

DAYBREAK VILLAGE- 12A PLAT 2 AMENDING LOT V5 OF THE KENNECOTT MASTER SUBDIVISION #1 AMENDED

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

Containing % Lots	9.863 acres
Containing 10 P-Lots	44,856 S.F. - 1,030 acres
Containing 8 Public Lanes	1,783 acres
Street Right-of-Way	4,093 acres
(Street Rights-of-Way include 0.945 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	16,789 acres

SURVEYOR'S CERTIFICATE

I, Eric D. Robins do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 5152671 as prescribed under the laws of the State of Utah. I further certify that by the authority of the owners, I have made a survey of the tract of land shown on this plat and described below and have subdivided said tract of land into lots and streets, hereafter to be known as DAYBREAK VILLAGE 12A PLAT 2 and the same has been correctly surveyed and staked on the ground as shown on this plat.



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

3/1/21
Date

NOTES:

1. In conjunction with the recordation of this plat for DAYBREAK VILLAGE 12A PLAT 2, 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 "Covenant for Community for Daybreak" 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 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 known as "Daybreak" and is subject to the Master Development Agreement recorded on March 26, 2003 as Entry No. 9581957, in Book 8762 beginning on Page 703 of the Official Records of Salt Lake County (which Master Development Agreement may be amended from time to time) (the "Master Development Agreement").

2. The "Tract" subdivided by this Plat is hereby specifically subjected to a reservation by the Owner of (1) all oil, gas, geothermal and mineral rights and interests under or appurtenant to 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, 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 necessary to provide a sewer system providing secondary water to sections of Daybreak.

5. On any lot in this Plat encumbered by a blanket PUDE easement, Owner reserves the right to relocate and/or amend the easement to 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.

6. From and after recordation of this plat, any amendment thereto or further subdivision thereof or within this Plat to the Kennecott Master Subdivision #1 referred to hereon. 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 thereon to a depth sufficient for adequate fall into the respective sewer lateral.

8. The total development known as Daybreak, of which this plat is part, is a large, master planned community. Portions of Daybreak may contain or be adjacent to, or contain or be adjacent to, 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 for other uses when Daybreak is fully developed, such as commercial, retail, civic, educational, religious and office residential uses. Throughout the course of development, the plans for Daybreak will change depending on a variety of factors, including market factors, requested approvals and the results of ongoing studies and planning. Certain lots 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 claims of rights 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. Development and grading may necessitate studies and other drainage facilities to protect individual properties. Approval of this plat also does not constitute representation by the City that studies or other drainage facilities are appropriate and maintained nor that drainage from adjacent properties is prevented.

EASEMENT NOTE:

Owner certifies that the easements, claims of easements, or encumbrances on the platted property which are shown by public records shown on this plat caused on the title report issued by 151124 Order Number 151124-101 Amendment No. 1 with an effective date of December 18, 2012

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 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 or subsurface of a burdened property, the benefited property 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:

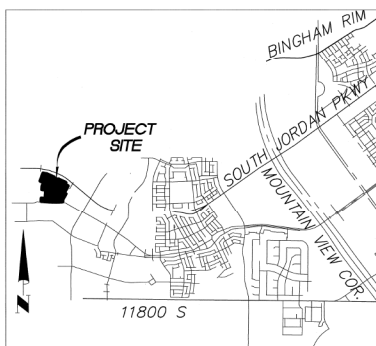
Potential purchasers of property described on this plat are advised by South Jordan City to familiarize themselves with all notes, lot information, easements and other pertinent information contained on this plat and also with any Covenants, Conditions and Restrictions ("CCRs") recorded against such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

OWNER:

VP DAYBREAK DEVCO LLC
11248 Kestrel Rise Road, Suite 201
South Jordan, Utah 84004

PROJECT MANAGER:

Daybreak Communities
11248 Kestrel Rise Road, Suite 201
South Jordan, Utah 84004



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 12A PLAT 2
AMENDING LOT V5 OF THE KENNECOTT MASTER
SUBDIVISION #1 AMENDED

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

In witness whereof I have hereunto set my hand this 17th day of March, A.D., 2021.

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

Ty K. McCulloch
Ty K. McCulloch
President & CEO

CORPORATE ACKNOWLEDGMENT

"The Owner's Dedication was acknowledged before me this 17th day of March, 2021 by Ty K. McCulloch 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."

Jana Betty Donnelly
Jana Betty Donnelly
Notary Public, State of Utah
Commission # 706288
My Commission Expires On
May 10, 2023

Jana Betty Donnelly
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Notary Public, State of Utah
Commission # 706288
My Commission Expires On
May 10, 2023



RECORD OF SURVEY
REC. NO. None
DATE 3/1/21
SIGNATURE Eric D. Robins

PERIGEE CONSULTING
CIVIL - STRUCTURAL - SURVEY
9089 SOUTH 1300 WEST, SUITE 150
801-428-8204 TEL 801-590-9811 FAX
WEST JORDAN, UT 84088
WWW.PERIGEECONSULTING.COM

EASEMENT APPROVAL
CENTURY LINK Paul Dunning DATE 3-9-21
PACIFICORP. Cheryl Anderson DATE 3-9-21
DOMINION ENERGY John Smith DATE 3-9-21
COTICAST Michael DATE 3-11-21

SALT LAKE VALLEY HEALTH DEPARTMENT
APPROVED AS TO FORM THIS 12th DAY OF January, A.D. 2021

SOUTH VALLEY SENIOR DISTRICT
APPROVED AS TO FORM THIS 12th DAY OF November, A.D. 2021

PLANNING DEPARTMENT
APPROVED AS TO FORM THIS 20th DAY OF January, 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 1/26/2021 SOUTH JORDAN CITY ENGINEER

OFFICE OF THE CITY ATTORNEY
APPROVED AS TO FORM THIS 25th DAY OF January, A.D. 2021

SOUTH JORDAN CITY MAYOR
APPROVED AS TO FORM THIS 21st DAY OF January, A.D. 2021

CITY RECORDER
Jana Crockett
Jana Crockett
CITY RECORDER

STATE OF UTAH, COUNTY OF SALT LAKE, RECORD AND FILED AT THE OFFICE OF VP Daybreak Devco LLC
DATE 2/3/2022 TIME 11:08 BOOK 2020P PAGE 418
FEE \$ 612.00
SALT LAKE COUNTY RECORDER

