

NOTES:

1. In conjunction with the recordation of this plat for DAYBREAK VILLAGE IIA PLAT 8, there shall also be recorded, with respect to the "Tract" described hereon, 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 hereon to a document entitled "Covenant 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. 888987, in Book 6162 beginning on Page 7103 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 (i) all oil, gas, geothermal and mineral rights and interests under or appertaining to the "Tract" subdivided by this Plat, and (ii) 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 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 designees.

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 easements (to install, maintain, repair, and otherwise operate and accomplish all things associated with a secondary water system providing secondary water to portions of Daybreak).

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

6. From and after recordation of this plat, any amendment thereto or further subdivision thereof or within thereunto shall not be deemed to be an amendment 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 cases, the residence(s) on such lots shall not have sewer service available to the lots. The owner of any lot in this Plat shall be responsible for verifying the sewer lateral depth serving said lot and order of record 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 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 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 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 area 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 swales and other drainage facilities to protect individual properties. Approval of this plat also does not constitute representation by the City that swales 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 platting property which are shown by public record based on the title report issued by Automated Title Co. under Number 1466274-ToF, Amendment No. 1, with an effective date of December 15, 2021.

HIGH GROUND WATER:

Many areas in South Jordan City have ground water problems due to high (fluctuating) water table. Approval of this plat does not constitute representation by the City that building at any specified elevation will solve groundwater problems, if any.

SEWER LATERAL NOTE:

All lots contained within this Plat are served by private sewer laterals. The owner(s) of a lot in this Plat or any portion of an Alpha Parcel which is served by a sewer lateral which traverses a lot labeled "P" or "O", a public right-of-way, or a 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 locate, maintain and repair such sewer lateral. Promptly following any construction, repairs or maintenance requires 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 rules, 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 may also be subject to the restrictions of the Kennecott Development Standards Matrix ("HMR") attached to the Kennecott Master Subdivision #1 Plat recorded in Book 20022P 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 read 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 HMR 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 8 AMENDING LOT Z101 OF THE VP DAYBREAK OPERATIONS-INVESTMENTS PLAT I

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

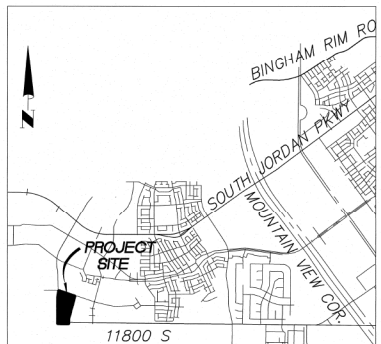
Containing 98 Lots
Containing 4 P-Lots 58,953 S.F. = 1,353 acres
Containing 1 C-Lots 2,517 acres
Containing 8 Public Lanes 1,278 acres
Street Right-of-Way 0,515 acres
(Street Rights-of-Way includes 0.782 acres of park strips which shall be counted as open space towards the calculation of the open space requirement set forth in the Master Development Agreement.)
Total boundary acreage 11,859 acres

OWNER:

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

PROJECT MANAGER:

Larry H. Miller Real Estate
11248 Kestrel Rise Road, Suite 201
South Jordan, Utah 84009



OWNER'S DEDICATION

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

DAYBREAK VILLAGE IIA PLAT 8 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 hereunto set my hand this 27th day of July A.D. 2021

VP Daybreak Devco LLC, a Delaware limited liability company
By: Miller Family Real Estate, L.L.C., a Utah limited liability company
Its Authorized Signatory

By: [Signature]
Name: Brad Holmes
Its Operating Manager

CORPORATE ACKNOWLEDGMENT

"The Owner's Dedication was acknowledged before me this 27th day of July, 2021, by Brad Holmes as Operating Manager for Miller Family Real Estate, L.L.C., a Utah limited liability company, the authorized manager of VP Daybreak Devco LLC, a Delaware limited liability company."

