

# DAYBREAK LAKE ISLAND PLAT 3 AMENDING LOT A-6 OF THE KENNECOTT DAYBREAK OQUIRRH LAKE PLAT

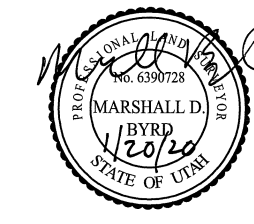
Located in the Southwest quarter of Section 18 and the Northwest Quarter of  
Section 19, T35, R1W, Salt Lake Base and Meridian

Containing 78 Lots	13,984 acres
Containing 5 P-Lots	2,652 acres
Containing 11 Public Lanes	1,447 acres
Street Right-of-Way	2,230 acres
(Street Rights-of-Way includes 0.555 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.)	
<b>Total boundary acreage</b>	<b>20.313 acres</b>

## SURVEYOR'S CERTIFICATE

I, Marshall D. Byrd do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 6390728 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 LAKE ISLAND PLAT 3 and the same has been correctly surveyed and staked on the ground as shown on this plat.

*Marshall D. Byrd*  
Marshall D. Byrd  
Professional Land Surveyor  
Utah Certificate No. 6390728



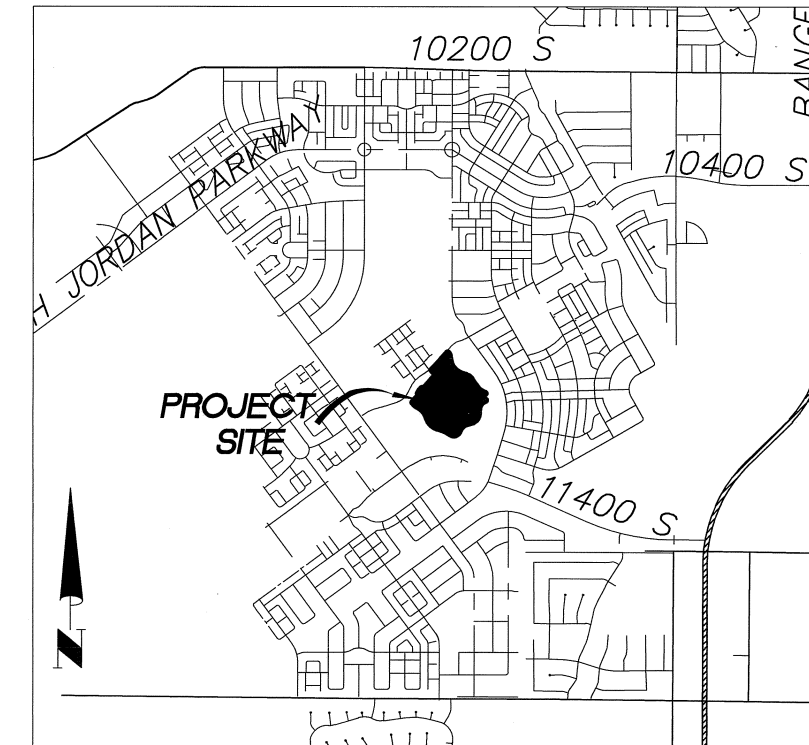
1/20/2020  
Date

### NOTES:

1. In conjunction with the recordation of this plat for DAYBREAK LAKE ISLAND PLAT 3, 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" (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. 8981957, in Book 8762 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 appurtenant 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: (i) the city or other governmental entity, or (ii) 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 easement areas to install, maintain, repair, or 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 III referred to herein. Further subdivision of the Kennecott Master Subdivision III 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. All lots within this subdivision will be subject to an Additional Service Charge (ASC) for the additional cost required to operate, maintain and replace the sewer lift station located within the boundaries of this plat.
9. 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 such 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.

### 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 LAKE ISLAND PLAT 3  
AMENDING LOT A-6 OF THE KENNECOTT DAYBREAK  
OQUIRRH LAKE PLAT**

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  
6<sup>th</sup> day of FEBRUARY, A.D., 2020.

VP Daybreak Operations LLC,  
a Delaware limited liability company

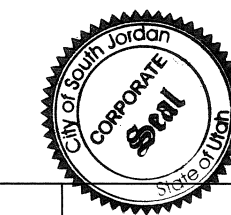
By: *Ty K. McCutcheon*  
Ty K. McCutcheon  
a Delaware limited liability company  
Its: Project Manager

*Ty K. McCutcheon*  
Ty K. McCutcheon  
President & CEO

### CORPORATE ACKNOWLEDGMENT

"The Owner's Dedication was acknowledged before me this 6th day of FEBRUARY, 2020, by Ty K. McCutcheon as President & CEO for Daybreak Communities LLC, a Delaware limited liability company, the project manager of VP Daybreak Operations LLC, a Delaware limited liability company."

*Tara Betty Donnelly*  
Tara Betty Donnelly  
Notary Public



### EASEMENT NOTE:

Owner certifies that the easements, claims of easements, or encumbrances on the plated property which are shown by public records are shown on this plat based on the title report issued by Old Republic Title, Order Number 1938780JM, Amendment No. 1 with an effective date of January 16, 2020.

### 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 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 III 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 APPROVAL**  
CENTURY LINK *Sid Smith* DATE: 1-30-20  
PACIFICORP *Steve Johnson* DATE: 2-8-20  
DOMINION ENERGY *Will Wood* DATE: 1-25-20  
CONTACT: *Cyril Jahn* DATE: 1-27-2020

**SALT LAKE VALLEY HEALTH DEPARTMENT**  
APPROVED AS TO FORM THIS 5<sup>th</sup> DAY OF February, A.D., 2020  
*Gerry Bouste*  
SALT LAKE VALLEY HEALTH DEPARTMENT

**SOUTH VALLEY SENIOR DISTRICT**  
APPROVED AS TO FORM THIS 5<sup>th</sup> DAY OF February, A.D., 2020  
*[Signature]*  
GENERAL MANAGER

**PLANNING DEPARTMENT**  
APPROVED AS TO FORM THIS 13<sup>th</sup> DAY OF February, A.D., 2020. BY THE SOUTH JORDAN PLANNING DEPARTMENT.  
*Gregory R. Schmidt*  
CITY PLANNER