Sheet 1 of 8

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

MATCHLINE SEE SHEET 2

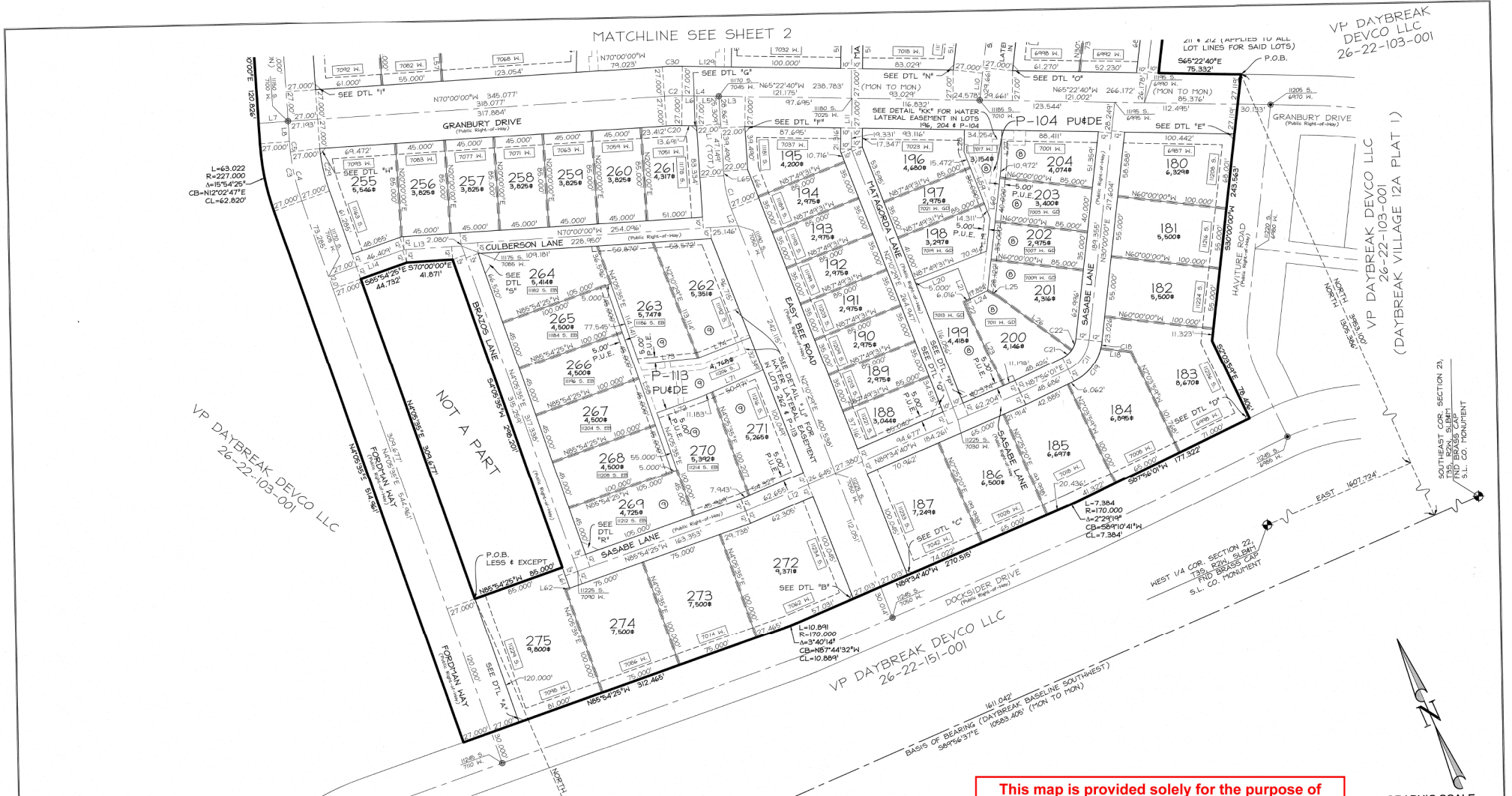
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Δ=15°54'29"
CB=N12°02'47"E
CL=62.820'

VP DAYBREAK DEVCO LLC
26-22-103-001

VP DAYBREAK DEVCO LLC
26-22-151-001

VP DAYBREAK DEVCO LLC
26-22-103-001
(DAYBREAK VILLAGE 12A PLAT 1)



LEGEND

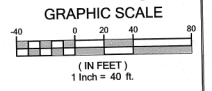
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- PROPOSED STREET MONUMENT
- EXISTING STREET MONUMENT
- ADDRESS WITH ABBREVIATION OF STREET OR LANE
- 1' DRAINAGE EASEMENT PARALLEL TO LOT LINE (UNLESS NOTED OTHERWISE)
- PUBLIC RIGHT-OF-WAY: SOUTH JORDAN CITY WILL NOT PROVIDE SNOW REMOVAL, STREET SWEEPING OR GARBAGE COLLECTION IN THESE AREAS. THE RESPONSIBILITY OF THE ADJACENT LOT OWNERS, GARBAGE CANS MUST BE PLACED ON THE THROUGH PORTION OF THE ADJACENT LANE OR STREET.
- VEHICULAR INGRESS/EGRESS, PRIVATE SEWER LATERAL AND DRAINAGE EASEMENT

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

9028 SOUTH 1300 WEST, SUITE 160 WEST JORDAN, UT 84086
801.428.8004 TEL. 801.260.0171 FAX WWW.PERIGEECONSULTING.COM

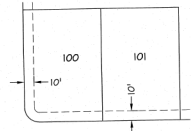
This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.



Sheet 2 of 8

DRAINAGE EASEMENTS

- ① 2' WIDE DRAINAGE EASEMENT IN FAVOR OF LOTS 194-204 & P-104 (APPLIES TO ALL LOT LINES FOR SAID LOTS)
- ② 2' WIDE DRAINAGE EASEMENT IN FAVOR OF LOTS 262, 263, 264-271 & P-113 (APPLIES TO ALL LOT LINES FOR SAID LOTS)



