

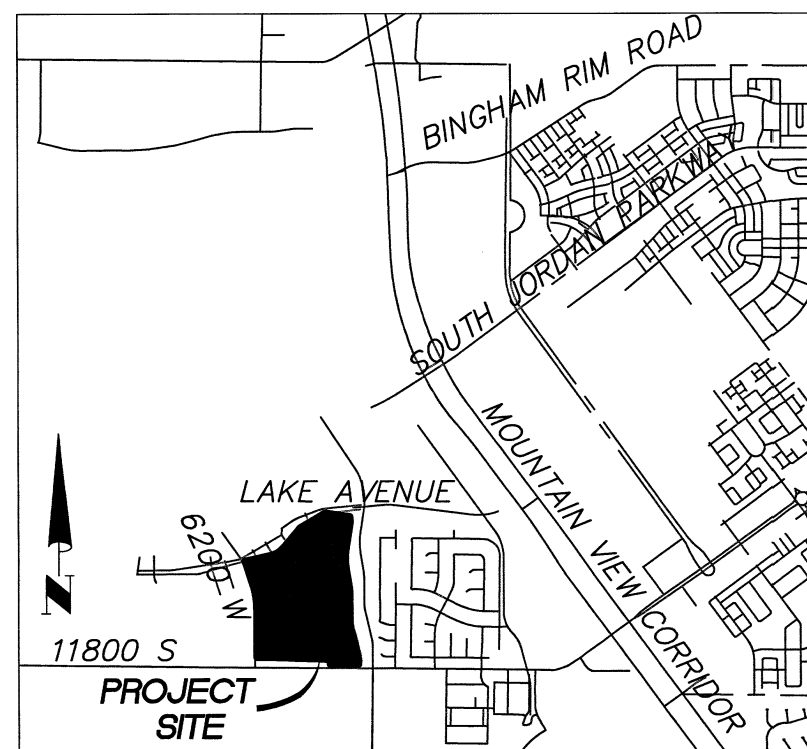
DAYBREAK VILLAGE 7 SUBDIVISION AMENDED AMENDING LOT 100 OF THE KENNECOTT DAYBREAK VILLAGE 7 SUBDIVISION AMENDING LOTS V7 AND T6 OF THE KENNECOTT MASTER SUBDIVISION #1 AMENDED

Located in the South Half of Section 23, T3S, R2W,
Salt Lake Base and Meridian

Containing 2 Lots	79.145 acres
Total boundary acreage	79.145 acres

DEVELOPED BY:

Daybreak Communities
4700 Daybreak Parkway
South Jordan, Utah 84009



VICINITY MAP

OWNER'S DEDICATION

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

**DAYBREAK VILLAGE 7 SUBDIVISION AMENDED
AMENDING LOT 100 OF THE KENNECOTT DAYBREAK VILLAGE 7
SUBDIVISION AMENDING LOTS V7 AND T6 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 here unto set my hand this
1st day of SEPTEMBER, A.D., 2017.

VP Daybreak Communities LLC,
a Delaware limited liability company

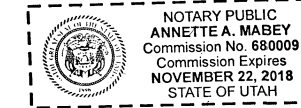
By: Daybreak Communities LLC,
a Delaware limited liability company
Its: Project Manager

Ty K. McCutcheon
Ty K. McCutcheon
President & CEO

CORPORATE ACKNOWLEDGMENT

"The Owner's Dedication was acknowledged before me this 1st day of September, 2017, 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."