[Signature]
Notary Public



SOUTH JORDAN CITY PLAT
APPROVED AS TO FORM THIS 20th DAY OF JULY, A.D. 2021
BY: [Signature]
CITY RECORDER

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 IIA PLAT 8 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. 5152671



7/27/21
Date

BOUNDARY DESCRIPTION:

Being a portion of Lot Z101 of the VP Daybreak Operations-Investments Plat I subdivision according to the official plat thereof, recorded as Entry No. 12571292 in Book 2007P at Page 176 in the Office of the Salt Lake County Recorder more particularly described as follows:

Beginning at the intersection of the North right-of-way line of Daybreak Parkway and the East right-of-way line of Bingham Rim Road, said point also being the Southwest Corner of Less 4 Except Parcel LL of the Daybreak West Villages Roadway Dedication Plat #1; Lie of Conservation said point lies South 89°56'37" East 1829.856 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 49.336 feet from the Southwest Corner of Section 22; Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Less 4 Except Parcel LL the following (1) North 52°53'43" East 150.704 feet to a point on a 173,000 foot radius non tangent curve to the right, (radius bears South 42°22'53" East 45.949 feet); (2) East 150.704 feet to a point on a 173,000 foot radius non tangent curve to the right, (radius bears South 42°22'53" East 45.949 feet); (3) along the arc of said curve 46.733 feet through a central angle of 15°09'46"; (4) South 74°51'14" East 281.164 feet to a Northwesterly Corner of Daybreak Village IIA Plat 7; thence along said Daybreak Village IIA Plat 7 the following (2) courses: (1) South 15°09'46" West 284.413 feet; (2) South 174.712 feet to said North right-of-way line of Daybreak Parkway; thence along said North right-of-way line North 89°44'44" West 352.913 feet to the point of beginning.

Property contains 4.866 acres.
Also and together with the following described tract of land:

Beginning at a Southwesterly Corner of Daybreak Village IIA Plat 7, said point also being a point on the South Line of Less 4 Except Parcel LL of the Daybreak West Villages Roadway Dedication Plat #1; Lie of Conservation, said point lies South 89°56'37" East 2310.288 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 550.000 feet from the Southwest Corner of Section 22; Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Less 4 Except Parcel NN the following (6) courses: (1) North 74°51'14" West 281.164 feet to a point on a 227,000 foot radius tangent curve to the left, (radius bears South 15°09'46" West, Chord North 82°25'53" West 59.833 feet); (2) along the arc of said curve 60.077 feet through a central angle of 15°09'46"; (3) West 150.704 feet; (4) North 361.046 feet to a point on a 170,000 foot radius tangent curve to the right, (radius bears East, Chord North 04°09'40" East 24.671 feet); (5) along the arc of said curve 24.493 feet through a central angle of 08°19'20"; (6) North 08°19'20" East 218.567 feet to a point on a 170,000 foot radius non tangent curve to the right, (radius bears South 03°20'33" West, Chord South 79°09'37" East 43.677 feet); (7) along the arc of said curve 43.798 feet through a central angle of 14°26'41"; (8) South 77°45'46" East 566.712 feet to a Northwesterly Corner of said Daybreak Village IIA Plat 7; thence along said Daybreak Village IIA Plat 7 the following (3) courses: (1) South 16°04'53" West 18.972 feet to a point on a 225,000 foot radius tangent curve to the left, (radius bears South 73°55'17" East, Chord South 18°36'45" West 3.670 feet); (2) along the arc of said curve 3.670 feet through a central angle of 02°56'57"; (3) South 15°09'46" West 496.285 feet to the point of beginning.

Property contains 6.943 acres.