**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: 2/18/2020 SOUTH JORDAN CITY ENGINEER

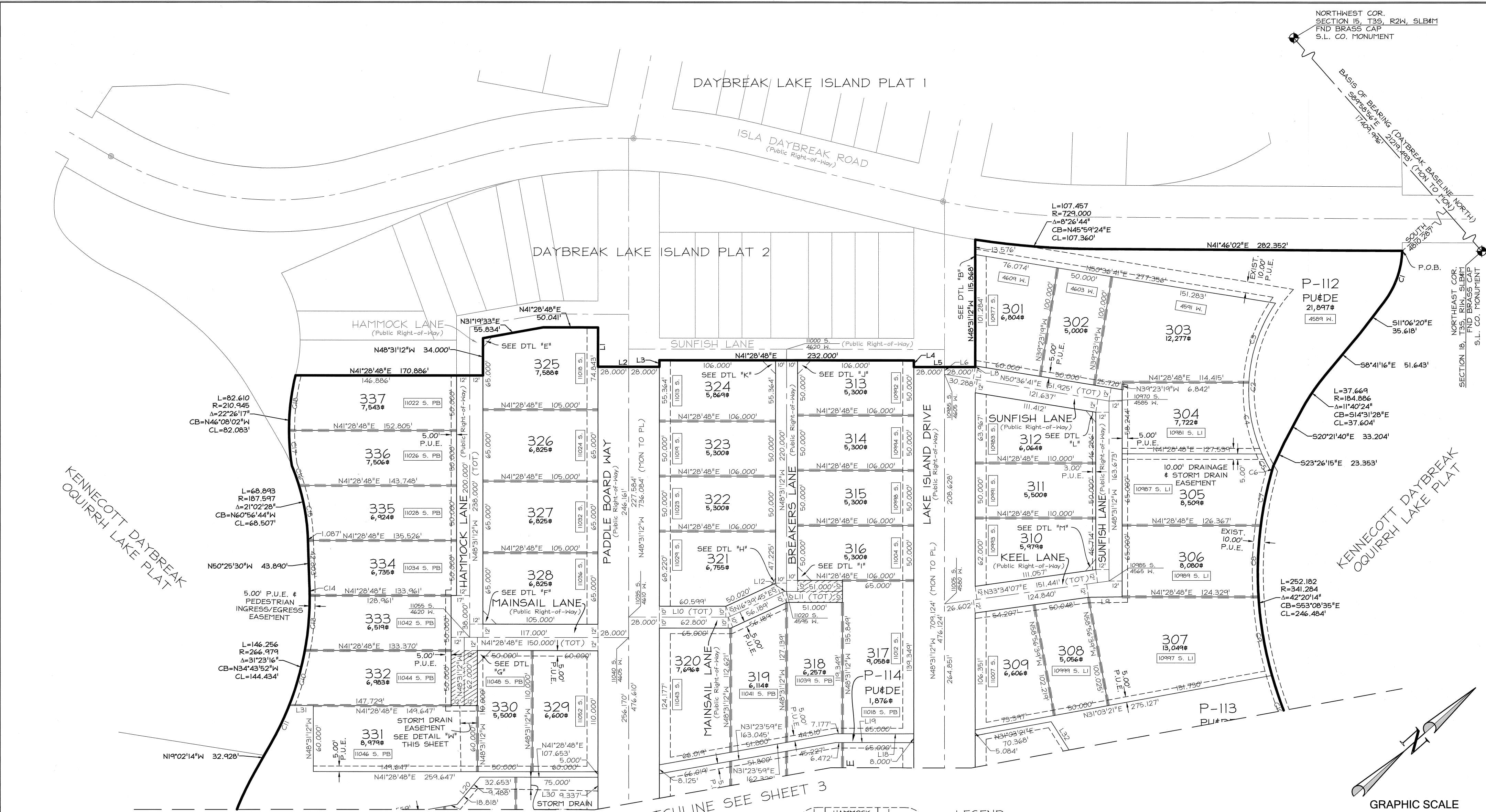
**OFFICE OF THE CITY ATTORNEY**  
APPROVED AS TO FORM THIS 1<sup>st</sup> DAY OF FEBRUARY, A.D., 2020.  
*[Signature]*  
ATTORNEY FOR SOUTH JORDAN CITY

**SOUTH JORDAN CITY MAYOR**  
APPROVED AS TO FORM THIS 18 DAY OF February, A.D., 2020.  
*[Signature]*  
CITY RECORDER

**RECORDED # 13216380**  
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: Old Republic Title Draper/Drem  
DATE: 3/13/2020 TIME: 1:47PM BOOK: 2020 P PAGE: 54  
FEE \$ \$516.00  
*[Signature]*  
SALT LAKE COUNTY RECORDER

B31-1  
Sheet 1 of 7

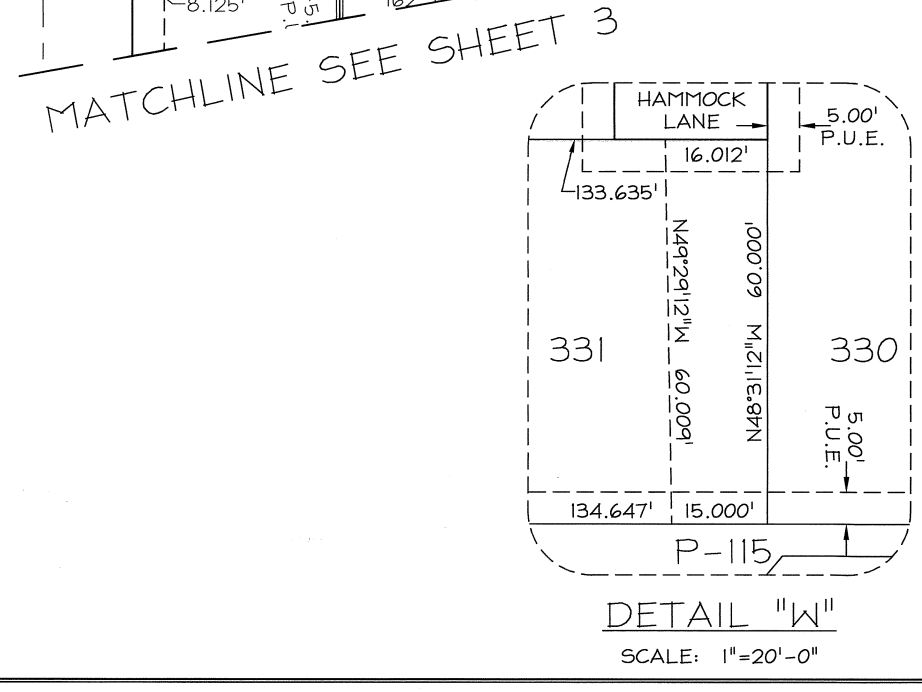
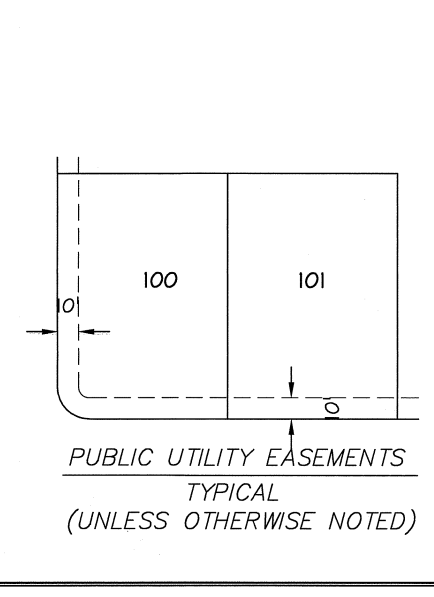
\$516.00 27-19-216-007 27-18-31, 32, 27-17-11, 12



**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

8089 SOUTH 1300 WEST, SUITE 160 WEST JORDAN, UT 84088  
 801.828.8004 TEL 801.390.6611 FAX WWW.PERIGEECVL.COM



- 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 AND STREET SHEEPING ARE THE RESPONSIBILITY OF THE ADJACENT LOT OWNERS. GARBAGE CANS MUST BE PLACED ON THE THROUGH PORTION OF THE ADJACENT LANE OR STREET.