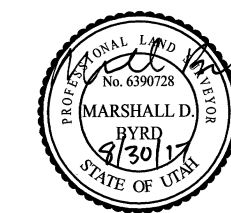
Annette A. Mabey
Annette A. Mabey
Notary Public



SURVEYOR'S CERTIFICATE

I, Marshall D. Byrd do hereby certify that I am a Registered 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 VILLAGE 7 SUBDIVISION AMENDED 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



8/30/2017
Date

BOUNDARY DESCRIPTION:

All of Lot 100 of the Kennecott Daybreak Village 7 Subdivision Amending Lots V7 and T6 of the Kennecott Master Subdivision #1 Amended more particularly described as follows:

Beginning at a Southwesterly corner of Lot 100 of the Kennecott Daybreak Village 7 Subdivision Amending Lots V7 and T6 of the Kennecott Master Subdivision #1 Amended, also being on the North right-of-way line of 11800 South Street said point lies South 89°56'14" West 217.701 feet along the Section Line and North 53.000 feet from the South Quarter Corner of Section 23, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Lot 100 the following (33) courses: 1) North 84.627 feet; 2) North 87°53'31" West 920.237 feet to a point on a 984.500 foot radius tangent curve to the left, (radius bears South 02°06'29" West); 3) along the arc of said curve 36.222 feet through a central angle of 02°06'29"; 4) West 283.972 feet; 5) North 84.678 feet to a point on a 781.000 foot radius tangent curve to the left, (radius bears South 04°40'39" West); 6) along the arc of said curve 63.759 feet through a central angle of 04°40'39"; 7) North 04°40'39" West 121.076 feet to a point on a 781.000 foot radius tangent curve to the left, (radius bears South 85°19'21" West); 8) along the arc of said curve 179.160 feet through a central angle of 13°08'37"; 9) North 17°49'16" West 401.994 feet to a point on a 781.000 foot radius tangent curve to the left, (radius bears South 72°10'44" West); 10) along the arc of said curve 13.600 feet through a central angle of 05°21'20"; 11) North 77°49'38" East 469.062 feet to a point on a 324.000 foot radius tangent curve to the left, (radius bears North 12°10'22" West); 12) along the arc of said curve 216.516 feet through a central angle of 37°42'23"; 13) North 40°07'15" East 430.230 feet to a point on a 200.000 foot radius tangent curve to the right, (radius bears South 49°52'45" East); 14) along the arc of said curve 67.186 feet through a central angle of 19°14'51"; 15) North 54°22'05" East 394.539 feet to a point on a 200.000 foot radius tangent curve to the right, (radius bears South 30°37'55" East); 16) along the arc of said curve 67.671 feet through a central angle of 19°23'10"; 17) South 81°14'59" East 398.191 feet; 18) South 04°02'21" East 102.544 feet; 19) South 09°47'52" West 35.023 feet to a point on a 456.000 foot radius non tangent curve to the right, (radius bears North 82°18'55" West); 20) along the arc of said curve 17.780 feet through a central angle of 01°03'56"; 21) South 08°45'01" West 405.560 feet to a point on a 1028.000 foot radius tangent curve to the left, (radius bears South 81°14'59" East); 22) along the arc of said curve 323.423 feet through a central angle of 18°00'31"; 23) South 09°15'50" East 354.410 feet to a point on a 471.000 foot radius tangent curve to the right, (radius bears South 80°44'30" West); 24) along the arc of said curve 74.191 feet through a central angle of 09°01'31"; 25) South 00°13'54" East 457.343 feet to a point on a 526.000 foot radius tangent curve to the left, (radius bears North 89°46'01" East); 26) along the arc of said curve 18.422 feet through a central angle of 12°53'58"; 27) South 13°07'57" East 31.170 feet; 28) South 15°43'56" East 232.236 feet; 29) South 13°07'57" East 227.240 feet to a point on a 466.500 foot radius tangent curve to the right, (radius bears South 76°52'03" West); 30) along the arc of said curve 106.924 feet through a central angle of 13°07'57"; 31) South 32.284 feet; 32) South 89°56'12" West 263.178 feet; 33) South 89°56'14" West 217.700 feet to the point of beginning.

Property contains 79.145 acres.

NOTES:

1. In conjunction with the recordation of this plat for DAYBREAK VILLAGE 7 SUBDIVISION AMENDED, 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. 8581957, 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, 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 thereunder 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 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.