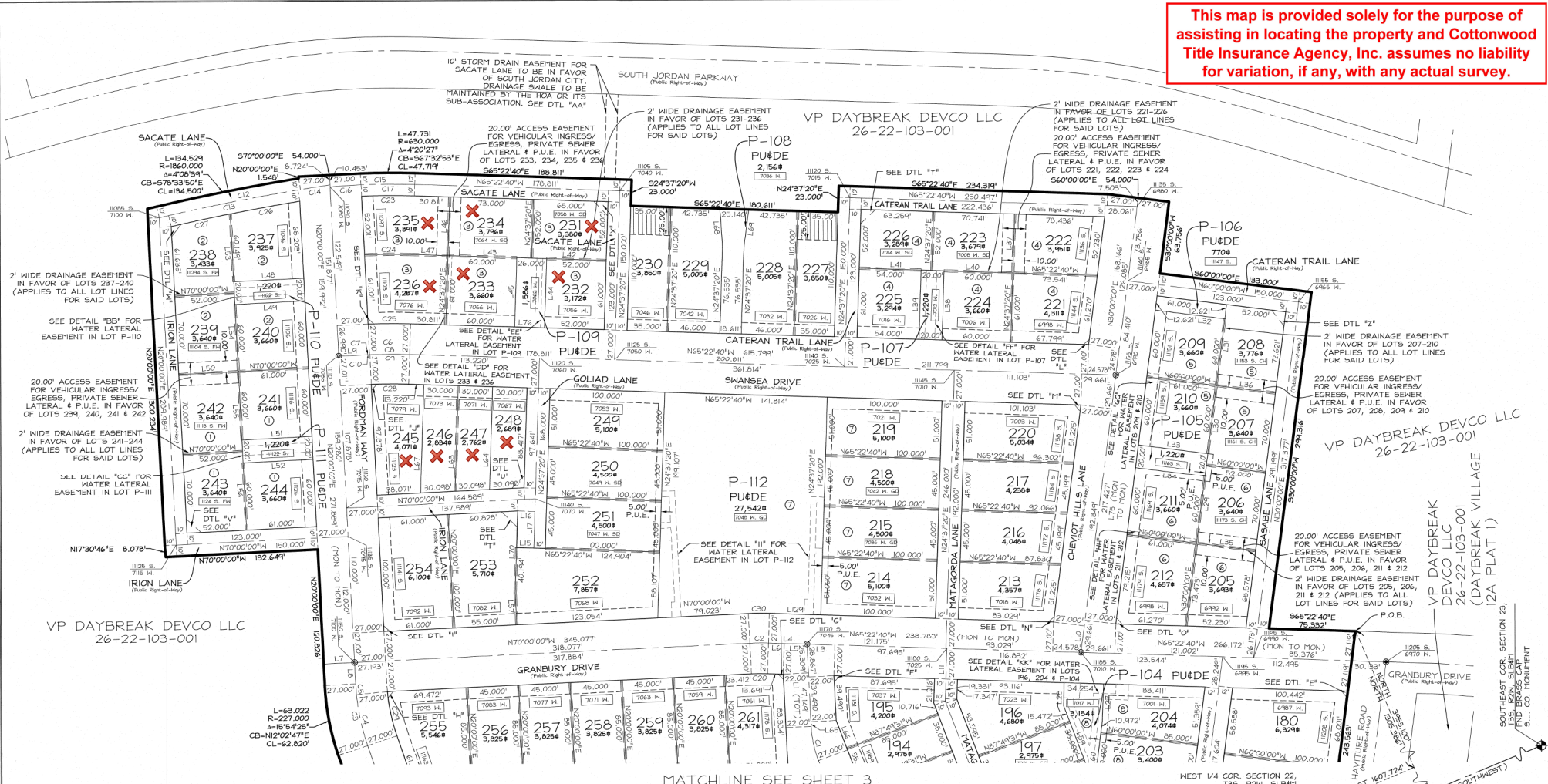
PLUMBING UTILITY EASEMENTS
TYPICAL
(UNLESS OTHERWISE NOTED)

DAYBREAK VILLAGE 12A PLAT 2
AMENDING LOT 15 OF THE KENNECOTT MASTER SUBDIVISION III AMENDED

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

RECORDED # 138836175
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: VP Daybreak Devco LLC
DATE: 2/3/2022 TIME: 11:10am BOOK: 20220 PAGE: 042
\$ 612.00
SALT LAKE COUNTY RECORDER

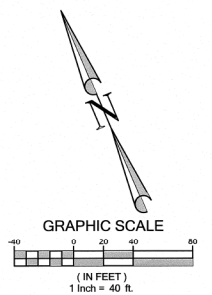
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MATCHLINE SEE SHEET 3

LEGEND

- FOUND SALT LAKE COUNTY SECTION CORNER
- PROPOSED STREET MONUMENT
- EXISTING STREET MONUMENT
- ADDRESS WITH ABBREVIATION OF STREET OR LANE
- 1' DRAINAGE EASEMENT PARALLEL TO LOT LINE (UNLESS NOTED OTHERWISE)
- PUBLIC RIGHT-OF-WAY: SOUTH JORDAN CITY WILL NOT PROVIDE SNOW REMOVAL, STREET SWEEPING OR GARBAGE COLLECTION IN THESE AREAS. SNOW REMOVAL AND STREET SWEEPING ARE THE RESPONSIBILITY OF THE ADJACENT LOT OWNERS. GARBAGE CANS MUST BE PLACED ON THE THROUGH PORTION OF THE ADJACENT LANE OR STREET.
- VEHICULAR INGRESS/EGRESS, PRIVATE EASEMENT



- DRAINAGE EASEMENTS**
- 2' WIDE DRAINAGE EASEMENT IN FAVOR OF LOTS 241-244 & P-11 (APPLIES TO ALL LOT LINES FOR SAID LOTS)
 - 2' WIDE DRAINAGE EASEMENT IN FAVOR OF LOTS 237-240 & P-10 (APPLIES TO ALL LOT LINES FOR SAID LOTS)
 - 2' WIDE DRAINAGE EASEMENT IN FAVOR OF LOTS 231-234 & P-109 (APPLIES TO ALL LOT LINES FOR SAID LOTS)
 - 2' WIDE DRAINAGE EASEMENT IN FAVOR OF LOTS 221-224 & P-107 (APPLIES TO ALL LOT LINES FOR SAID LOTS)
 - 2' WIDE DRAINAGE EASEMENT IN FAVOR OF LOTS 207-210, P-105 & P-106 (APPLIES TO ALL LOT LINES FOR SAID LOTS)
 - 2' WIDE DRAINAGE EASEMENT IN FAVOR OF LOTS 205, 206, 211 & 212 (APPLIES TO ALL LOT LINES FOR SAID LOTS)
 - 2' WIDE DRAINAGE EASEMENT IN FAVOR OF LOTS 214, 215, 216, 217 & P-112 (APPLIES TO ALL LOT LINES FOR SAID LOTS)

PUBLIC UTILITY EASEMENTS
TYPICAL (UNLESS OTHERWISE NOTED)

Sheet 3 of 8

DAYBREAK VILLAGE 12A PLAT 2 AMENDING LOT 19 OF THE KENNECOTT MASTER SUBDIVISION #1 AMENDED

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

RECORDED # 13892675

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED IN THE REQUEST OF: **VP Daybreak Devco LLC**