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

RECORD OF SURVEY
REC. NO. 1466274
DATE 8-2-2021
SIGNATURE [Signature]

PERIGEE CONSULTING
CIVIL • STRUCTURAL • SURVEY
8099 SOUTH 1300 WEST, SUITE 165, WEST JORDAN, UT 84088
801.588.0043 TEL. 801.588.0154 FAX

SALT LAKE VALLEY HEALTH DEPARTMENT
APPROVED AS TO FORM THIS 12th DAY OF JANUARY, A.D. 2022

SOUTH VALLEY SEWER DISTRICT
APPROVED AS TO FORM THIS 12th DAY OF JANUARY, A.D. 2022

PLANNING DEPARTMENT
APPROVED AS TO FORM THIS 12th DAY OF JANUARY, A.D. 2022

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.
[Signature]
DATE [Date]

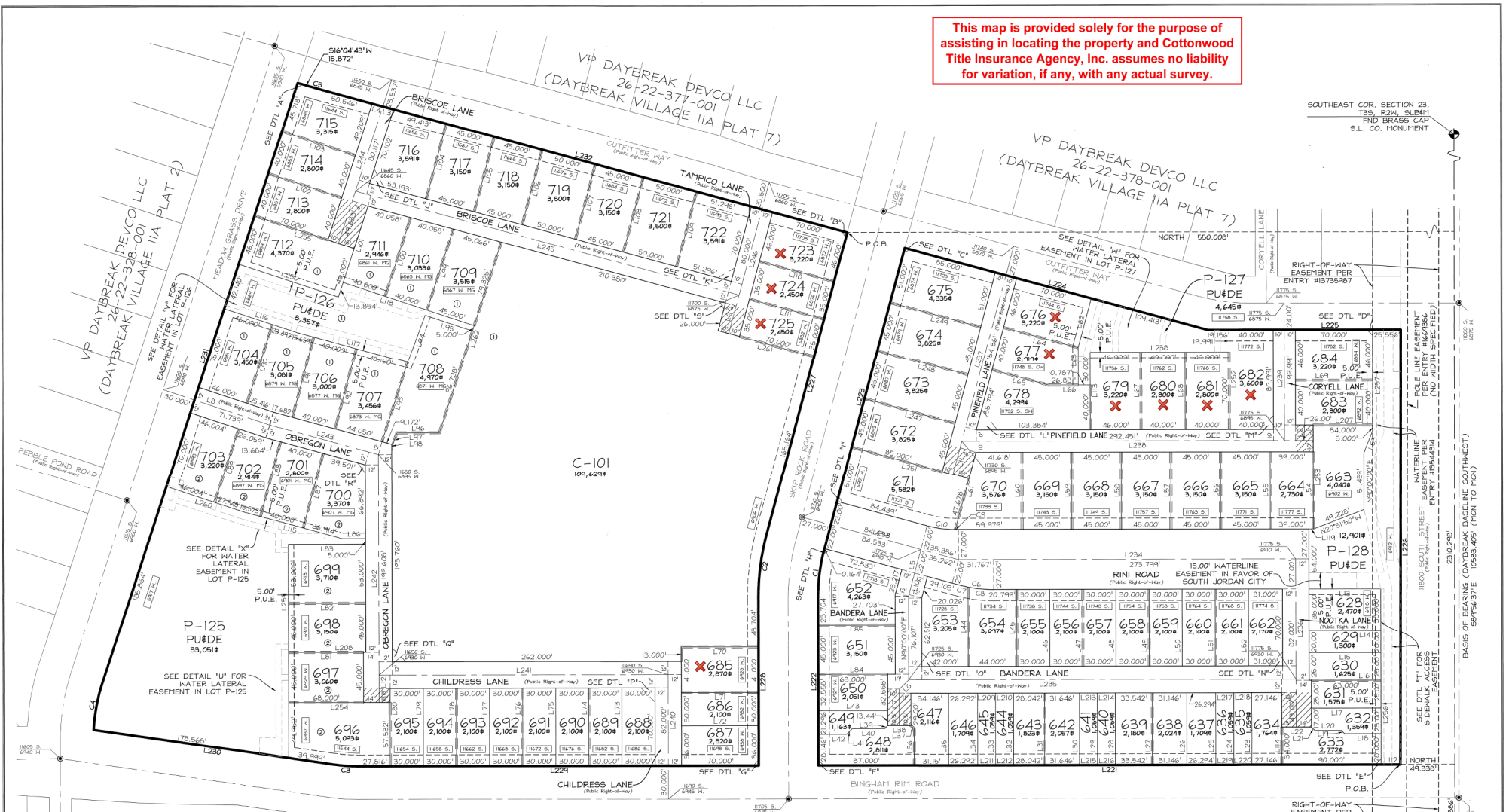
OFFICE OF THE CITY ATTORNEY
APPROVED AS TO FORM THIS 20th DAY OF JANUARY, A.D. 2022