**GRAPHIC SCALE**  
 0 20 40 80  
 (IN FEET)  
 1 Inch = 40 ft.

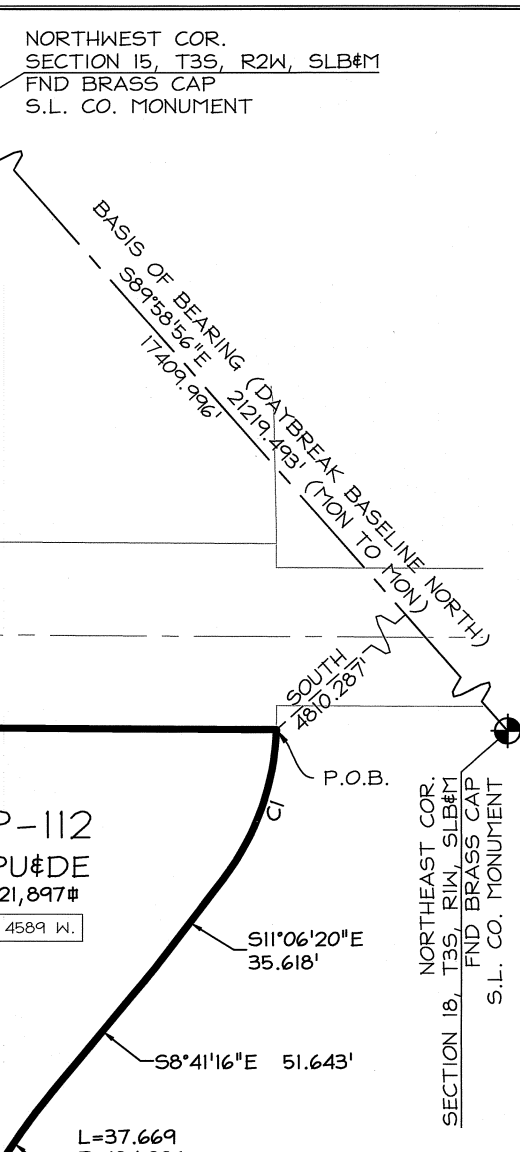
Sheet 2 of 7

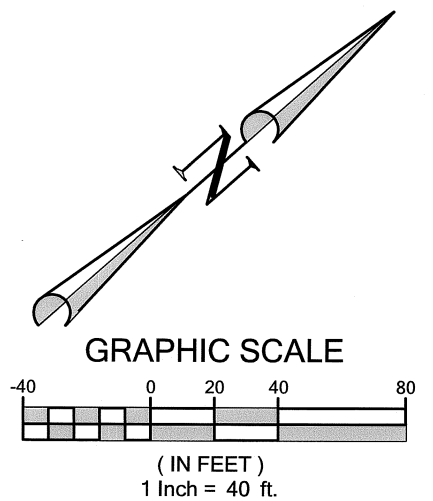
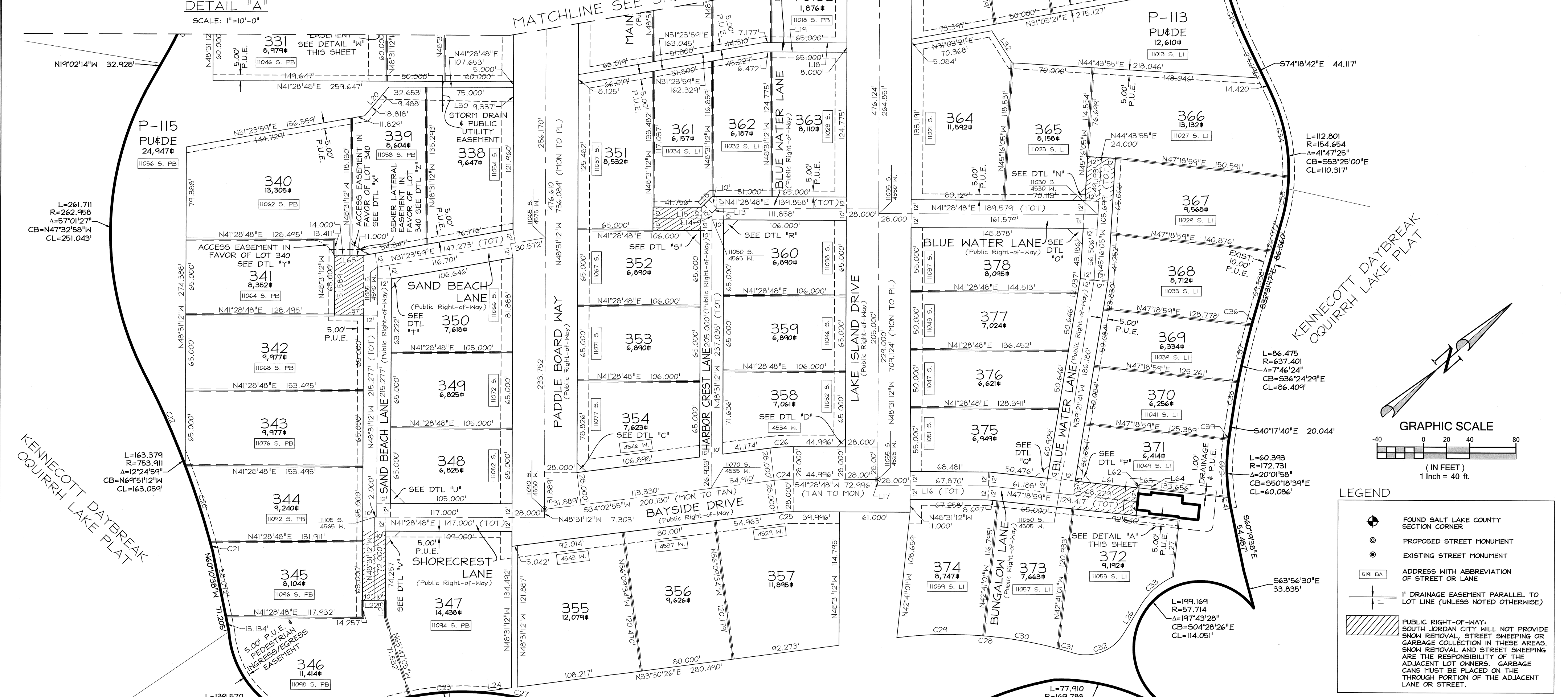
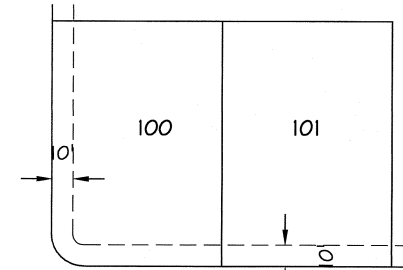
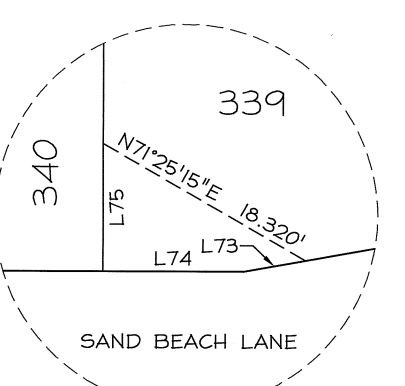
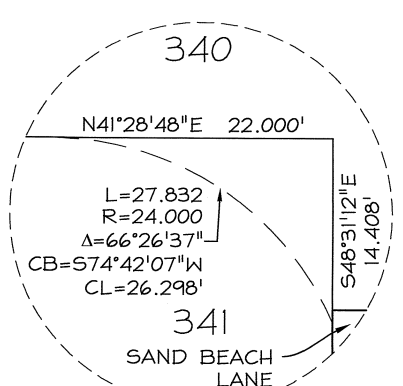
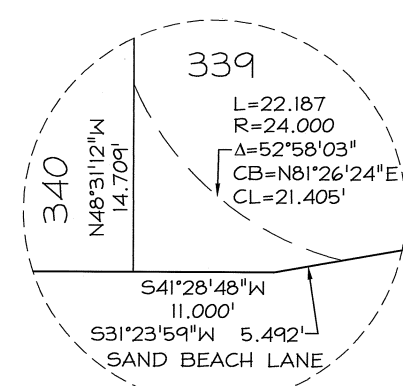
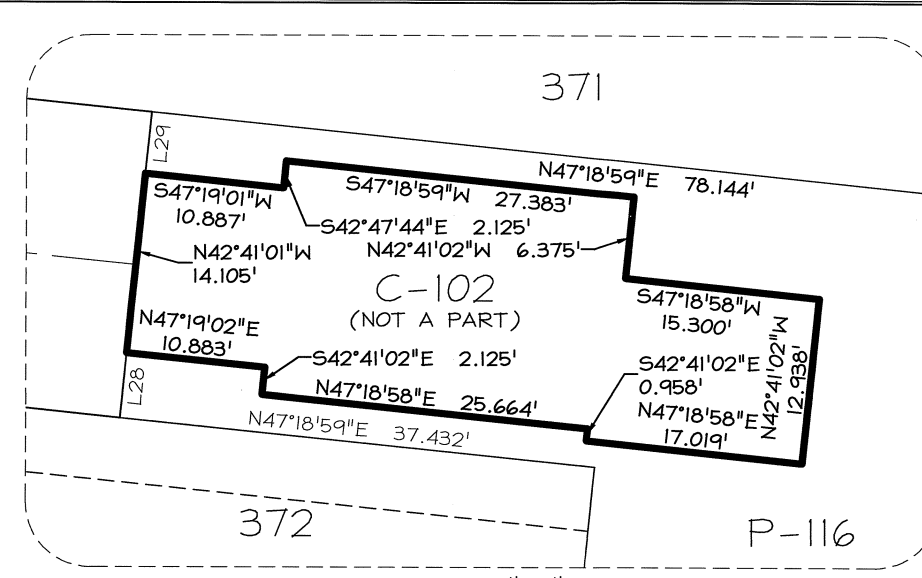
**DAYBREAK LAKE ISLAND PLAT 3**  
 AMENDING LOT A-6 OF THE KENNECOTT DAYBREAK OQUIRRH LAKE PLAT

Located in the Southwest quarter of Section 18, T35, R1W and the Northwest Quarter of Section 19, T35, R1W, Salt Lake Base and Meridian

RECORDED # 13216380  
 SOUTH JORDAN CITY WILL NOT PROVIDE SNOW REMOVAL, STREET SHEEPING OR GARBAGE COLLECTION IN THESE AREAS. SNOW REMOVAL AND STREET SHEEPING ARE THE RESPONSIBILITY OF THE ADJACENT LOT OWNERS. GARBAGE CANS MUST BE PLACED ON THE THROUGH PORTION OF THE ADJACENT LANE OR STREET.

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: **Old Republic Title Draper/Drem**  
 DATE: 3/13/2020 TIME: 1:47 PM BOOK: 2020 P PAGE: 54  
 FEE \$ 516.00  
 SALT LAKE COUNTY RECORDER





**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.

**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  
 8089 SOUTH 1300 WEST, SUITE 100 WEST JORDAN, UT 84088  
 801.628.5004 TEL. 801.580.8811 FAX WWW.PERIGEECONSULTING.COM

Sheet 3 of 7

**DAYBREAK LAKE ISLAND PLAT 3**  
 AMENDING LOT A-6 OF THE KENNECOTT DAYBREAK OQUIRRH LAKE PLAT

Located in the Southwest quarter of Section 18, T35, R1W and the Northwest Quarter of Section 19, T35, R1W, Salt Lake Base and Meridian

RECORDED # 13216380  
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: **Old Republic Title Draper/Orem**  
 DATE: 2/13/2020 TIME: 1:47 PM BOOK: 2020 PAGE: 54  
 \$516.00  
 FEE \$

*Nancy K. Deputy*  
 SALT LAKE COUNTY RECORDER



**LEGEND**

- EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 10704 PAGE 3797
- EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 10561 PAGE 5552
- EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 9474 PAGE 4461
- EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 10704 PAGE 3794

**GRAPHIC SCALE**

(IN FEET)  
1 Inch = 60 ft.