DATE: **2/3/2022** TIME: **11:10 am** BOOK: **2022** PAGE: **048**

81612.00

FILE #

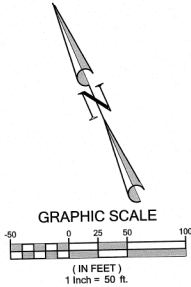
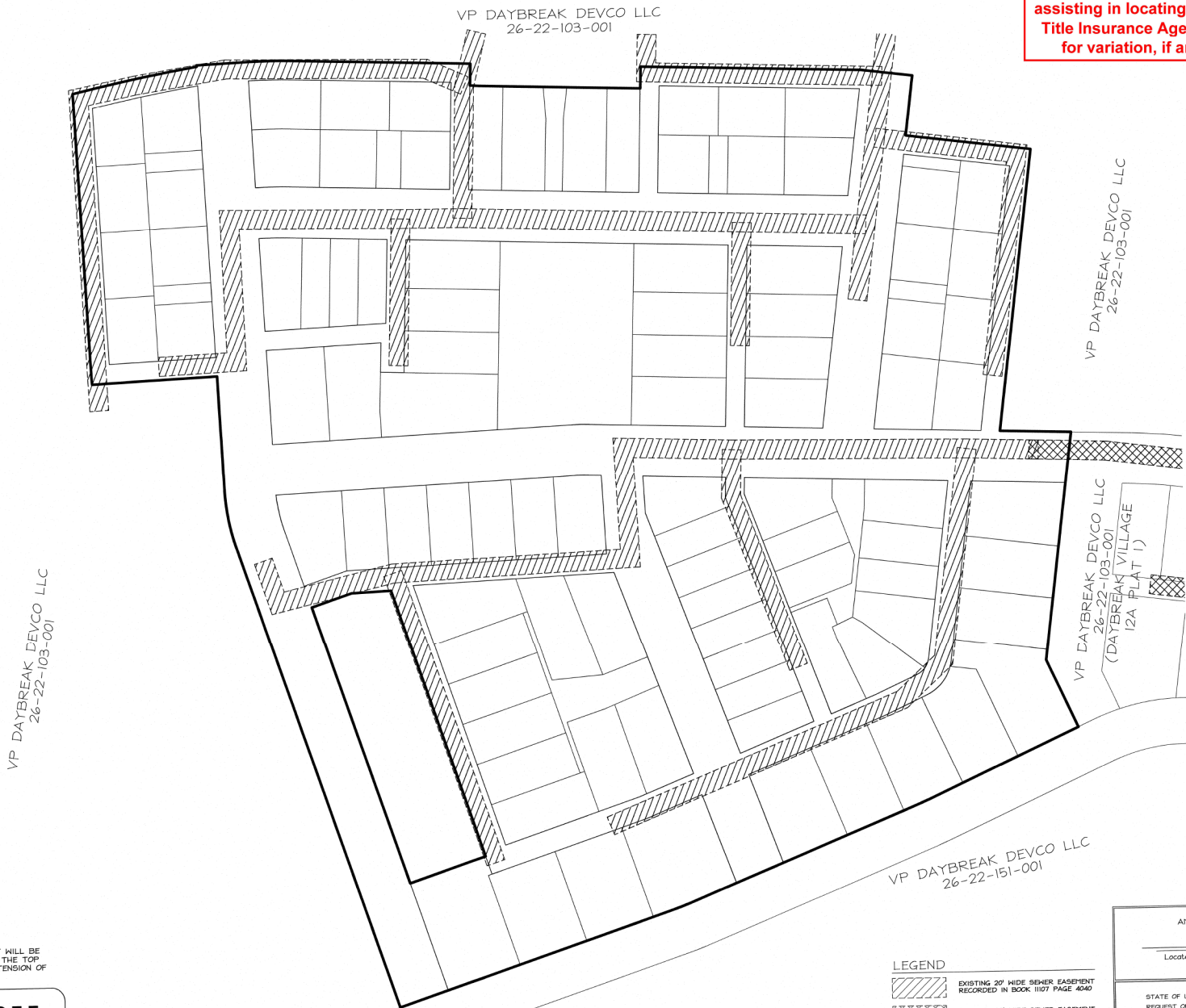
SALT LAKE COUNTY RECORDER

PERGEE CONSULTING
CIVIL · STRUCTURAL · SURVEY

9098 SOUTH 1300 WEST, SUITE 160
801.528.6004 TEL 801.560.6911 FAX

WEST JORDAN, UT 84088
WWW.PERGEECONSULTING.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.





Sheet 4 of 8

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.

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8088 SOUTH 1300 WEST, SUITE 160 WEST JORDAN, UT 84088
 801.628.6004 TEL. 801.590.9511 FAX. WWW.PERIGEECON.COM

LEGEND

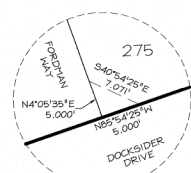
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DAYBREAK VILLAGE 12A PLAT 2
 AMENDING LOT VS OF THE KENNECOTT MASTER
 SUBDIVISION #1 AMENDED

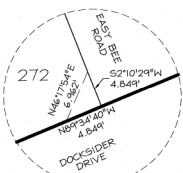
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 Salt Lake Base and Meridian

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 \$612.00
 SALT LAKE COUNTY RECORDS

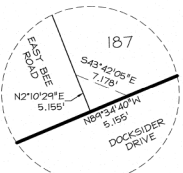
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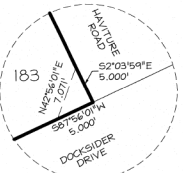
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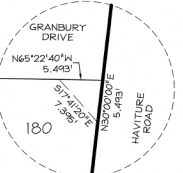
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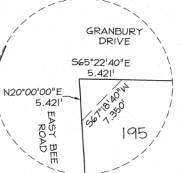
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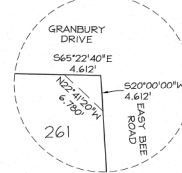
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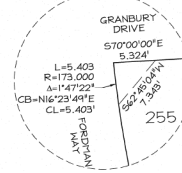
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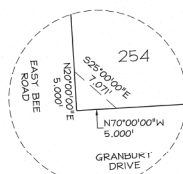
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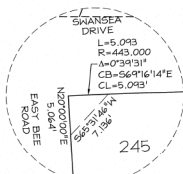
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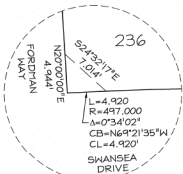
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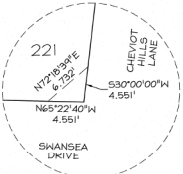
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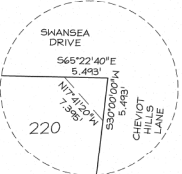
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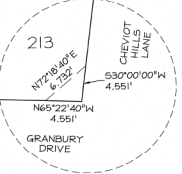
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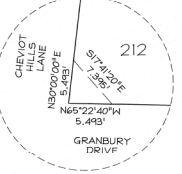
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DETAIL "M"
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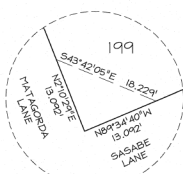


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DETAIL "O"
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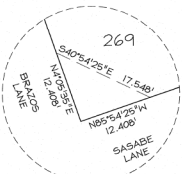
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 DETAILS "P" THROUGH "Z" - ACCESS EASEMENTS FOR LANES TO
 BE MAINTAINED BY SOUTH JORDAN CITY



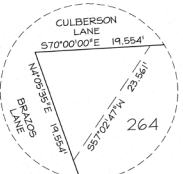
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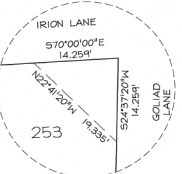
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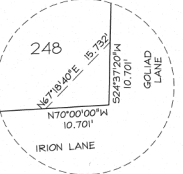
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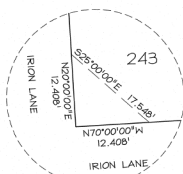
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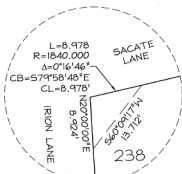
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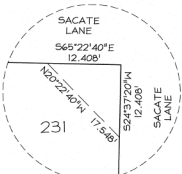
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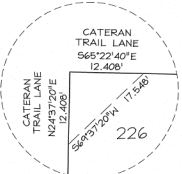
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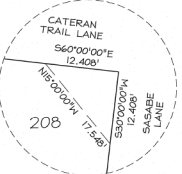
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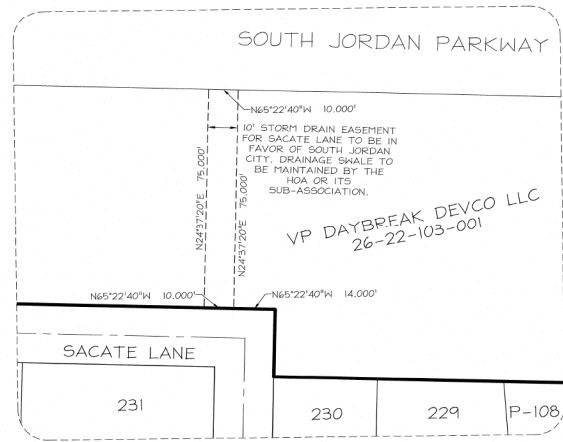
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N.T.S.