SOUTH JORDAN CITY PLAT
APPROVED AS TO FORM THIS 20th DAY OF JANUARY, A.D. 2022

RECORDED BY 13877826
STATE OF UTAH, COUNTY OF SALT LAKE, OFFICE OF THE SURVEYOR
REQUEST OF: VP Daybreak Devco LLC
DATE: 1/21/2022 TIME: 10:46am BOOK: 2022P PAGE: 040
FEE \$ 506.00
SALT LAKE COUNTY RECORDER

Sheet 1 of 6

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SOUTHEAST COR. SECTION 23, T35, R24, SLB#1
FIND BRASS CAP
S.L. CO. MONUMENT

SOUTHWEST COR. SECTION 22, T35, R24, SLB#1
FIND BRASS CAP
S.L. CO. MONUMENT

Sheet 2 of 6

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 SHEEPING OR GARBAGE COLLECTION IN THESE AREAS. SNOW REMOVAL, STREET SHEEPING AND GARBAGE COLLECTION ARE THE RESPONSIBILITY OF THE ADJACENT LOT OWNERS. GARBAGE CANS MUST BE PLACED ON THE THROUGH PORTION OF THE ADJACENT LANE OR STREET.

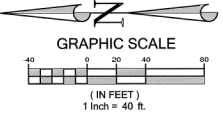
PROPERTY CORNERS
PROPERTY CORNERS TO BE SET WILL BE REBAR # CAP OR NAILS SET IN THE TOP OF CURB OR ALLEY ON THE EXTENSION OF SIDE LOT LINES.

PERIGEE CONSULTING
CIVIL • STRUCTURAL • SURVEY

9089 SOUTH 1300 WEST, SUITE 160
801.628.6004 TEL 801.560.6811 FAX
WWW.PERIGEECIVIL.COM

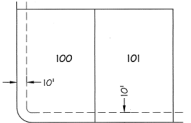
VP DAYBREAK DEVCO LLC
26-22-376-001

- DRAINAGE EASEMENTS**
- ① 2' WIDE DRAINAGE EASEMENT IN FAVOR OF LOTS 704-712, C-101 & LOT P-106 (APPLIES TO ALL LOT LINES FOR SAID LOTS)
 - ② 2' WIDE DRAINAGE EASEMENT IN FAVOR OF LOTS 696-703 & LOT P-108 (APPLIES TO ALL LOT LINES FOR SAID LOTS)



LOT TABLE

LOT	ADDRESS
624	4924 N. BINGHAM SOUTH
630	6076 N. 11800 SOUTH
632	6076 N. 11800 SOUTH
632	6076 N. 11800 SOUTH
433	6098 N. 11800 SOUTH
434	11775 S. BINGHAM RIF ROAD
435	11745 S. BINGHAM RIF ROAD
436	11767 S. BINGHAM RIF ROAD
437	11763 S. BINGHAM RIF ROAD
438	11761 S. BINGHAM RIF ROAD
440	11751 S. BINGHAM RIF ROAD
441	11747 S. BINGHAM RIF ROAD
442	11745 S. BINGHAM RIF ROAD
443	11743 S. BINGHAM RIF ROAD
444	11735 S. BINGHAM RIF ROAD
445	11733 S. BINGHAM RIF ROAD
446	11731 S. BINGHAM RIF ROAD
447	11727 S. BINGHAM RIF ROAD
448	11715 S. BINGHAM RIF ROAD
449	6493 N. SKIP ROCK ROAD
450	6483 N. SKIP ROCK ROAD