**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.

**PERIGEE CONSULTING**  
CIVIL • STRUCTURAL • SURVEY

9089 SOUTH 1300 WEST, SUITE 160 WEST JORDAN, UT 84088  
801.628.0004 TEL. 801.580.6611 FAX WWW.PERIGEECIVIL.COM

Sheet 4 of 7

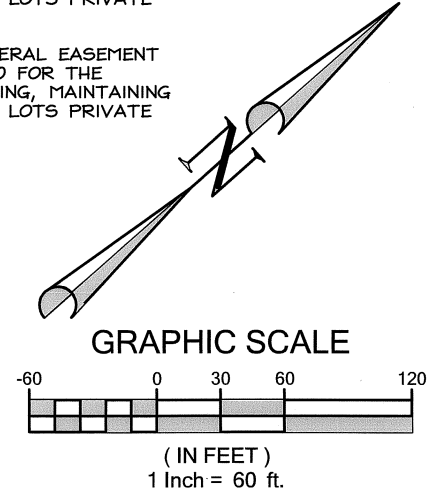
DAYBREAK LAKE ISLAND PLAT 3  
AMENDING LOT A-6 OF THE KENNECOTT DAYBREAK OQUIRRH LAKE PLAT

Located in the Southwest quarter of Section 18, T35, R1W and the Northwest Quarter of Section 19, T35, R1W, Salt Lake Base and Meridian

RECORDED # 13216380  
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: *Old Republic Title Drafter/orem*  
DATE: 3/13/2020 TIME: 1:47 PM BOOK: 2020 P PAGE: 54  
FEE \$ 516.00  
*Chantel deary*  
SALT LAKE COUNTY RECORDER



- LEGEND**
- PRIVATE WATER LATERAL EASEMENT IN FAVOR OF LOT 331 FOR THE PURPOSE OF OPERATING, MAINTAINING AND REPAIRING SAID LOTS PRIVATE WATER LATERAL
  - PRIVATE WATER LATERAL EASEMENT IN FAVOR OF LOTS 318, 319, 361 & 362 FOR THE PURPOSE OF OPERATING, MAINTAINING AND REPAIRING SAID LOTS PRIVATE WATER LATERAL
  - PRIVATE WATER LATERAL EASEMENT IN FAVOR OF LOTS 307, 308, 365 & 366 FOR THE PURPOSE OF OPERATING, MAINTAINING AND REPAIRING SAID LOTS PRIVATE WATER LATERAL
  - PRIVATE WATER LATERAL EASEMENT IN FAVOR OF LOT 334 FOR THE PURPOSE OF OPERATING, MAINTAINING AND REPAIRING SAID LOTS PRIVATE WATER LATERAL
  - PRIVATE WATER LATERAL EASEMENT IN FAVOR OF LOT 340 FOR THE PURPOSE OF OPERATING, MAINTAINING AND REPAIRING SAID LOTS PRIVATE WATER LATERAL



**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 WEST JORDAN, UT 84088  
 801.528.5004 TEL. 801.580.6011 FAX WWW.PERIGEECIVIL.COM

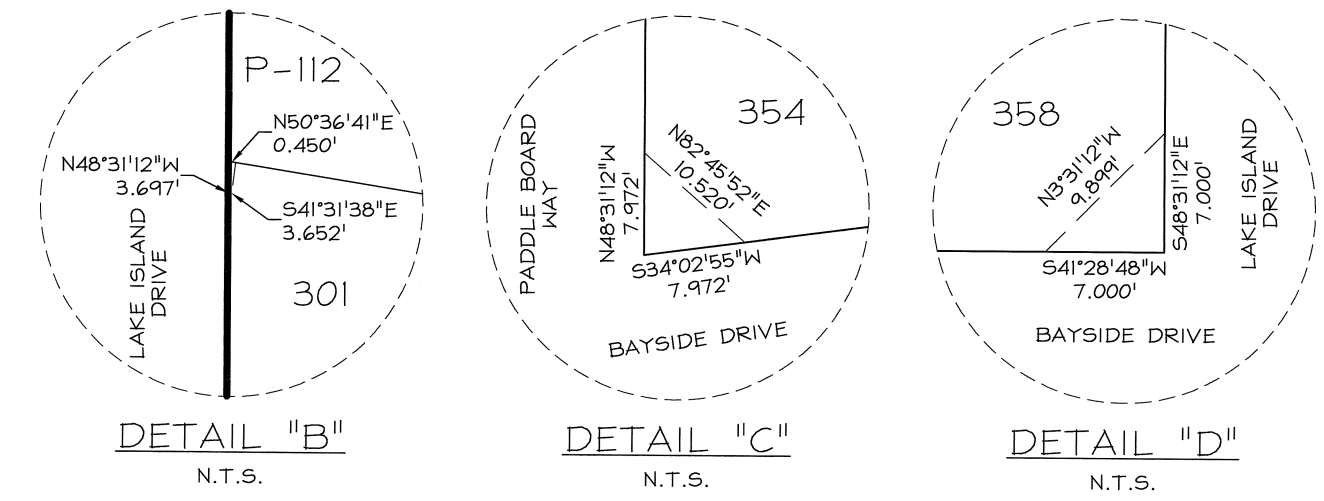
DAYBREAK LAKE ISLAND PLAT 3  
 AMENDING LOT A-6 OF THE KENNECOTT DAYBREAK OQUIRRH LAKE PLAT

Located in the Southwest quarter of Section 18, T35, R1W and the Northwest Quarter of Section 19, T35, R1W, Salt Lake Base and Meridian

RECORDED # 13216380  
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE  
 REQUEST OF: Old Republic Title Draper/Orem  
 DATE: 3/13/2020 TIME: 1:47 PM BOOK: 2020 P PAGE: 54  
 \$ 516.00  
 FEE \$  
 Salt Lake County Recorder

