

DAYBREAK VILLAGE IIA PLAT 5 AMENDING LOT Z101 OF THE VP DAYBREAK OPERATIONS-INVESTMENTS PLAT 1

Located in the South Half of Section 22, T3S, R24W,
Salt Lake Base and Meridian
November, 2020

Containing 71 Lots	12,500 S.F. -	4.336 acres
Containing 6 P-Lots		0.299 acres
Containing 5 Public Lanes		0.694 acres
Street Right-of-Way		0.408 acres
Street Right-of-Way includes 0.407 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		5.727 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, hereinafter to be known as DAYBREAK VILLAGE IIA PLAT 5 and the same has been correctly surveyed and staked on the ground as shown on this plat.

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



12/21/2020
Date

NOTES:

- In conjunction with the recordation of this plat for DAYBREAK VILLAGE IIA PLAT 5, 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") subject to 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 it 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. 8508157, 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").
- 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 and appertaining to the "tract" subdivided by this Plat, and (2) all water flowing or located under, within, over, or through the "tract" subdivided by this Plat, including, without limitation, all storm water and reclaimed water. The "tract" subdivided by this Plat is further subject to all easements, restrictions, reservations, rights-of-way, shortages in area, encroachments, or other encumbrances, whether such matters are of record or otherwise, enforceable at law or in equity.
- 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 designee.
- 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 area to install, maintain, repair, and otherwise operate and accomplish all things associated with a secondary water system providing secondary water to portions of Daybreak.
- 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.
- From and after recordation of this plat, any amendment thereto or further subdivision thereof or within therein shall not constitute a Master Subdivision as 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 lot shown on this plat.
- Certain lots on this Plat may be served by sewer laterals that are less than 10 feet below ground level. In such event, the residence on such lots 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 securing of the residence construction thereon to a depth sufficient for adequate fall into the respective sewer lateral.
- 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, use 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/limiting of traffic. No commitments are made regarding the future developments 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.
- 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 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.
- Approval of this plat by South Jordan City does not mean that individual lot drainage to a road or retention facility is required. Developer and grantees may be required to provide separate drainage facilities to protect individual properties. Approval of this plat also does not constitute representation by the City that sewers 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 platized property which are shown by public records are shown on this plat as recorded on the Official Records of Salt Lake County, 2021, Order Number 2018520 JM, Amendment No. _____ with an effective date of January 7, 2021.

HIGH GROUND WATER:

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

SEWER LATERAL NOTE:

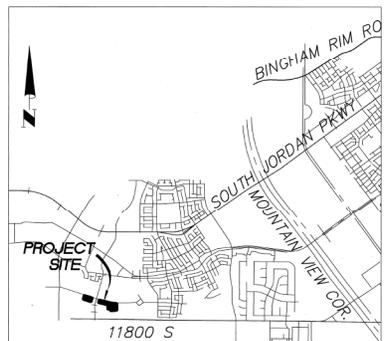
All lots contained within this Plat are served by private sewer laterals. The owner(s) of a lot in this Plat or any portion of an Alpha Parcel which is served by a sewer lateral which traverses a lot labeled "P" or "O", a public right-of-way, or a PUDE easement is hereby granted an easement over and 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 7103 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 the 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 84009

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



VICINITY MAP

OWNER'S DEDICATION

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

**DAYBREAK VILLAGE IIA PLAT 5
AMENDING LOT Z101 OF THE VP DAYBREAK
OPERATIONS-INVESTMENTS PLAT 1**

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

In witness whereof I have here unto set my hand this 7th day of JANUARY, A.D., 20 21.

VP Daybreak Devco LLC,
a Delaware limited liability company

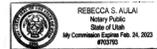
By: Daybreak Communities LLC,
a Delaware limited liability company
its Project Manager

Ty K. McCutcheon
Ty K. McCutcheon
President & CEO

CORPORATE ACKNOWLEDGMENT

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

Rebecca S. Aul
Rebecca S. Aul
Notary Public
State of Utah
My Commission Expires Feb 24, 2023
#97076



