAL MANAGER: [Signature]

CITY PLANNER: [Signature]

SOUTH JORDAN CITY ENGINEER: [Signature]

OFFICE OF THE CITY ATTORNEY: APPROVED AS TO FORM THIS 17th day of February, A.D., 2021.

SOUTH JORDAN CITY MAYOR: APPROVED AS TO FORM THIS 22nd day of February, A.D., 2021.

CITY RECORDER: [Signature]

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: VP Daybreak Operations LLC DATE: 12/2/2021 TIME: 9:41am BOOK: 2002P PAGE: 145 FEE \$ 339.00

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

Sheet 1 of 5



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

VP DAYBREAK DEVCO LLC  
26-22-328-001  
(DAYBREAK VILLAGE IIA PLAT 3)

VP DAYBREAK DEVCO LLC  
26-22-328-001  
(DAYBREAK VILLAGE IIA PLAT 1)

VP DAYBREAK  
DEVCO LLC  
26-22-178-001  
(DAYBREAK VILLAGE  
IIA PLAT 1)

VP DAYBREAK DEVCO LLC  
26-22-327-001

VP DAYBREAK DEVCO LLC  
26-22-327-001

V5  
KENNECOTT MASTER  
SUBDIVISION #1 AMENDED  
BOOK 2003P PAGE 303


PROPERTY CORNERS  
PROPERTY CORNERS TO BE SET WILL BE  
REBAR 1 CAP OR NAILS SET IN THE TOP  
OF CURB OR ALLEY ON THE EXTENSION OF  
SIDE LOT LINES.

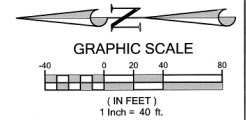
**PERIGEE**  
C O N S U L T I N G  
C I V I L - S T R U C T U R A L - S U R V E Y

8089 SOUTH 1300 WEST, SUITE 160 WEST JORDAN, UT 84088  
801-628-8004 TEL. 801-560-0811 FAX WWW.PERIGEEUT.COM

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LEGEND

 EXISTING 20' WIDE SEWER EASEMENT  
RECORDED IN BOOK 1024 PAGE 376



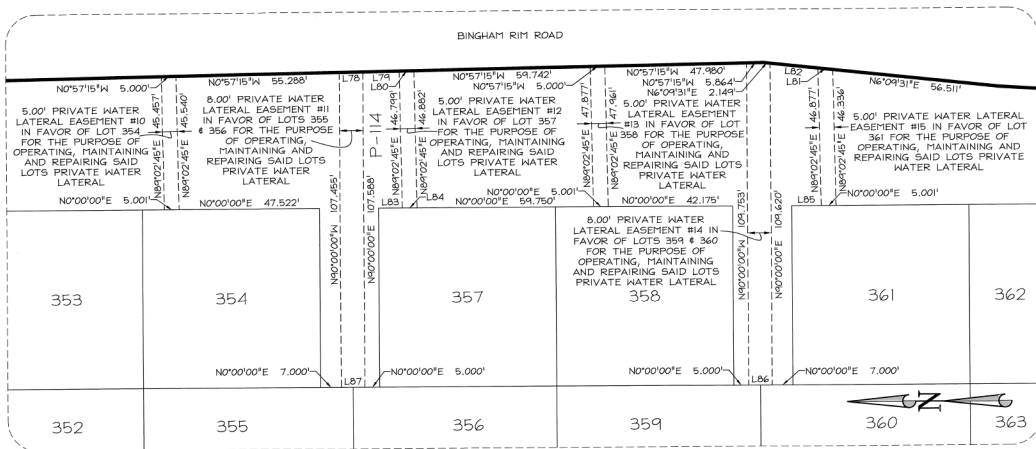
Sheet 3 of 5

DAYBREAK VILLAGE IIA PLAT 4 SUBDIVISION  
AMENDING LOT 2101 OF THE VP DAYBREAK  
OPERATIONS-INVESTMENTS PLAT 1

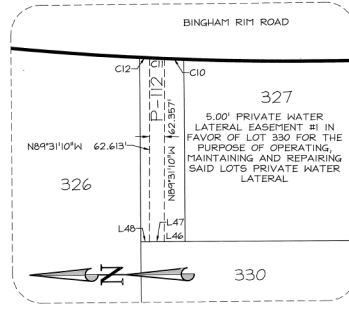
Located in the Southwest Quarter of Section 22, T35, R24,  
Salt Lake Base and Meridian

RECORDED # 13671592  
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE  
OFFICE OF VP Daybreak Operations LLC  
DATE 6/19/2021 TIME 9:41am BOOK 2021P PAGE 145  
\$ 338.00  
FEE \$