DETAIL "Y"
N.T.S.



DETAIL "Z"
N.T.S.



DETAIL "AA"
SCALE: 1" = 20'-0"

VP DAYBREAK DEVCO LLC
26-22-103-001

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 84068
 801.628.8004 TEL. 801.592.6111 FAX WWW.PERIGEECONSULTING.COM

Sheet 5 of 8

DAYBREAK VILLAGE 12A PLAT 2
 APPENDING LOT VS OF THE KENNEDY MASTER
 SUBDIVISION #1 AMENDED

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

RECORDED # 13882675
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
 REQUEST OF: VP Daybreak Devco LLC
 DATE: 2/3/2022 TIME: 11:10am BOOK: 2022P PAGE: 048
 \$612.00
 SALT LAKE COUNTY REGISTER

Line #	Length	Direction
L1	72.468	N20°00'00"E
L2	16.359	N02°10'24"E
L3	24.255	N65°22'40"W
L4	33.580	N65°22'40"W
L5	19.889	N65°22'40"W
L6	13.691	N65°22'40"W
L7	27.000	N70°00'00"W
L8	18.826	N20°00'00"E
L9	23.905	N70°00'00"W
L10	24.578	N30°00'00"E
L11	46.331	N24°37'20"E
L12	89.300	N89°34'40"W
L13	52.606	N70°00'00"W
L14	73.409	N85°54'25"W
L15	14.904	N65°22'40"W
L16	14.904	N65°22'40"W
L17	43.359	N24°37'20"E
L18	27.846	N20°00'00"W
L19	30.178	N30°00'00"E
L20	41.000	N87°49'31"W
L21	30.028	N02°10'24"E
L22	12.144	N02°10'24"E

Line #	Length	Direction
L23	72.403	N02°03'59"W
L24	23.841	N87°56'01"E
L25	11.926	N37°16'09"W
L26	82.162	N30°09'47"W
L27	32.243	N24°37'20"E
L28	20.125	N24°37'20"E
L29	70.000	N30°00'00"E
L30	70.000	N30°00'00"E
L31	72.621	N30°00'00"E
L32	61.000	N60°00'00"W
L33	61.000	N60°00'00"W
L34	61.000	N60°00'00"W
L35	52.000	N60°00'00"W
L36	52.000	N60°00'00"W
L37	52.000	N24°37'20"E
L38	61.000	S24°37'20"W
L39	61.000	N24°37'20"E
L40	70.741	N65°22'40"W
L41	63.259	N65°22'40"W
L42	90.843	N24°37'20"E
L43	73.000	N65°22'40"W
L44	61.000	S24°37'20"W

Line #	Length	Direction
L45	61.000	N24°37'20"E
L46	52.000	N24°37'20"E
L47	30.811	N65°22'40"W
L48	61.000	N70°00'00"W
L49	61.000	N70°00'00"W
L50	52.000	N70°00'00"W
L51	61.000	N70°00'00"W
L52	61.000	N70°00'00"W
L53	70.149	N20°00'00"E
L54	70.000	N20°00'00"E
L55	70.000	N20°00'00"E
L56	70.000	N20°00'00"E
L57	27.920	N20°00'00"E
L58	180.000	N04°05'35"E
L59	64.783	N02°10'24"E
L60	114.094	N30°00'00"E
L61	20.000	N04°05'35"E
L62	4.000	N85°54'25"W
L63	93.268	N24°37'20"E
L64	90.843	N24°37'20"E
L65	4.102	N20°00'00"E
L66	26.308	N02°10'24"E

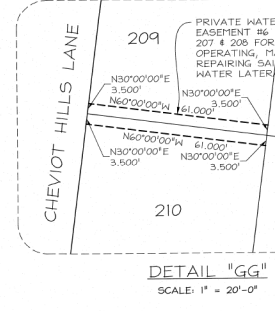
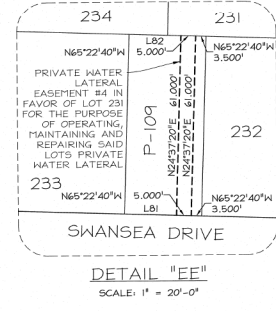
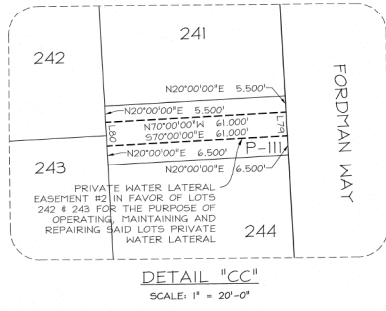
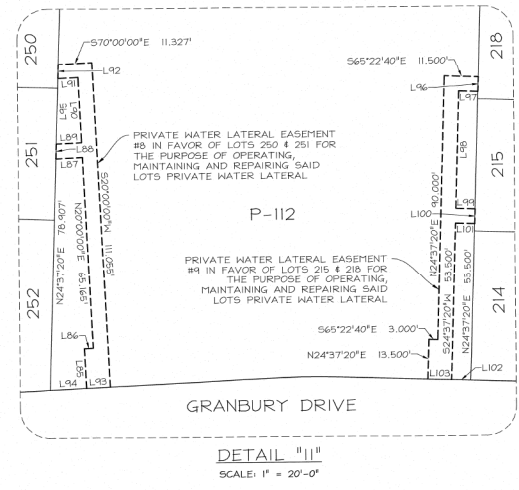
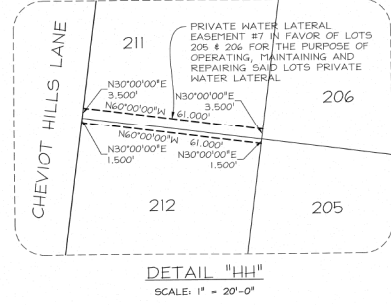
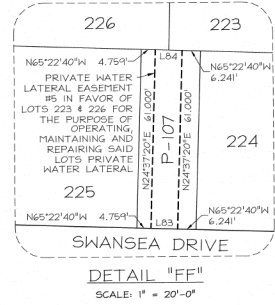
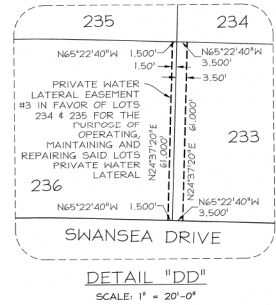
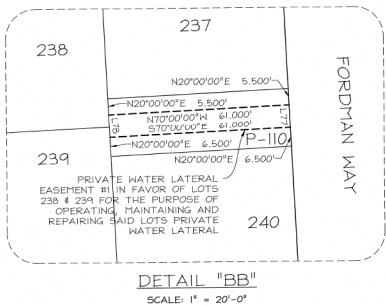
Line #	Length	Direction
L67	95.644	N24°37'20"E
L68	33.624	N19°03'01"E
L69	33.624	N30°11'40"E
L70	72.315	N24°37'20"E
L71	62.155	N89°34'40"W
L72	42.735	N85°54'25"W
L73	54.252	N72°12'13"W
L74	51.000	N87°49'31"W
L75	247.088	N30°00'00"E
L76	26.000	S65°22'40"W
L77	8.000	N20°00'00"E
L78	8.000	N20°00'00"E
L79	8.000	N20°00'00"E
L80	8.000	N20°00'00"E
L81	17.500	N65°22'40"W
L82	17.500	N65°22'40"W
L83	9.000	S85°54'25"E
L84	9.000	N65°22'40"W
L85	13.489	N20°00'00"E
L86	3.000	S69°55'00"E
L87	8.947	N70°00'00"E
L88	5.016	N24°37'20"E