RECORD OF SURVEY

REC. NO. None

SIGNATURE Steve R. Hight 1/7/2021

1008 SOUTH 1200 WEST, SUITE 180
801.628.0204 TEL. 801.580.6811 FAX
WWW.PROFESORVILL.COM

WEST JORDAN, UT 84088

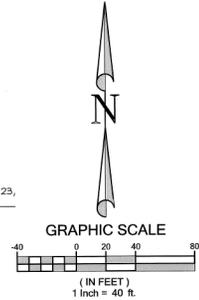
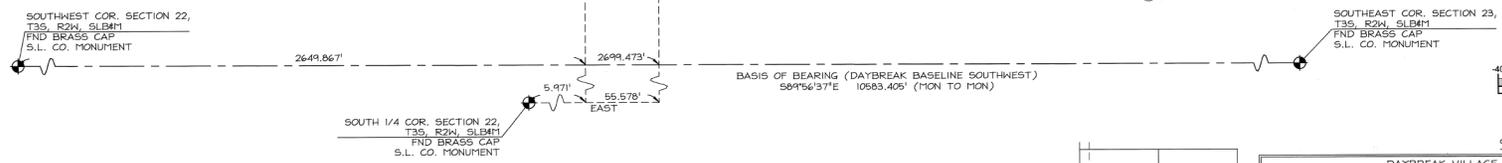
<p>EASEMENT APPROVAL</p> <p>Developer and grantees may be required to provide separate drainage facilities to protect individual properties. Approval of this plat also does not constitute representation by the City that sewers or other drainage facilities are appropriate and maintained nor that drainage from adjacent properties is prevented.</p> <p>DATE: 12/21/2020</p> <p>DATE: 12/21/2020</p> <p>DATE: 12/21/2020</p> <p>DATE: 12/21/2020</p>	<p>SALT LAKE VALLEY HEALTH DEPARTMENT</p> <p>APPROVED AS TO FORM THIS <u>29</u> DAY OF <u>JANUARY</u>, A.D., 20<u>21</u></p> <p>DATE: 12/21/2020</p> <p>DATE: 12/21/2020</p>	<p>SOUTH VALLEY SEWER DISTRICT</p> <p>APPROVED AS TO FORM THIS <u>19</u> DAY OF <u>JANUARY</u>, A.D., 20<u>21</u></p> <p>DATE: 12/21/2020</p>
<p>PLANNING DEPARTMENT</p> <p>APPROVED AS TO FORM THIS <u>30th</u> DAY OF <u>FEBRUARY</u>, A.D., 20<u>21</u></p> <p>DATE: 1/2/2021</p>	<p>SOUTH JORDAN CITY ENGINEER</p> <p>I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.</p> <p>DATE: 1/2/2021</p>	<p>OFFICE OF THE CITY ATTORNEY</p> <p>APPROVED AS TO FORM THIS <u>16th</u> DAY OF <u>FEBRUARY</u>, A.D., 20<u>21</u></p> <p>DATE: 1/2/2021</p>
<p>SOUTH JORDAN CITY MAYOR</p> <p>APPROVED AS TO FORM THIS <u>22</u> DAY OF <u>FEBRUARY</u>, A.D., 20<u>21</u></p> <p>DATE: 1/2/2021</p>	<p>STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: <u>VP Daybreak Operations LLC</u></p> <p>DATE: 12/21/2021, TIME: <u>9:45am</u> BOOK: <u>2021P</u> PAGE: <u>14/6</u></p> <p>\$ <u>504.00</u></p> <p>DATE: 12/21/2021</p>	<p>RECORDED # <u>1679605</u></p> <p>SALT LAKE COUNTY RECORDER</p>

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

Sheet 1 of 7

LEGEND

- ⊕ FOUND SALT LAKE COUNTY SECTION CORNER
- ⊙ PROPOSED STREET MONUMENT
- ⊙ EXISTING STREET MONUMENT
- ⊙ ADDRESS WITH ABBREVIATION OF STREET OR LANE
- SW DA
- 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 AND DRAINAGE EASEMENT



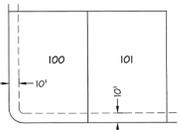
PROPERTY CORNERS
PROPERTY CORNERS TO BE SET WILL BE REBAR & CAP OR NAILS SET IN THE TOP OF CURB OR ALLEY ON THE EXTENSION OF SIDE LOT LINES.