EASEMENT NOTE:

Owner certifies that the easements, claims of easements, or encumbrances on the platted property which are shown by public records are shown on this plat based on the title report issued by First American Title Co., Order Number 251-231837, Amendment No. 4, with an effective date of September 15, 2017.

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.

SEWER NOTE:

*The signature of South Valley Sewer District on this plat does not constitute any guarantee of availability of sanitary sewer service to the property or any approval of sewer lines or facilities. The owner(s) of the property must provide satisfactory plans to the Sewer District for review and approval before connecting to the District's sewer system and will be required to comply with the District's rules and regulations.

NOTICE:

Potential purchasers of property described on this plat are advised by South Jordan City to familiarize themselves with all notes, lot information, easements and other pertinent information contained on this plat and also with any Covenants, Conditions and Restrictions ("CCRs") recorded against such property, including those described in note 1 of this plat. Such property may also be subject to the restrictions of the Kennecott Development Standards Matrix ("Matrix") attached to the Kennecott Master Subdivision #1 Plat, recorded in Book 20029P 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.

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801.628.6004 TEL. 801.590.5611 FAX WWW.PERIGEECONSULT.COM

EASEMENT APPROVAL
CENTURY LINK: *Bob Mink* DATE: 8-31-17
PACIFICORP: *Debra Vallejo* DATE: 8-31-17
QUESTAR GAS: *Vali Sneed* DATE: 8-21-17
CONCAST: *Christie Merson* DATE: 8-21-17

SALT LAKE VALLEY HEALTH DEPARTMENT
APPROVED AS TO FORM THIS 4 DAY OF October, A.D., 2017.
Rich Johnson
SALT LAKE VALLEY HEALTH DEPARTMENT

SOUTH VALLEY SEWER DISTRICT
APPROVED AS TO FORM THIS 4 DAY OF October, A.D., 2017.
[Signature]
GENERAL MANAGER

PLANNING DEPARTMENT
APPROVED AS TO FORM THIS 20th DAY OF September, A.D., 2017, BY THE SOUTH JORDAN PLANNING DEPARTMENT.
Nancy Robinson
CITY PLANNER

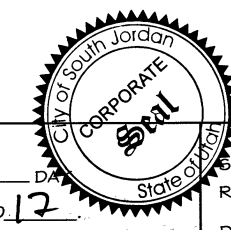
SOUTH JORDAN CITY ENGINEER
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
10/3/17 *[Signature]*
DATE SOUTH JORDAN CITY ENGINEER

OFFICE OF THE CITY ATTORNEY
APPROVED AS TO FORM THIS 5th DAY OF OCTOBER, A.D., 2017.
[Signature]
ATTORNEY FOR SOUTH JORDAN CITY