Line #	Length	Direction
L89	8.543	S70°00'00"E
L90	22.405	N20°00'00"E
L91	6.731	N70°00'00"W
L92	5.016	N24°37'20"E
L93	61.000	N70°00'00"W
L94	12.306	N70°00'00"W
L95	22.478	N24°37'20"E
L96	5.000	S24°37'20"W
L97	6.500	N65°22'40"W
L98	40.000	S24°37'20"W
L99	6.500	S65°22'40"E
L100	5.000	S24°37'20"W
L101	6.500	N65°22'40"W
L102	6.500	N65°22'40"W
L103	8.500	N24°37'20"E
L104	8.500	N87°49'31"W
L105	16.356	S85°54'25"E
L106	5.146	N85°54'25"W
L107	21.233	S85°54'25"E
L108	5.000	S85°54'25"E
L109	21.643	S72°12'13"E
L110	6.500	N17°47'47"E

Line #	Length	Direction
L111	5.000	S72°12'13"E
L112	6.500	S17°47'47"W
L113	26.916	S72°12'13"E
L114	26.024	S72°12'13"E
L115	23.228	S72°12'13"E
L116	17.824	S87°56'01"W
L117	14.000	S65°22'40"E
L118	13.500	S24°37'20"W
L119	5.176	N65°22'40"W
L120	4.938	S24°37'20"W
L121	39.494	S02°10'29"W
L122	23.198	N30°00'00"E
L123	23.344	N24°37'20"E
L124	19.301	S65°22'40"W
L125	8.500	N24°37'20"E
L126	11.000	S65°22'40"W
L127	10.801	S65°22'40"E
L128	20.579	N65°22'40"W
L129	44.755	N65°22'40"W

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	31.111	100.000	017°49'31"	N11°05'15"E	30.985
C2	16.135	200.000	004°37'20"	N67°41'20"W	16.131
C3	55.526	200.000	015°54'25"	N12°02'47"E	55.348
C4	46.072	200.000	013°11'56"	N10°41'33"E	45.971
C5	4.454	200.000	002°42'30"	N18°38'45"E	4.453
C6	37.917	470.000	004°37'20"	N67°41'20"W	37.907
C7	2.926	470.000	000°21'24"	N69°49'00"W	2.926
C8	34.991	470.000	004°15'56"	N67°30'38"W	34.983
C9	34.634	470.000	004°13'20"	N67°29'19"W	34.626
C10	3.283	470.000	000°24'01"	N69°48'00"W	3.283
C11	34.378	34.000	057°56'01"	N58°58'00"E	32.933
C12	151.529	1850.000	000°21'24"	N78°01'58"W	151.486
C13	123.224	1850.000	003°48'54"	N78°28'16"W	123.201
C14	28.305	1850.000	000°52'36"	N76°07'28"W	28.304
C15	73.930	620.000	006°49'55"	N68°47'37"W	73.886
C16	27.057	620.000	002°30'01"	N70°57'34"W	27.055
C17	46.873	620.000	004°19'54"	N67°32'37"W	46.862
C18	6.212	46.000	007°44'16"	N33°52'08"E	6.208
C19	40.300	46.000	050°11'45"	N62°00'06"E	39.023
C20	13.957	173.000	004°37'20"	N67°41'20"W	13.953

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C21	11.170	22.000	028°05'28"	N73°23'17"E	11.051
C22	11.075	22.000	028°50'33"	N44°28'16"E	10.958
C23	46.117	610.000	004°19'54"	N67°32'37"W	46.106
C24	41.922	558.000	004°19'17"	N67°31'48"W	41.912
C25	37.001	497.000	004°15'56"	N67°30'38"W	36.992
C26	61.532	1840.000	001°54'58"	N77°31'55"W	61.529
C27	52.644	1840.000	000°38'27"	N79°17'58"W	52.643
C28	32.645	443.000	004°13'20"	N67°29'19"W	32.637
C29	39.853	173.000	013°11'56"	N10°41'33"E	39.765
C30	16.313	227.000	004°37'20"	S67°41'20"E	16.308



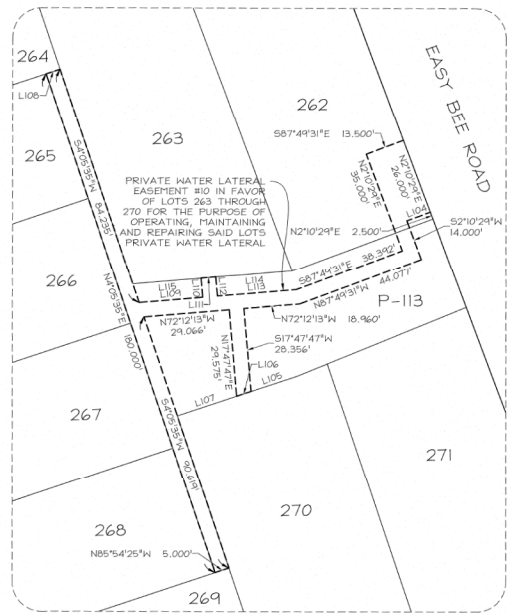
DAYBREAK VILLAGE 12A PLAT 2
AMENDING LOT V5 OF THE KENNETT MASTER
SUBDIVISION #1 AMENDED

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

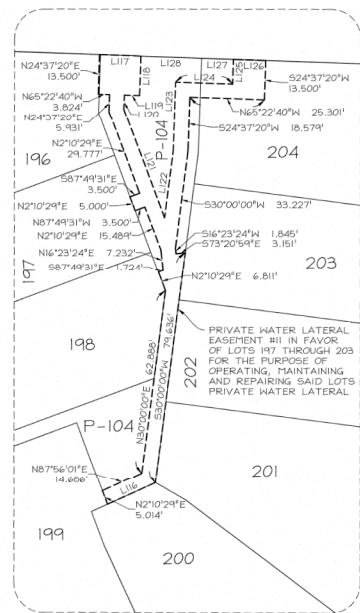
RECORDED # 13583675
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF: VP Daybreak Devco LLC
DATE: 2/3/2022 TIME: 11:28am BOOK: 2022P PAGE: 048
3/6/2020
SALT LAKE COUNTY RECORDS

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.