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PERIGEE
C O N S U L T I N G
CIVIL - STRUCTURAL - SURVEY
8089 SOUTH 1300 WEST, SUITE 160 WEST JORDAN, UT 84086
801-638-8004 TEL. 801-560-8611 FAX WWW.PERIGEE.COM

DRAINAGE EASEMENTS

- ① 2' WIDE DRAINAGE EASEMENT IN FAVOR OF LOTS 400-403 (APPLIES TO ALL LOT LINES FOR SAID LOTS)
- ② 2' WIDE DRAINAGE EASEMENT IN FAVOR OF LOTS 404-407 (APPLIES TO ALL LOT LINES FOR SAID LOTS)



DAYBREAK VILLAGE IIA PLAT 5
AMENDING LOT 2101 OF THE VP DAYBREAK OPERATIONS-INVESTMENTS PLAT 1
Located in the South Half of Section 22, T35, R24, Salt Lake Base and Meridian

RECORDED IN 13679105
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: VP Daybreak Operations, LLC
DATE: 6/2/2021 TIME: 9:48am BOOK: 2021P PAGE: 146
\$ 504.00
SALT LAKE COUNTY REGISTER

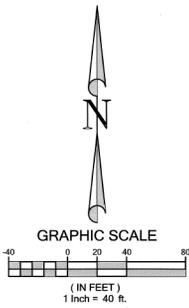
C-102
DAYBREAK VILLAGE 8, VILLAGE 9 &
VILLAGE 13 SCHOOL SITES SUBDIVISION

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 AND DRAINAGE EASEMENT



OPERATIONS-INVESTMENTS PLAT 1
 Z101 VP DAYBREAK
 OPERATIONS-INVESTMENTS PLAT 1
 SOUTH JORDAN CITY
 26-22-400-005



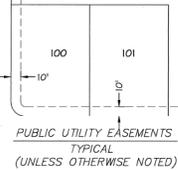
Sheet 3 of 7

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PERIGEE CONSULTING
CIVIL • STRUCTURAL • SURVEY

8089 SOUTH 1300 WEST, SUITE 160 WEST JORDAN, UT 84088
801.588.8004 TEL. 801.586.9811 FAX. WWW.PERIGEECONSULTING.COM

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.



DAYBREAK VILLAGE IIA PLAT 5
AMENDING LOT Z101 OF THE VP DAYBREAK
OPERATIONS-INVESTMENTS PLAT 1

Located in the South Half of Section 22, T35, R24, Salt Lake Base and Meridian

RECORDED # 131,794.05
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: VP Daybreak Operations LLC
DATE: 6/21/2011 TIME: 9:48 AM BOOK: 2021P PAGE: 146
\$ 504.00
SALT LAKE COUNTY RECORDER

SOUTHWEST COR. SECTION 22, T35, R24, S16M1
FND BRASS CAP
S.L. CO. MONUMENT

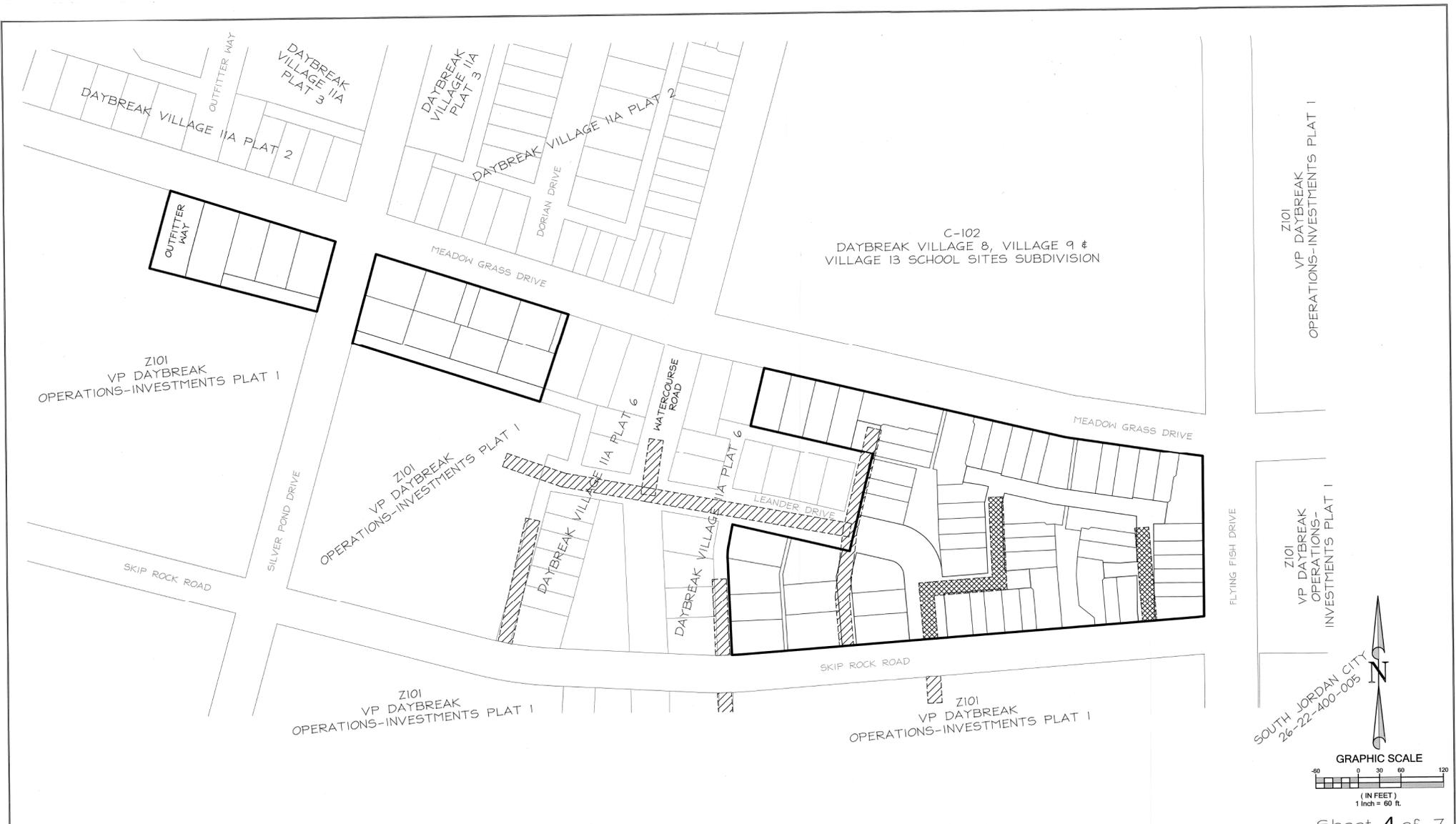
3230.642'