SOUTH JORDAN CITY MAYOR
APPROVED AS TO FORM THIS 5th DAY OF Sept, A.D., 2017.
Adam M. West
CITY RECORDER

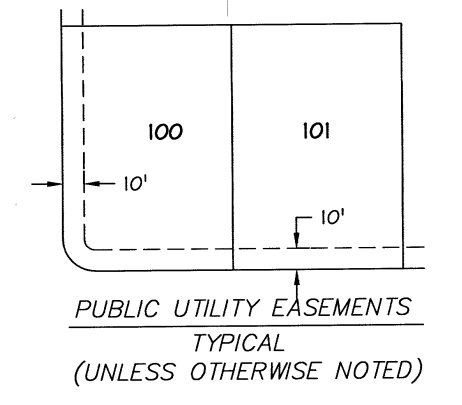
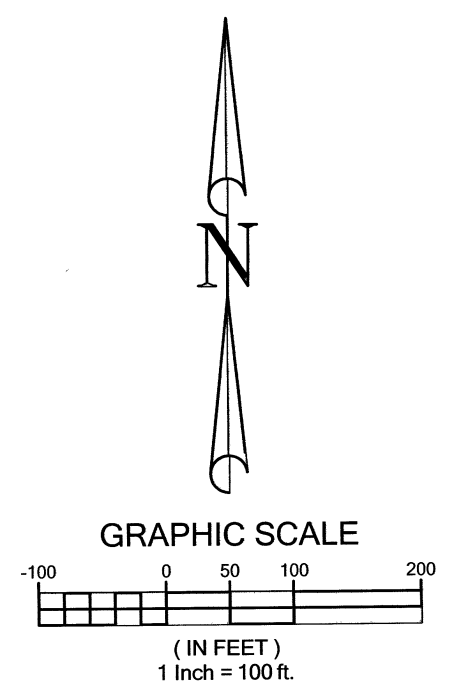
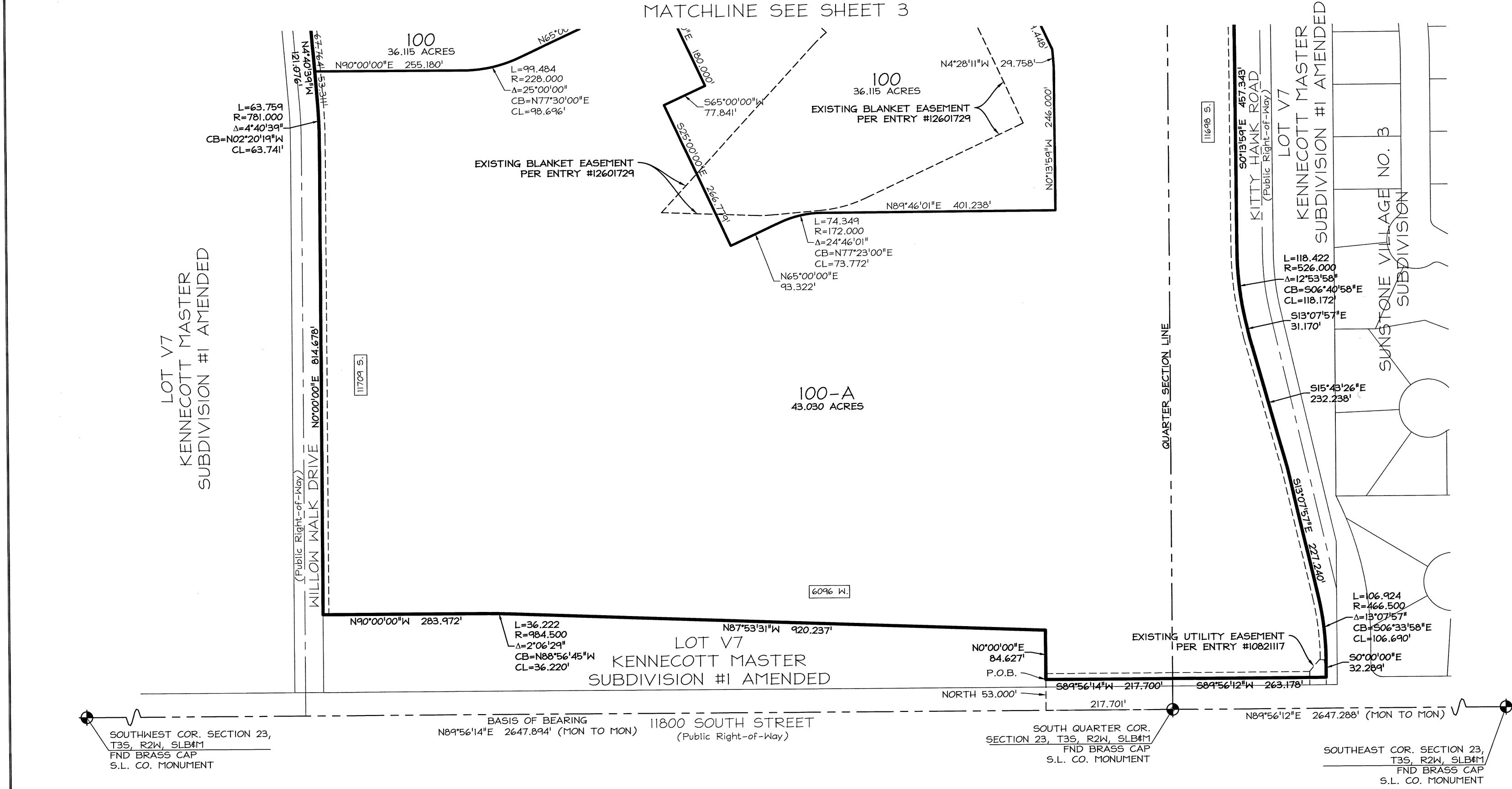
SOUTH JORDAN CITY ENGINEER
[Signature]
MAYOR