PUBLIC UTILITY EASEMENTS
TYPICAL
(UNLESS OTHERWISE NOTED)

DAYBREAK VILLAGE IIA PLAT 8
APPENDING LOT Z101 OF THE VP DAYBREAK OPERATIONS-INVESTMENTS PLAT 1

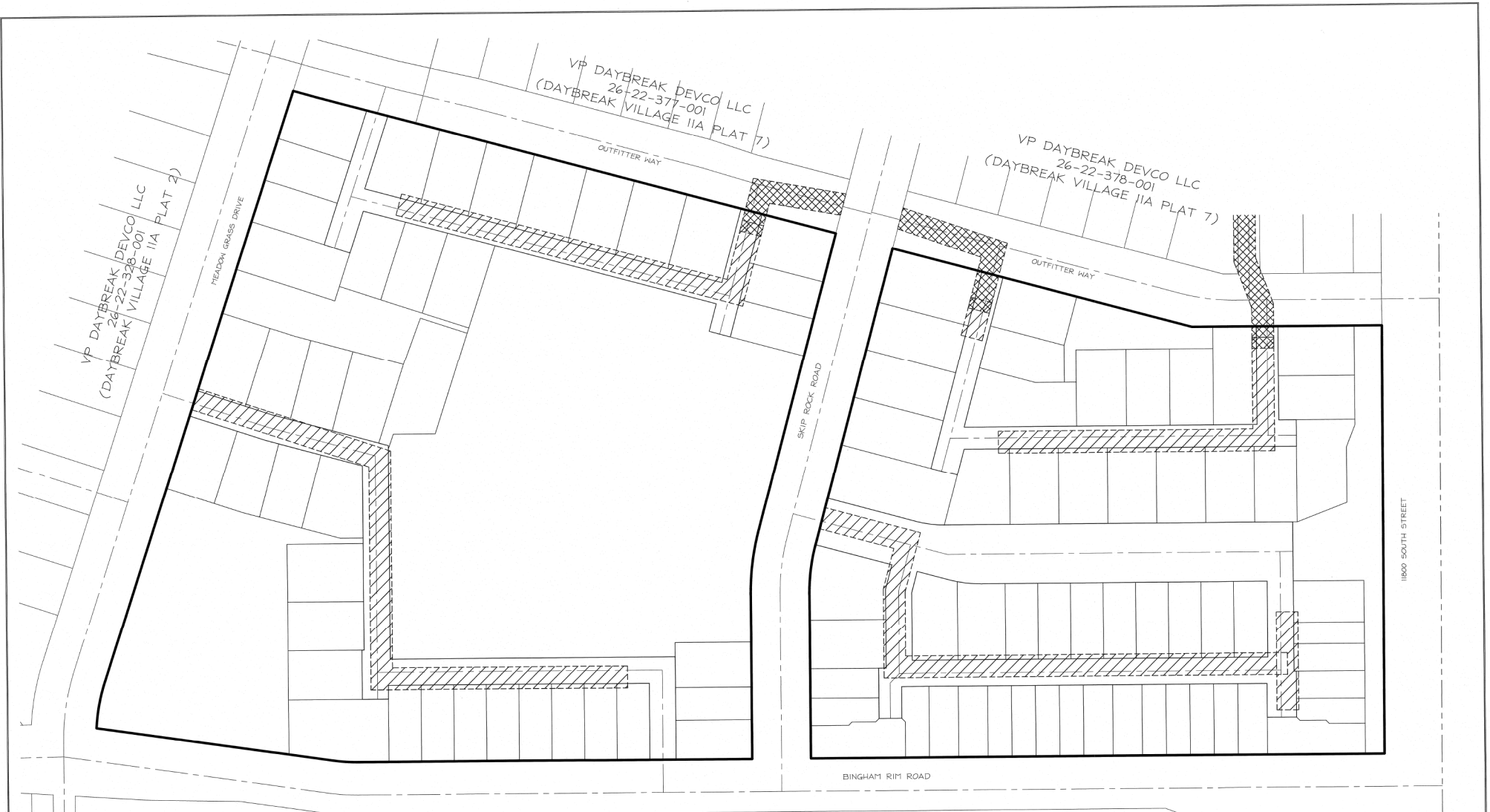
Located in the Southwest Quarter of Section 22, T35, R24, Salt Lake Base and Meridian