DETAIL "JJ"
SCALE: 1" = 20'-0"



DETAIL "KK"
SCALE: 1" = 20'-0"

DAYBREAK VILLAGE 12A PLAT 2
 AMENDING LOT V5 OF THE KENECOTT MASTER
 SUBDIVISION #1 AMENDED

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

RECORDED: 13882675

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
 REQUEST OF: VP Daybreak Devco LLC

DATE: 2/13/2022 TIME: 11:12am BOOK: 2022P PAGE: 048

\$ 6200

FEE \$

SALT LAKE COUNTY RECORDER

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PERIGEE CONSULTING
 CIVIL • STRUCTURAL • SURVEY

8089 SOUTH 1300 WEST, SUITE 160 WEST JORDAN, UT 84088
 801.828.8004 TEL. 801.560.0811 FAX WWW.PERIGEECONSULTING.COM

PLAT NUMBER	DAYBREAK PARK LOT AREA	DAYBREAK OPEN SPACE LOT AREA	COLLECTOR STRIP PARK STRIP AREA	NON-COLLECTOR STREET PARK STRIP AREA	PARK AREA DEDICATED TO CITY	OPEN SPACIAL AREA DEDICATED TO CITY	TOTAL	NUMBER OF LANES	LINEAR FOOTAGE
PLAT 1	2,173	22,21	2,28	5,73	26,077	0	68,330	13	4,887.81
PLAT 2	12.61	0	0	0	26,077	0	68,330	13	4,887.81
LOT 16-20A AMENDED	0	0	0	0	0	0	0	0	0
PLAT 7	8,676.7	1,006	1,32	4,74	0	0	15,296	0	0
PLAT 7 AMENDED	8,676.7	1,006	1,32	4,74	0	0	15,296	0	0
TAMM SA 5B	4,37	0	0	0	0	0	15,719	21	634.29
TOWNHOME 10B	0	0	0	0	0	0	4,370	0	0
PHASE 1 EAST 1	2,607	11,806	0.32	5.89	0	0	20,464	9	2,105.88
PLAT 4	0.752	0.306	0.24	1.97	0	0	3,366	9	408.98
PLAT 4 AMENDED	0.752	0.306	0.24	1.97	0	0	3,366	9	408.98
CARRIAGE CONDOS	19,894	2,708	1.18	5.39	0	0	32,406	0	0
PLAT 5	34,811.71	31,848	1.38	3.81	0	0	20,179	36	10,718.18
PLAT 5 AMENDED	34,811.71	31,848	1.38	3.81	0	0	20,179	36	10,718.18
PLAT 7	16,512	7,626	6.27	11.1	0	0	31,960	31	3,023.29
PLAT 7A	1,796	0	0.1	0.39	0	0	2,726	5	1,690.56
PLAT 7B 1 THRU 30	0	0	0	0	0	0	0	0	0
CORPORATE CENTER #1	0	0	0.07	0.1	0	0	1,836	31	4,237.78
PLAT 8	16,792	6,043	0.38	3.77	0	0	35,360	38	11,087.08
PLAT 8 AMENDED	16,792	6,043	0.38	3.77	0	0	35,360	38	11,087.08
EASTLAKE VILLAGE CONDOS	0	0	0	0	0	0	0	0	0
PLAT 9	17,805	0	5.94	5.42	0	0	26,761	0	0
PLAT 9 AMENDED	17,805	0	5.94	5.42	0	0	26,761	0	0
VILLAGE CENTER 1A	0	0	0	0	0	0	0	0	0
AMENDED EASTLAKE VILLAGE CONDOS	17,805	0	5.94	5.42	0	0	26,761	38	11,087.08
PLAT 10 AMENDED	17,811	72,17	2.28	5.23	26,077	0	68,338	38	11,087.08
DARBREA VIEW PARKWAY SUBDIVISION FROM PLAT 11 TO THE EAST FRONTAGE ROAD	0	0	1.96	0	0	0	1,360	0	0
APARTMENT VILLAGE 11E	0	0	1.3	1.14	0	0	2,440	0	0
PLAT 12	6,382	0	0.84	0	0	0	7,233	0	0
DARBREA VIEW PARKWAY SUBDIVISION FROM EAST FRONTAGE ROAD TO 11800 SOUTH	0	0	0.19	0.22	0	0	0.41	0	0
COMMERCIAL PARK PLAT 1	2,194,619	0	0	0	0	0	2,194,619	0	0
PLAT 1A	0	0	0	0	0	0	0	0	0
PLAT 1B	0	0	0	0	0	0	0	0	0
VILLAGE 1A PLAT 1	0	0	0	0	0	0	0	0	0
VILLAGE 1A PLAT 2	0.863	0	0.61	0	0	0	1,472	0	0
PLAT 1A 3	0	0	0	0	0	0	0	0	0
PLAT 1A 4	0	0	0	0	0	0	0	0	0
PLAT 1A 5 THRU 1A 9	0	0	0	0	0	0	0	0	0
PLAT 1C AMENDED	16,764	7,626	0.41	1.08	0	0	24,400	36	10,600.21
AMENDED VILLAGE 1A PLAT 7	0.863	0	0.61	0	0	0	1,472	3	709.76
ESTABLISH ELEMENTARY SCHOOL	0	0	0	0	0	0	0	0	0
CORNER LINDS PRODUCE #1	0	0	0	0	0	0	0	0	0
PLAT 1D	0.018	0	0	0	0	0	0.134	2	61.72
AMENDED PLAT 1D	0	0	0	0	0	0	0	0	0
VCI DANCARE	0.38	0	0.04	0	0	0	0.420	0	0
VCI CONDO SUBDIVISION	0	0	1.56	0.37	0	0	4,902	3	1,381.96
VILLAGE 1A PLAT 3	2,972	0	0	0	0	0	45,211	0	0
BINGHAM CREEK PLAT	142,713	0	0	0	0	0	1,151	0	0
LINDSAY BE COMMERCIAL #1	0.011	0	0	0	0	0	0.010	0	0
QUESTAVOCC PLAT	0	0	0	0	0	0	0	0	0
VILLAGE 4A MULTI FAMILY #1	1.05	0	0	0	0	0	0.413	0	0
VCI UNIVERSITY MEDICAL #1	0	0	0.41	0	0	0	1,406	0	0
PLAT 10A	0.766	0	0	0	0	0	0.009	0	0
VCI MULTI FAMILY #1	0.100	0	0.64	0	0	0	1,496	3	1,691.31
AMENDED PLAT 10A	0	0	0	0	0	0	0	0	0
GARDEN PARK CONDOMINIUMS, PHASE 1	0	0	0	0	0	0	0	0	0
GARDEN PARK CONDOMINIUMS, PHASE 2	0	0	0	0	0	0	0	0	0
PLAT 10B	0.196	0	0	0	0	0	0.116	0	0
PLAT 10C	-0.479	0	0	0	0	0	-0.479	1	389
PLAT 10D	0.386	0	0	0	0	0	0.386	1	389
AMENDED UNIVERSITY MEDICAL #1	0	0	0.26	0.22	0	0	0.480	0	0
SOUTH JORDAN PARKWAY ROW PLAT FROM SOUTH ROCK DRIVE TO SMOYEST	0	0	1.21	0	0	0	1,210	0	0
PLAT 10E	0.099	0	0	0	0	0	0.100	0	0
AMENDED VCI MULTI FAMILY #2A	0.093	0	0.11	0	0	0	0.110	2	50.5
PLAT 10F	0	0	0	0	0	0	0	0	0
AMENDED PLAT 10F	0	0	0	0	0	0	0	0	0
VCI MULTI FAMILY #2B	0	0	0	0	0	0	0	0	0
PLAT 10G	0.387	0	0	0	0	0	0.309	1	194.33
VILLAGE 4A PLAT 4	0.877	0	0.26	0.23	0	0	1,298	2	718.55
PLAT 10H	0.901	0	0.68	0	0	0	2,179	4	1,175.52
PLAT 10I	0	0	0.2	0.20	0	0	0.400	0	0
PLAT 10J	0	0	0	0	0	0	0	0	0
PLAT 10K	0	0	0	0	0	0	0	0	0
VCI MULTI FAMILY #3	0.197	0	0	0	0	0	0.190	0	0
VILLAGE 4A MULTI FAMILY #1	0	0	0	0	0	0	0	0	0
PLAT 10L	0.295	0	0.14	0.65	0	0	1,872	4	1,097.20
PLAT 10M	0	0	0	0	0	0	-0.295	6	3,820.42
PLAT 10N	0	0	0	0	0	0	0	0	0
PLAT 10O	0	0	0	0	0	0	0	0	0
PLAT 10P	0	0	0	0	0	0	0	0	0
PLAT 10Q	0	0	0	0	0	0	0	0	0
VILLAGE 4 WEST PLAT 1	0.292	0	0.20	0	0	0	2,109	6	1,024.61
VCI MULTI FAMILY #4	0	0	0	0	0	0	0	0	0
VILLAGE 4 EAST PLAT 1	1.499	0	0	0.86	0	0	2,139	8	1,081.31
VCI MULTI FAMILY #5A	0.196	0	0.18	0.33	0	0	2,799	8	1,081.31
PLAT 10R	0.184	0	0.18	0.33	0	0	0.889	6	304.01
VCI MULTI FAMILY #5	0.201	0	0.09	0.31	0	0	2,302	10	1,877.74
VILLAGE 4A PLAT 5	1.007	0	0.99	0.33	0	0	2,799	8	1,081.31
PLAT 10R	0.975	0	1.31	0.11	0	0	0	0	0
PLAT 10S	0	0	0	0	0	0	0	0	0
VILLAGE 4 WEST PLAT 2	0.293	0	0.23	0.23	0	0	0.243	2	89.76
VILLAGE 5 PLAT 1	0.093	0	0	0	0	0	32,473	0	0
PLAT 10T	0.748	0	0	0	0	0	6,786	0	0
VILLAGE 5 PLAT 2	0.396	0	0.13	0.77	0	0	1,148	7	1,348.15
VILLAGE 5 PLAT 3	1.295	0	0.22	1.18	0	0	2,150	16	3,781.25
VILLAGE 4 EAST CONDOMINIUM NO. 1 AMENDED	0	0	0	0	0	0	0	0	0
VILLAGE 4 EAST CONDOMINIUM NO. 2 AMENDED	0	0	0	0	0	0	0	0	0
VILLAGE 4 EAST PLAT 2	0.164	0	0	0.21	0	0	0.856	6	1,204.61
VILLAGE 4A PLAT 1	0.461	0	0.41	0.46	0	0	1,160	10	1,306.19
COMMERCIAL PARK PLAT 3	0	0	0	0	0	0	0	0	0
VILLAGE 4A PLAT 6	3,988	0	0.1	0.02	0	0	1,447	13	302.39
VILLAGE 4A PLAT 7	3,988	0	0.02	0.02	0	0	0.820	6	1,687.31
VILLAGE 4 WEST PLAT 1 AMENDED	0.172	0	0	0	0	0	0.138	0	0
VILLAGE 4 WEST PLAT 2 AMENDED	0.093	0	0.02	0.02	0	0	0.110	0	116.21
VCI MULTI FAMILY #7	0.145	0	0	0.04	0	0	0.189	0	0
SOUTH STATION MULTI FAMILY #1	0.972	0	0	0	0	0	0.407	0	0
VILLAGE 7A PLAT 1	0	0	0	0	0	0	0.121	0	0