SOUTH 1/4 COR. SECTION 22, T35, R24, S16M1
FND BRASS CAP
S.L. CO. MONUMENT

EAST 586.796'

BASIS OF BEARING (DAYBREAK BASELINE SOUTHWEST)
S84°56'37"E 10583.405' (MON TO MON)

SOUTHEAST COR. SECTION 23, T35, R24, S16M1
FND BRASS CAP
S.L. CO. MONUMENT

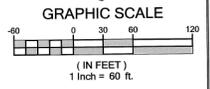


C-102
 DAYBREAK VILLAGE 8, VILLAGE 9 &
 VILLAGE 13 SCHOOL SITES SUBDIVISION

Z101
 VP DAYBREAK
 OPERATIONS-INVESTMENTS PLAT 1

Z101
 VP DAYBREAK
 OPERATIONS-
 INVESTMENTS PLAT 1

SOUTH JORDAN CITY
 26-22-400-005



Sheet 4 of 7

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 180 WEST JORDAN, UT 84068
 801.626.9004 TEL. 801.640.6611 FAX WWW.PERIGEECONSULTING.COM

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LEGEND

	EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 1024 PAGE 3743
	EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 1050 PAGE 7910

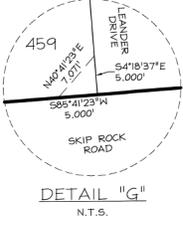
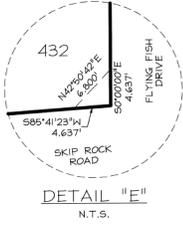
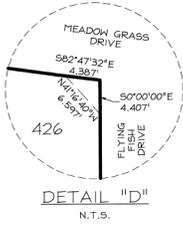
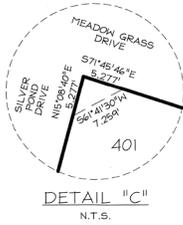
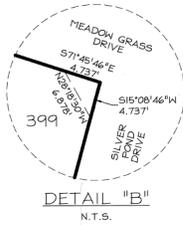
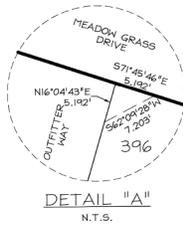
DAYBREAK VILLAGE IIA PLAT 5
 AMENDING LOT Z101 OF THE VP DAYBREAK
 OPERATIONS-INVESTMENTS PLAT 1