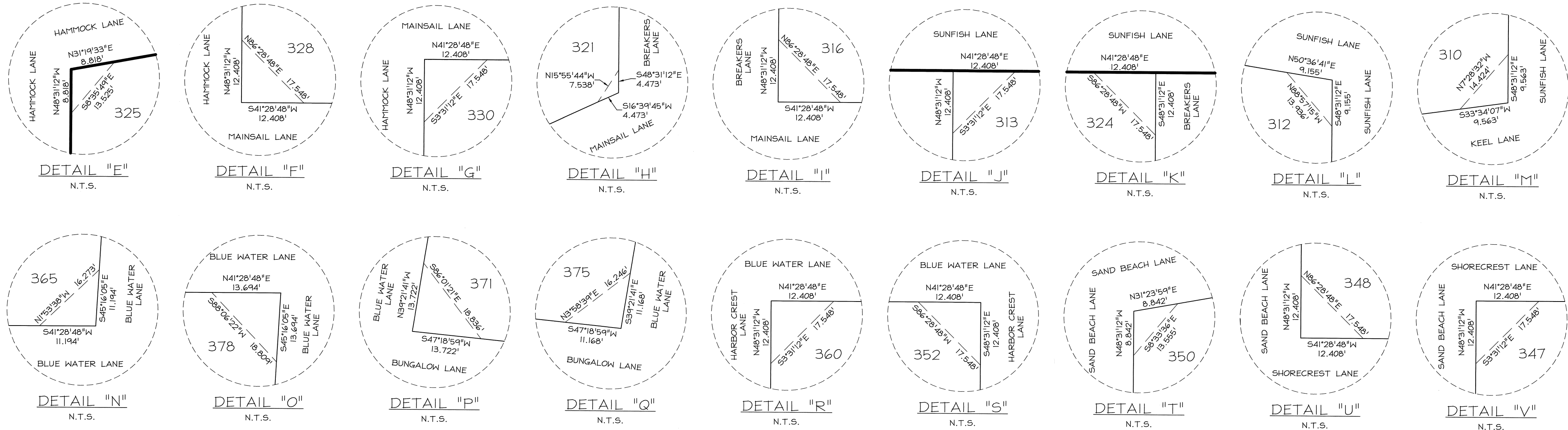
### SIDEWALK EASEMENTS

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



### ACCESS EASEMENTS - LANES

DETAILS "E" THROUGH "V" - ACCESS EASEMENTS FOR LANES TO BE MAINTAINED BY SOUTH JORDAN CITY



Line Table		
Line #	Length	Direction
L1	35.682	S48°31'12"E
L2	56.000	N41°28'48"E
L3	6.000	N48°31'12"W
L4	6.000	S48°31'12"E
L5	56.000	N41°28'48"E
L6	6.645	N48°31'12"W
L7	11.005	S39°23'19"E
L8	1.008	N48°31'12"W
L9	30.740	S40°47'04"W
L10	90.800	N41°28'48"E
L11	53.200	N41°28'48"E
L12	2.200	N41°28'48"E
L13	5.858	N03°31'12"W
L14	5.102	N48°31'12"W
L15	51.000	N41°28'48"E
L16	95.870	N41°28'48"E
L17	5.000	N48°31'12"W
L18	72.177	N41°28'48"E
L19	71.472	N41°28'48"E
L20	32.221	N08°32'41"W
L21	44.252	N48°31'12"E

Line Table		
Line #	Length	Direction
L22	20.000	N41°28'48"E
L23	14.257	N48°31'12"W
L24	28.695	N33°50'26"E
L25	13.073	N03°31'12"W
L26	28.096	N17°19'03"W
L27	48.858	N42°41'01"W
L28	5.083	N42°41'01"W
L29	4.813	N42°41'01"W
L30	116.282	N42°29'54"E
L31	22.082	N41°28'48"E
L32	32.744	N81°07'45"W
L33	8.000	S58°36'01"E
L34	37.904	S48°31'12"E
L35	74.515	N35°34'58"W
L36	89.013	N35°34'58"W
L37	10.478	N41°28'48"E
L38	39.522	N41°28'48"E
L39	93.292	S48°31'12"E
L40	16.708	S48°31'12"E
L41	19.721	N16°25'41"W
L42	76.969	S48°31'12"E

Line Table		
Line #	Length	Direction
L43	10.000	N41°20'43"E
L44	98.525	N58°56'39"W
L45	1.500	N58°56'39"W
L46	26.051	N48°31'12"W
L47	112.953	N31°03'21"E
L48	10.000	S41°28'48"W
L49	89.355	N48°31'12"W
L50	8.255	N48°31'12"W
L51	6.584	N03°15'35"E
L52	5.509	S31°23'59"W
L53	20.587	N31°03'21"E
L54	3.500	S58°56'39"E
L55	65.967	S31°03'21"W
L56	26.554	S81°07'45"E
L57	84.156	N44°43'55"E
L58	8.500	S45°16'05"E
L59	129.546	N44°43'55"E
L60	88.500	N44°43'55"E
L61	55.512	N47°18'59"E
L62	3.000	N42°41'01"W
L63	10.871	N47°18'59"E

Line Table		
Line #	Length	Direction
L64	2.000	N42°47'44"W
L65	25.000	N41°28'48"E
L66	2.949	S58°33'15"E
L67	46.007	S31°23'59"W
L68	22.737	S71°25'15"W
L69	5.770	N48°31'12"W
L70	23.796	N71°25'15"E
L71	45.075	N31°23'59"W
L72	5.078	S48°31'12"E
L73	4.952	S31°23'59"W
L74	11.000	S41°28'48"W
L75	10.010	N48°31'12"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	49.800	79.360	035°57'15"	S29°04'57"E	48.987
C2	162.289	141.208	065°50'58"	N47°09'24"W	153.504
C3	77.001	141.208	031°14'37"	N29°51'13"W	76.051
C4	66.724	141.208	027°04'25"	N59°00'44"W	66.105
C5	18.564	141.208	007°31'56"	N76°18'55"W	18.550
C6	5.674	341.284	000°57'10"	S32°27'03"E	5.674
C7	49.616	341.284	008°19'47"	N37°05'31"W	49.573
C8	65.131	341.284	010°56'04"	N46°43'27"W	65.032
C9	72.476	341.284	012°10'03"	N58°16'30"W	72.340
C10	52.104	266.979	011°10'55"	S32°29'46"E	52.021
C11	36.662	266.979	007°52'05"	S22°58'17"E	36.633
C12	86.434	753.911	006°34'08"	S72°46'38"E	86.387
C13	50.268	266.979	010°47'17"	N43°28'52"W	50.194
C14	7.222	266.979	001°33'00"	N49°39'00"W	7.222
C15	49.739	187.597	015°11'29"	N58°01'14"W	49.594
C16	19.154	187.597	005°51'00"	N68°32'29"W	19.145
C17	32.140	210.945	008°43'47"	N52°59'17"W	32.109
C18	50.469	210.945	013°42'30"	N41°46'09"W	50.349
C19	59.285	341.284	009°57'10"	N69°20'07"W	59.210
C20	68.513	753.911	005°12'25"	S66°53'21"E	68.490
C21	8.431	753.911	000°38'27"	S63°57'56"E	8.431