*Angela D. DeWitt*  
SALT LAKE COUNTY RECORDER

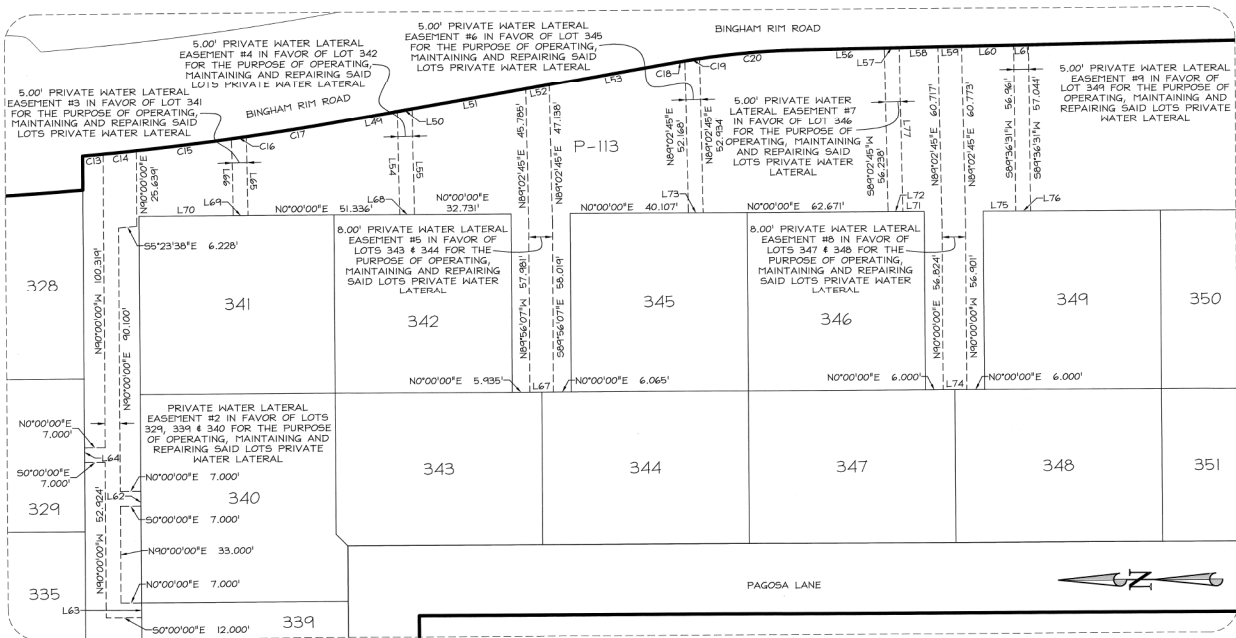


DETAIL "F"  
SCALE: 1" = 20'



DETAIL "H"  
SCALE: 1" = 20'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	218.393	1030.000	012°08'55"	S01°19'25"W	217.984
C2	90.490	1018.500	005°05'26"	S07°20'58"E	90.461
C3	43.926	281.500	008°56'26"	S05°25'28"E	43.882
C4	65.055	100.000	037°16'26"	N18°38'13"E	63.914
C5	47.490	73.000	037°16'26"	N18°38'13"E	46.657
C6	74.263	1030.000	004°07'52"	N05°19'57"E	74.247
C7	61.514	1030.000	003°25'19"	N00°43'14"E	61.505
C8	67.597	1030.000	003°45'37"	N02°52'14"W	67.585
C9	15.019	1030.000	000°50'08"	N02°50'57"E	15.019
C10	6.562	1030.000	000°21'54"	N02°36'51"E	6.562
C11	5.005	1030.000	000°16'42"	N02°56'09"E	5.005
C12	3.452	1030.000	000°11'31"	N03°10'15"E	3.452
C13	7.027	1018.500	000°23'43"	N05°00'07"W	7.027
C14	11.252	1018.500	000°37'59"	N05°30'58"W	11.252
C15	32.523	1018.500	001°49'46"	N06°44'50"W	32.521
C16	5.036	1018.500	000°17'00"	N07°48'14"W	5.036
C17	34.653	1018.500	001°56'58"	N08°55'12"W	34.651
C18	3.185	281.500	000°38'54"	N09°34'15"W	3.185
C19	5.047	281.500	001°01'38"	N08°43'59"W	5.046
C20	35.675	281.500	007°18'55"	N04°35'13"W	35.671



DETAIL "G"  
SCALE: 1" = 20'