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

DATE: 1/27/2022 TIME: 10:42am BOOK: 2022P PAGE: 040

\$506.00

RECORDED BY: Amy D. Dyer, County Recorder, Salt Lake County



VP DAYBREAK DEVCO LLC
26-22-377-001
(DAYBREAK VILLAGE IIA PLAT 7)

VP DAYBREAK DEVCO LLC
26-22-378-001
(DAYBREAK VILLAGE IIA PLAT 7)

VP DAYBREAK DEVCO LLC
26-22-378-001
(DAYBREAK VILLAGE IIA PLAT 2)

VP DAYBREAK DEVCO LLC
26-22-376-001



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

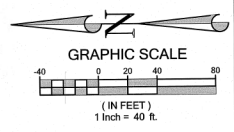
PERIGEE CONSULTING
CIVIL • STRUCTURAL • SURVEY

2288 SOUTH 1200 WEST, SUITE 160, WEST JORDAN, UT 84088
801.828.6004 TEL. 801.560.6811 FAX
WWW.PERIGEECONSULTING.COM

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LEGEND

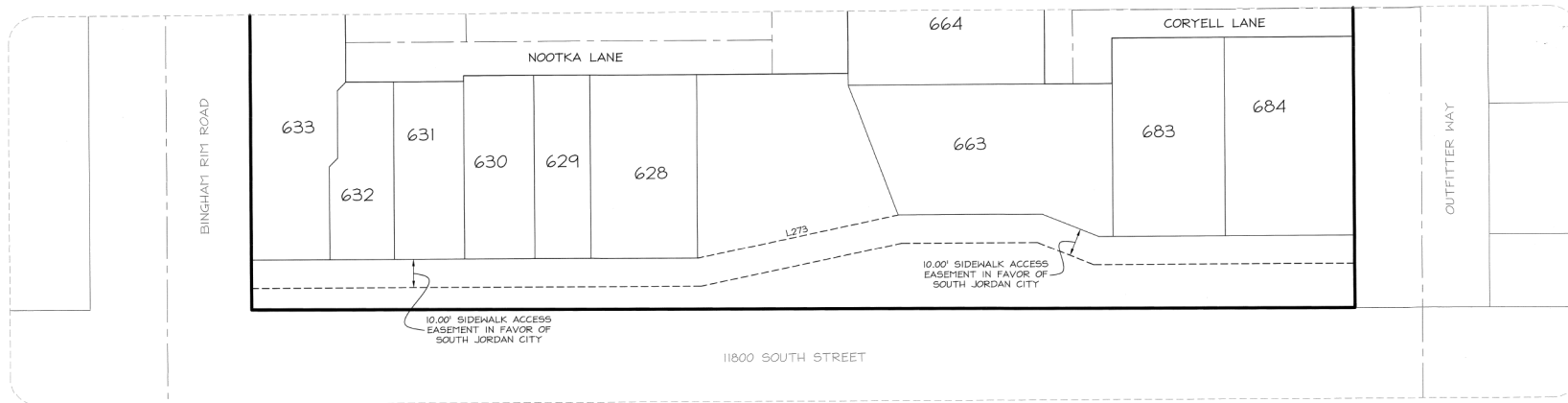
	EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 1139 PAGE 186
	EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 1102 PAGE 6346