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C22	62.165	236.506	015°03'36"	N22°37'09"E	61.986
C23	59.641	236.506	014°26'55"	N37°22'24"E	59.483
C24	16.602	128.000	007°25'53"	S37°45'52"W	16.590
C25	12.970	100.000	007°25'53"	N37°45'52"E	12.961
C26	20.233	156.000	007°25'53"	N37°45'52"E	20.219
C27	61.202	236.506	014°49'36"	S52°00'40"W	61.031
C28	154.171	365.077	024°11'45"	N46°07'50"E	153.028
C29	75.243	365.077	011°48'31"	N39°56'13"E	75.110
C30	65.218	365.077	010°14'08"	N50°57'33"E	65.132
C31	13.711	365.077	002°09'06"	N57°09'10"E	13.710
C32	50.104	38.000	075°32'46"	N20°27'20"E	46.553
C33	38.401	65.000	033°50'59"	N00°23'34"W	37.845
C34	74.196	154.654	027°29'17"	N60°34'04"W	73.487
C35	38.605	154.654	014°18'08"	N39°40'21"W	38.505
C36	6.442	637.401	000°34'45"	N32°48'39"W	6.442
C37	50.424	637.401	004°31'57"	N35°22'00"W	50.410
C38	29.609	637.401	002°39'42"	N38°57'50"W	29.607
C39	0.429	172.731	000°08'32"	N40°21'57"W	0.429
C40	50.466	172.731	016°44'24"	N48°48'25"W	50.287
C41	9.498	172.731	003°09'02"	S58°45'07"E	9.497

Sheet 6 of 7

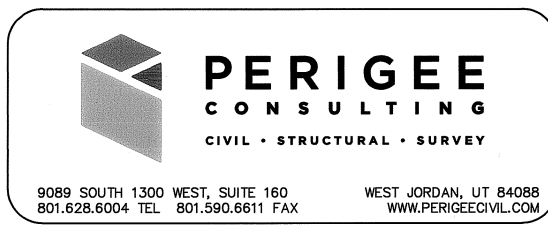
DAYBREAK LAKE ISLAND PLAT 3  
 AMENDING LOT A-6 OF THE KENNECOTT DAYBREAK OQUIRRH LAKE PLAT

Located in the Southwest quarter of Section 18, T3S, R1W and the Northwest Quarter of Section 19, T3S, R1W, Salt Lake Base and Meridian

RECORDED # 13216380  
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: Old Republic Title Draper/OTCM  
 DATE: 3/13/2020 TIME: 1:47 PM BOOK: 2020 P PAGE: 54  
 \$516.00  
 [Signature] 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	2,572.3	22.23	2.28	5.23	26.0377	0	58.35	SEE AMENDED PLAT 1	
AMENDED PLAT 1	12.61	22.17	2.28	5.23	26.0377	0	68.33	13	4,887.83
LOT M-104 AMENDED	0	0	0	0	0	0	0	0	0
PLAT 2	8,675.3	1,089.6	1.32	4.74	0	0	15,784.9	SEE AMENDED PLAT 2	
PLAT 2 AMENDED	8,699.3	1,089.6	1.32	4.74	0	0	15,718.9	21	6,940.29
TOWNHOME 1 SUB.	0	0	0	0	0	0	0	0	0
PLAT 3	2,643.7	11,610.6	0.32	5.89	0	0	20,464.3	9	2,105.88
PLAT 4	0.7252	0.3896	0.24	1.97	0	0	3,256	SEE AMENDED PLAT 4	
PLAT 4 AMENDED	0.7593	0.3263	0.24	1.97	0	0	3,256	5	4,889.98
CARRIAGE CONDOS	0	0	0	0	0	0	0	0	0
PLAT 5	2,999.4	2,736.8	1.18	5.39	0	0	12,306.2	SEE AMENDED PLAT 5	
PLAT 5 AMENDED	5,790.5	0	1.18	5.39	0	0	12,305	36	10,719.18
PLAT 6	3,371	31,814.8	0	3.89	0	0	39,075.8	13	352.29
PLAT 7	16,327.2	7,652.6	6.27	5.11	0	0	35,358	SEE AMENDED PLAT 7C	
PLAT 7A	1,726	0	0.11	0.39	0	0	2,226	5	1,690.56
PLATS 3B-1 THRU 3B-10	0	0	0	0	0	0	0	0	0
CORPORATE CENTER #1	0	0	0.07	0.1	0	0	0.17	0	0
PLAT 8	13,862.2	0.0431	0.38	3.77	0	0	18,053.3	13	4,227.78
PLAT 7A AMENDED	16,327.2	7,652.6	6.27	5.11	0	0	35,358	SEE AMENDED PLAT 7C	
EASTLAKE VILLAGE CONDOS	0	0	0	0	0	0	0	0	0
PLAT 9	17,800.5	0	5.04	5.92	0	0	28,760.5	SEE AMENDED PLAT 9A	
PLAT 7B AMENDED	14,762.4	7,652.6	0	7.83	0	0	35,355	SEE AMENDED PLAT 7C	
VILLAGE CENTER 1A	0	0	0	0	0	0	0	0	0
AMENDED EASTLAKE VILLAGE CONDOS	0	0	0	0	0	0	0	0	0
PLAT 9A AMENDED	17,800.5	0	5.04	5.92	0	0	28,760.5	38	11,087.08
AMENDED PLAT 1A	12.61	22.17	2.28	5.23	26.0377	0	68.3277	SEE AMENDED PLAT 1	
DAYBREAK VIEW PARKWAY SUBDIVISION FROM EAST FRONTAGE ROAD TO THE EAST FRONTAGE ROAD	0	0	1.36	0	0	0	1.36	0	0
APARTMENT VENTURE #1	0	0	1.3	1.14	0	0	2.44	0	0
PLAT 3C	0	0	0.84	0	0	0	0.84	0	0
DAYBREAK VIEW PARKWAY SUBDIVISION FROM EAST FRONTAGE ROAD TO 11800 SOUTH	0	0	1.11	0.04	0	0	1.15	0	0
COMMERCE PARK PLAT 1	0	0	0.19	0.22	0	0	0.41	0	0
COMMERCE PARK PLAT 2	0	0	0.47	0	0	0	0.47	0	0
PLAT 8A-1	0	0	0	0	0	0	0	2	740
PLAT 8A-2	0	0	0	0	0	0	0	0	0
VILLAGE 4A PLAT 1	2,149	0	1.49	0	0	0	3,639	7	1,028.00
VILLAGE 4A PLAT 2	0.8623	0	0.61	0	0	0	1,472.3	SEE AMENDED VILLAGE 4A PLAT 2	
PLAT 8A-3	0	0	0	0	0	0	0	0	0
PLAT 8A-4	0	0	0	0	0	0	0	0	0
PLATS 8A-5 THRU 8A-9	0	0	0	0	0	0	0	0	0
PLAT 7C AMENDED	14,762.4	7,364.7	7.83	5.11	0	0	35,067.1	35	10,037.21
AMENDED VILLAGE 4A PLAT 2	0.8623	0	0.61	0	0	0	1,472.3	3	789.76
EASTLAKE ELEMENTARY SCHOOL	0	0	0	0	0	0	0	0	0
COUPLER LINER PRODUCT #1	0	0	0	0	0	0	0	0	0
PLAT 3D	0.0138	0	0.12	0	0	0	0.1338	2	449.14
AMENDED PLAT 3B-10	0	0	0	0	0	0	0	1	33.72
VCI DAYCARE	0	0	0.38	0.04	0	0	0.42	0	0
VCI CONDO SUBDIVISION	0	0	0	0	0	0	0	0	0
VILLAGE 4A PLAT 3	2,953.1	0	1.56	0.37	0	0	4,883.1	3	1,283.96
BINGHAM CREEK PLAT	142,713	0	0	0	0	0	142,713	0	0
11400/MVC SE COMMERCIAL #1	0	0	0	0	0	0	0	0	0
QUESTAR/VWCD PLAT	0	0	0	0	0	0	0	0	0
VILLAGE 4A MULTI FAMILY #1	1.05	0	0	0	0	0	1.05	0	0
UNIVERSITY MEDICAL #1	0	0	0.41	0	0	0	0.41	SEE AMENDED UNIV MEDICAL #1	
PLAT 10A	0.766	0	0.64	0	0	0	1.406	SEE AMENDED PLAT 10A	
VCI MULTI FAMILY #1	0.0903	0	0	0	0	0	0.0903	SEE AMENDED VCI MULTI FAMILY #1	
AMENDED PLAT 10A	0.766	0	0.64	0	0	0	1.406	2	1,291.32
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 9B	0	0	0	0	0	0	0	0	0
PLAT 9C	-0.2014	0	0	0	0	0	-0.2014	0	0
PLAT 3E	0.0251	0	0.36	0	0	0	0.3851	1	389
AMENDED UNIVERSITY MEDICAL #1	0	0	0.26	0.22	0	0	0.48	0	0
SOUTH JORDAN PARKWAY ROW PLAT FROM SPLIT ROCK DRIVE TO S360 WEST	0	0	1.21	0	0	0	1.21	0	0
PLAT 2C	0.0998	0	0	0	0	0	0.0998	0	0
AMENDED VCI MULTI FAMILY #1	0.0903	0	0	0	0	0	0.0903	3	412.58
VCI MULTI FAMILY #2A	0.111	0	0	0	0	0	0.111	1	502.5
PLAT 9D	0	0	0	0	0	0	0	2	484
AMENDED PLAT 3E	0	0	0	0	0	0	0	0	0
PLAT 10	0	0	0	0	0	0	0	0	0
VCI MULTI FAMILY #2B	0.3087	0	0	0	0	0	0.3087	1	194.33
VILLAGE 4A PLAT 4	0.8077	0	0.26	0.23	0	0	1.2977	2	718.52
VILLAGE 4A PLAT 5	1.5901	0	0.68	0.00	0	0	2,270.1	4	1,125.22
PLAT 10B	0	0	0.2	0	0	0	0.29	0	0
PLAT 7E	0	0	0	0	0	0	0	0	0
PLAT 5F	0	0	0	0	0	0	0	0	0
PLAT 7F	0	0	0	0	0	0	0	0	0
VCI MULTI FAMILY #3	0.1297	0	0	0	0	0	0.1297	0	0
VILLAGE 4A MULTI FAMILY #2	0	0	0	0	0	0	0	0	0
PLAT 9G	-0.2921	0	0	0	0	0	-0.2921	6	1,303.42
PLAT 10C	1.0618	0	0.14	0.65	0	0	1,871.8	4	1,097.20
PLAT 8D	0	0	0	0	0	0	0	0	0
PLAT 8B	0	0	0	0	0	0	0	0	0
PLAT 9H	0	0	0	0	0	0	0	0	0
VILLAGE 4 WEST PLAT 1	0.2552	0	2.02	0.48	0	0	2,752	2,00	1,088
VCI MULTI FAMILY #4	0	0	0	0	0	0	0	0	0
VILLAGE EAST PLAT 1	1,491.1	0	0	0.86	0	0	2,351.1	6	1,524.61
VCI MULTI FAMILY #4A	0.3296	0	0	0	0	0	0.3296	0	0
PLAT 10D	0.3384	0	0.18	0.35	0	0	0.8684	6	924.04
VCI MULTI FAMILY #5	0.2651	0	0	0	0	0	0.2651	0	0
VILLAGE 4A PLAT 6	1,002	0	0.99	0.31	0	0	2,302	10	1,837.74
PLAT 10E	0.9785	0	1.31	0.51	0	0	2,793.5	8	2,892.33
PLAT 9I	0	0	0	0	0	0	0	0	0
OQUIRRH LAKE PLAT	0	105,945	0	0	0	0	105,945	0	0
VILLAGE 4 WEST PLAT 2	0.293	0	0	0.27	0	0	0.563	2	891.76