Line Table		
Line #	Length	Direction
L1	89.980	N37°16'26"E
L2	11.710	N00°00'00"E
L3	18.775	N00°00'00"E
L4	18.775	S00°00'00"E
L5	18.775	S00°00'00"E
L6	18.775	N00°00'00"E
L7	18.775	N00°00'00"E
L8	80.424	N90°00'00"W
L9	18.775	N00°00'00"E
L10	61.807	N90°00'00"W
L11	107.000	N89°59'54"E
L12	22.003	N00°57'15"W
L13	22.003	N00°57'15"W
L14	20.042	N03°41'21"E
L15	5.657	N45°00'00"E
L16	70.000	N90°00'00"E
L17	70.000	N90°00'00"E
L18	70.000	N00°00'00"E
L19	70.000	N00°00'00"E
L20	70.000	N00°00'00"E
L21	70.000	N00°00'00"E
L22	70.000	N00°00'00"W
L23	70.000	N00°00'00"E
L24	70.000	N00°00'00"E
L25	70.000	N00°00'00"E
L26	65.998	N00°00'00"E
L27	71.000	N00°00'00"E
L28	69.000	N00°00'00"E
L29	69.000	N00°00'00"E
L30	71.000	N00°00'00"E
L31	66.000	N00°00'00"E

Line Table		
Line #	Length	Direction
L32	48.000	N90°00'00"E
L33	61.000	N90°00'00"E
L34	52.000	N90°00'00"E
L35	61.000	N90°00'00"E
L36	52.000	N90°00'00"E
L37	61.000	N90°00'00"E
L38	52.000	N90°00'00"E
L39	61.000	N90°00'00"E
L40	52.000	N90°00'00"E
L41	61.000	N90°00'00"E
L42	52.000	N90°00'00"E
L43	61.000	N90°00'00"E
L44	114.802	N90°00'00"E
L45	11.540	N90°00'00"E
L46	7.078	N00°00'00"E
L47	5.000	N00°00'00"E
L48	2.922	N00°00'00"E
L49	17.221	N09°53'41"W
L50	5.061	N09°53'41"W
L51	39.151	N09°53'41"W
L52	8.098	N09°53'41"W
L53	43.530	N09°53'41"W
L54	35.166	N89°02'45"E
L55	36.036	N89°02'45"E
L56	27.063	N00°57'15"W
L57	5.000	N00°57'15"W
L58	13.149	N00°57'15"W
L59	8.000	N00°57'15"W
L60	17.662	N00°57'15"W
L61	5.000	N00°57'15"W
L62	5.000	N90°00'00"E

Line Table		
Line #	Length	Direction
L63	5.000	N90°00'00"E
L64	5.000	N90°00'00"W
L65	26.833	N89°02'45"E
L66	26.149	N89°02'45"E
L67	0.000	N00°00'00"E
L68	5.001	N00°00'00"E
L69	5.001	N00°00'00"E
L70	31.432	N00°00'00"E
L71	7.220	N00°00'00"E
L72	5.001	N00°00'00"E
L73	5.001	N00°00'00"E
L74	8.000	N00°00'00"E
L75	11.037	N00°00'00"E
L76	5.000	N00°00'00"E
L77	56.321	S89°02'45"W
L78	0.001	N00°57'15"W
L79	12.296	N00°57'15"W
L80	5.000	N00°57'15"W
L81	5.039	N06°09'31"E
L82	16.311	N06°09'31"E
L83	8.073	N00°00'00"E
L84	5.001	N00°00'00"E
L85	9.998	N00°00'00"E
L86	8.000	N00°00'00"E
L87	8.000	N00°00'00"E
L88	126.000	N00°00'00"E
L89	120.000	N00°00'00"E
L90	125.998	N00°00'00"E
L91	120.000	N00°00'00"E
L92	180.000	N90°00'00"E

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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 & SURVEY**  
CIVIL - STRUCTURAL - SURVEY  
908 SOUTH 1300 WEST, SUITE 150  
SALT LAKE CITY, UT 84119  
WEST DESALT, UT 84008  
WWW.PERIGEECONSULTING.COM

Sheet 4 of 5

DAYBREAK VILLAGE IIA PLAT 4 SUBDIVISION  
AMENDING LOT Z101 OF THE VP DAYBREAK  
OPERATIONS-INVESTMENTS PLAT 1

Located in the Southwest Quarter of Section 22, T35, R24W,  
Salt Lake Base and Meridian

RECORDED # 136,795,92  
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE  
REQUEST OF: VP Daybreak Operations LLC  
DATE: 6/21/2021 TIME: 9:41am BOOK: 201P PAGE: 195  
\$ 378.00  
Cory R. Smith, Deputy  
SALT LAKE COUNTY RECORDER