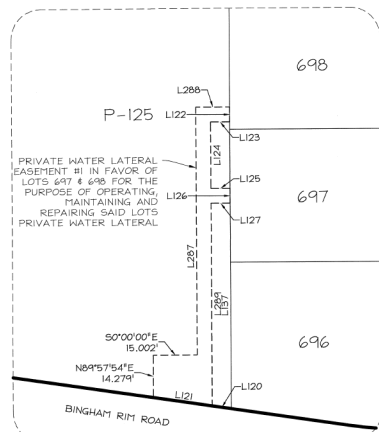
DAYBREAK VILLAGE IIA PLAT 8
AMENDING LOT 2101 OF THE VP DAYBREAK OPERATIONS-INVESTMENTS PLAT 1

Located in the Southwest Quarter of Section 22, T3S, R24, Salt Lake Base and Meridian

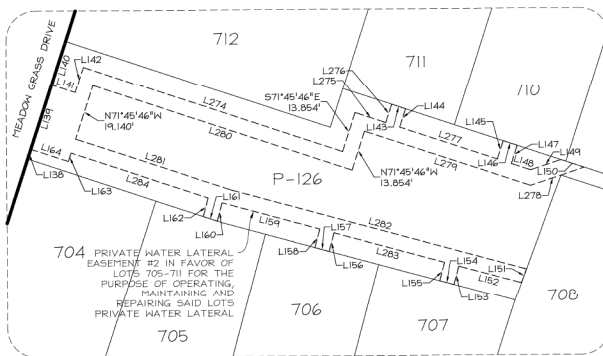
RECORDED # 1397784
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DATE: 1/27/2022 TIME: 10:42am BOOK: 2002P PAGE: 040
\$ 506.00
SALT LAKE COUNTY REGISTER



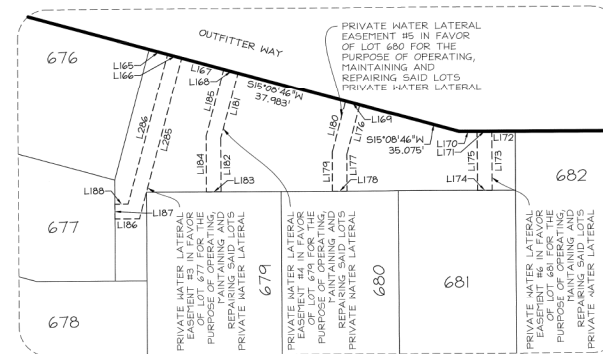
DETAIL "T"
SCALE: 1" = 20'



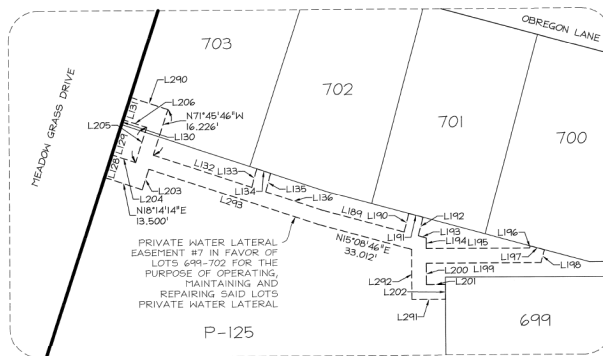
DETAIL "U"
SCALE: 1" = 20'



DETAIL "V"
SCALE: 1" = 20'



DETAIL "W"
SCALE: 1" = 20'



DETAIL "X"
SCALE: 1" = 20'

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DAYBREAK VILLAGE IIA PLAT & 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

PERIGEE
C O N S U L T I N G
CIVIL - STRUCTURAL - SURVEY

8089 SOUTH 1200 WEST, SUITE 100 WEST JORDAN, UT 84088
801.628.8004 TEL. 801.583.0811 FAX WWW.PERIGEECON.COM

RECORDED # 13977826
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