- ⚠ INFORMATION COMPILED BY ADDING ACREAGE ON A FINAL PLAT PREPARED BY STANTEC.
- ⚠ THESE PLATS WERE NOT ADDED IN THE TOTAL COLUMN AT THE BOTTOM OF THE TABLE. THESE PLATS HAVE BEEN AMENDED AND THE AMENDED PLAT WAS ADDED TO THE TOTAL AT THE BOTTOM OF THE TABLE.
- ⚠ THESE PLATS WERE NOT ADDED IN THE TOTAL COLUMN AT THE BOTTOM OF THE TABLE. THIS PLAT HAS BEEN AMENDED THREE TIMES AND ONLY THE LAST AMENDED PLAT (PLAT 7C) AS ADDED TO THE TOTAL AT THE BOTTOM OF THE TABLE.
- ⚠ INFORMATION SHOWN ON A FINAL PLAT PREPARED BY DOMINION.
- ⚠ INFORMATION SHOWN ON A FINAL PLAT PREPARED BY FOCUS ENGINEERING AND SURVEYING.
- ⚠ THIS PLAT VACATED (5) P-LOTS WHICH WERE SUBTRACT FROM THE TABLE.
- ⚠ THIS PLAT AMENDED P-LOTS FROM THE ORIGINAL PLAT AND THE ACREAGE SHOWN IS THE NET DIFFERENCE.
- \* THESE NUMBERS ARE CORRECTED FROM THE ORIGINALLY RECORDED PLAT.



Sheet 7 of 7

DAYBREAK LAKE ISLAND PLAT 3  
AMENDING LOT A-6 OF THE KENNECOTT DAYBREAK OQUIRRH LAKE PLAT

Located in the Southwest quarter of Section 18, T35, R1W and the Northwest Quarter of Section 19, T35, R1W, Salt Lake Base and Meridian

---

RECORDED # 13216380  
REQUEST OF: Old Republic Title Draper/Orem  
DATE: 9/13/2020 TIME: 1:47 PM BOOK: 2020 P PAGE: 54  
\$516.00  
SALT LAKE COUNTY RECORDER