PLAT NUMBER	DAYBREAK PARK LOT AREA	DAYBREAK OPEN SPACE LOT AREA	COLLECTOR STRIP 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 100	0	0	0	0	0	0	0.13	0.29	0
S. JORDAN PKWY. ROW ROW PLAT FROM SMOYEST WEST TO THE WEST CORN.	0	0	0	2.6	0	0	2.60	0	0
PLAT 101	1,624	0	1.17	0.99	0	0	3,817	10	2,072.12
VILLAGE 5 PLAT 5	0.221	0	2.97	0.36	0	0	3,577	10	529.81
VILLAGE 10 NORTH PLAT 1	4.69	0	0.15	0.04	0	0	0.691	2	752.31
VILLAGE 5 PLAT 6	0	0	0.981	0	0	0	0.340	2	672
VILLAGE 5 PLAT 7	0	0	0	0.06	0	0	0.060	0	0
UNIVERSITY MEDICAL #2	0	0	0	0	0	0	0	0	0
VILLAGE 10 NORTH PLAT 2	0	0	0	0	0	0	0	0	0
VILLAGE 7	6,012	0	2.09	0	0	0	36,471	0	0
LAKE AVENUE FROM HANFORDIAN VIEW CORRIDOR TO 8000 WEST	15,068	0	1.92	0.74	0	0	2,038	7	2,183.79
VILLAGE 7 PLAT 1	0	0	0	0	0	0	0.000	2	360.33
VILLAGE 8 PLAT 1	0	0	0	0	0	0	21,546	10	1,487.73
VILLAGE 8 PLAT 2	19,815	0	0.57	1.18	0	0	0.942	13	1,117.71
VILLAGE 8 PLAT 3	0	0	0.081	0.061	0	0	0.136	0	0
LAKE AVENUE EAST	9,055	0	2.10	0	0	0	0.000	0	0
VILLAGE 4 EAST CONDOMINIUM NO. 4	4,777	0	0	0	0	0	4,777	0	0
SOUTH STATION MULTI FAMILY #1	0	0	0.043	0	0	0	0.043	0	0
VILLAGE 4 EAST MULTI FAMILY #1	0.428	0	0	0	0	0	0.428	3	735.01
VILLAGE 4 EAST CONDOMINIUM NO. 5	0	0	0	0	0	0	0.000	0	0
VILLAGE 4 EAST CONDOMINIUM NO. 6	0	0</							