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: *First American Title*
DATE: 11-8-2017 TIME: 9:24AM BOOK: 2017P PAGE: 307
FEE \$: \$152.00
SALT LAKE COUNTY RECORDER



P02-2
Sheet 1 of 5

RECORDED # 2654584
FEE \$: \$152.00
2017P-307



LEGEND

- ⊕ FOUND SALT LAKE COUNTY SECTION CORNER
- ⊙ PROPOSED STREET MONUMENT
- ⊙ EXISTING STREET MONUMENT
- 518 BA ADDRESS WITH ABBREVIATION OF STREET OR LANE

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.

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Sheet **2** of 5

DAYBREAK VILLAGE 7 SUBDIVISION AMENDED
 AMENDING LOT 100 OF THE KENNECOTT DAYBREAK VILLAGE 7 SUBDIVISION AMENDING LOTS V7 AND T6 OF THE KENNECOTT MASTER SUBDIVISION #1 AMENDED

Located in the South Half of Section 23, T3S, R2W, Salt Lake Base and Meridian

RECORDED #126545 BY

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: *First American Title*

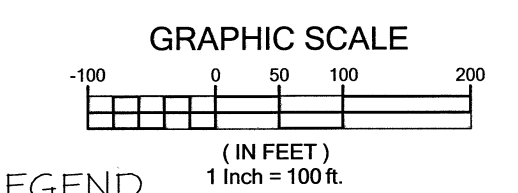
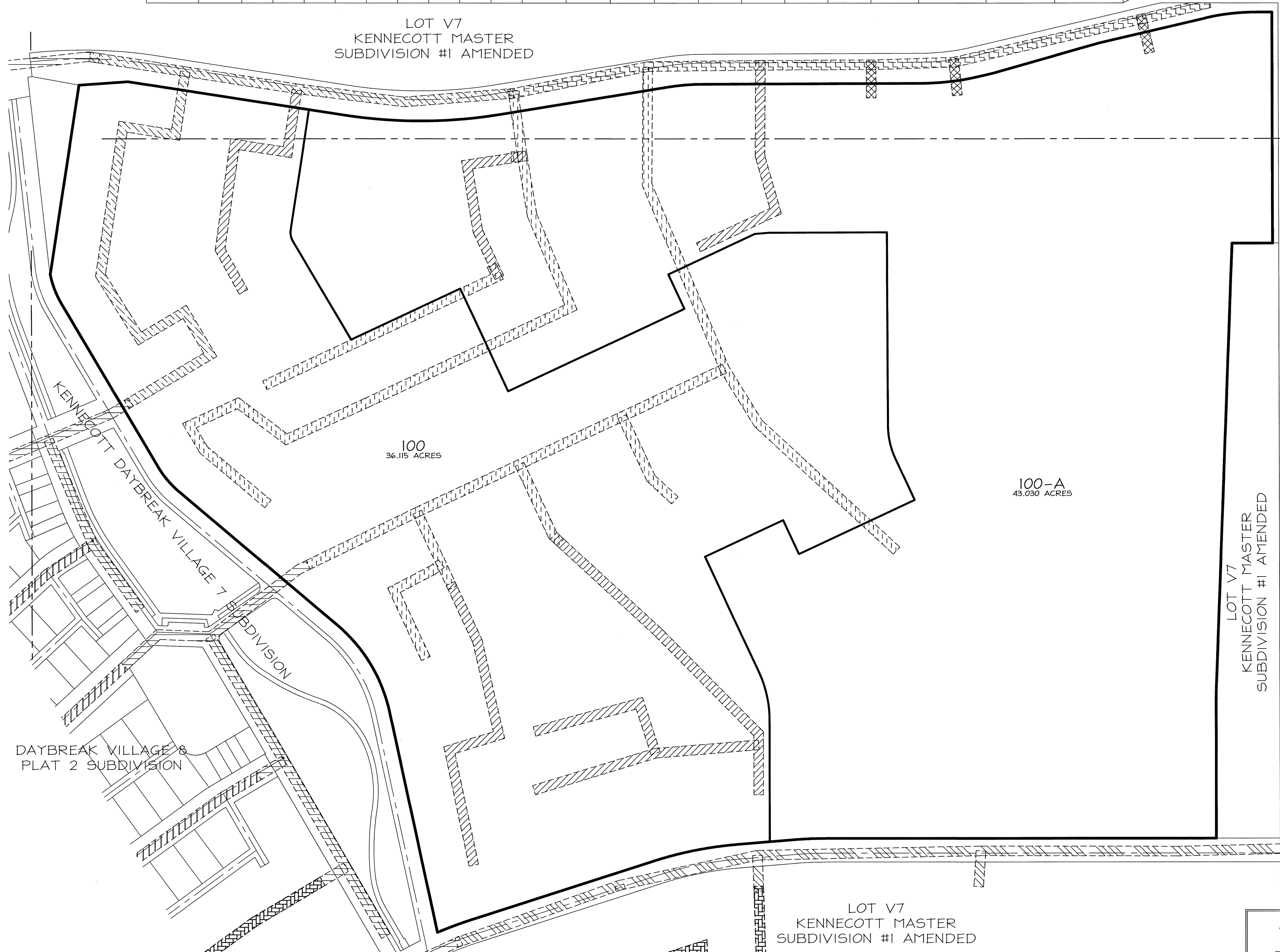
DATE: *11-8-2017* TIME: *9:24am* BOOK: *2017* PAGE: *307*

\$150.00 FEE \$ *Deputy* SALT LAKE COUNTY RECORDER

SUNSTONE VILLAGE NO. 4
SUBDIVISION

SUNSTONE VILLAGE NO. 3
SUBDIVISION

LOT V7
KENNECOTT MASTER
SUBDIVISION #1 AMENDED



LEGEND

	EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 10508 PAGE 6182
	EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 10436 PAGE 1677
	EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 10475 PAGE 8071
	EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 10425 PAGE 6826
	EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 10430 PAGE 9465
	EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 10475 PAGE 8066
	EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 10506 PAGE 2688
	EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 10545 PAGE 3764
	EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 10468 PAGE 1932

DAYBREAK VILLAGE 8
PLAT 2 SUBDIVISION

KENNECOTT DAYBREAK VILLAGE 7
SUBDIVISION

LOT V7
KENNECOTT MASTER
SUBDIVISION #1 AMENDED

LOT V7
KENNECOTT MASTER
SUBDIVISION #1 AMENDED

Sheet 4 of 5

DAYBREAK VILLAGE 7 SUBDIVISION AMENDED
AMENDING LOT 100 OF THE KENNECOTT DAYBREAK VILLAGE 7
SUBDIVISION AMENDING LOTS V7 AND T6 OF THE KENNECOTT
MASTER SUBDIVISION #1 AMENDED

Located in the South Half of Section 23, T3S, R2W,
Salt Lake Base and Meridian

RECORDED # 12654524

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF: *First American Title*

DATE: *11-8-2017* TIME: *9:24am* BOOK: *2017* PAGE: *507*

FEE \$152.00 *Sharon Deputy*
SALT LAKE COUNTY RECORDER

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