Located in the South Half of Section 22, T35, R24,
 Salt Lake Base and Meridian

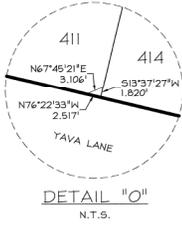
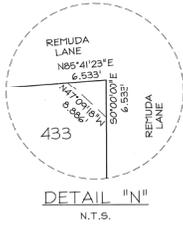
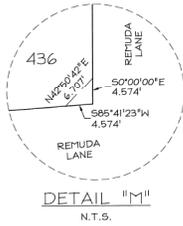
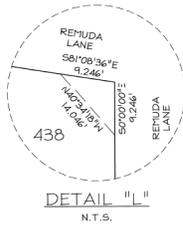
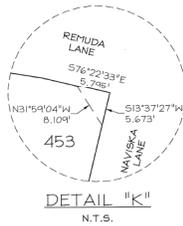
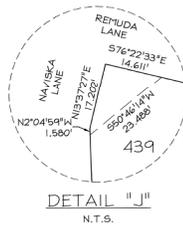
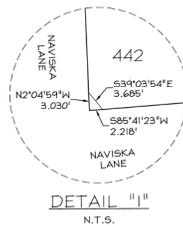
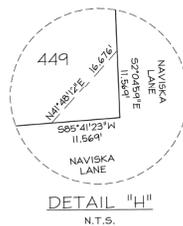
RECORDED # 1367905
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
 REQUEST OF: VP Daybreak Operations LLC
 DATE: 6/18/2021 TIME: 9:45am BOOK: 2021P PAGE: 146
 \$ 504.00
 FEE \$

SALT LAKE COUNTY RECORDER

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



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



Line #	Length	Direction
L1	10.000	N15°08'46\"E
L2	10.000	N15°08'46\"E
L3	44.933	N16°04'43\"E
L4	25.518	N71°45'46\"W
L5	10.015	N15°08'46\"E
L6	10.015	N15°08'46\"E
L7	71.554	N71°45'46\"W
L8	70.000	N71°45'46\"W
L9	70.000	N71°45'46\"W
L10	70.000	N71°45'46\"W
L11	60.838	N18°14'14\"E
L12	85.000	N13°37'27\"E
L13	85.000	N13°37'27\"E
L14	85.000	N13°37'27\"E
L15	85.000	N13°37'27\"E
L16	34.189	N76°22'33\"W
L17	4.243	N58°37'27\"E
L18	34.000	N76°22'33\"W
L19	4.243	N58°37'27\"E
L20	40.588	N76°22'33\"W
L21	88.000	N13°37'27\"E
L22	80.588	N76°22'33\"W
L23	22.189	N76°22'33\"W
L24	52.000	N13°37'27\"E
L25	22.189	N76°22'33\"W
L26	88.000	N13°37'27\"E
L27	8.000	N13°37'27\"E
L28	4.243	N13°22'33\"N
L29	59.000	N13°37'27\"E
L30	4.243	N13°22'33\"N
L31	26.646	N13°37'27\"E
L32	35.624	N87°50'01\"E
L33	73.000	N13°37'27\"E
L34	73.000	N13°37'27\"E
L35	75.000	N13°37'27\"E

Line #	Length	Direction
L36	75.000	N13°37'27\"E
L37	75.006	N08°06'36\"E
L38	75.006	S08°06'36\"W
L39	75.000	N08°51'24\"E
L40	75.000	N08°51'24\"E
L41	75.000	N08°51'24\"E
L42	73.000	N08°51'24\"E
L43	33.000	N08°51'24\"E
L44	4.243	N53°51'24\"E
L45	34.000	N08°51'24\"E
L46	4.243	N53°51'24\"E
L47	31.128	N08°51'24\"E
L48	70.000	N90°00'00\"E
L49	70.000	N90°00'00\"E
L50	70.000	N90°00'00\"E
L51	70.000	N90°00'00\"E
L52	70.000	N90°00'00\"E
L53	70.000	N90°00'00\"E
L54	16.150	N04°18'37\"W
L55	68.000	N04°18'37\"W
L56	65.000	N04°18'37\"W
L57	15.985	N85°41'23\"E
L58	11.097	N04°18'37\"W
L59	27.745	N50°28'46\"W
L60	45.481	N04°18'37\"W
L61	4.243	N40°41'23\"E
L62	25.646	N04°18'37\"W
L63	36.172	N1°08'36\"W
L64	30.909	N03°55'51\"E
L65	33.016	N08°51'24\"E
L66	24.281	N85°01'04\"W
L67	2.978	N04°18'37\"W
L68	81.354	N1°08'36\"W
L69	4.243	N53°51'24\"E
L70	64.687	N1°08'36\"W

Line #	Length	Direction
L71	10.550	N18°108'36\"W
L72	4.458	N08°51'24\"E
L73	22.293	N1°08'36\"W
L74	32.458	N08°51'24\"E
L75	28.135	N08°51'24\"E
L76	10.778	N18°108'36\"W
L77	11.406	N87°52'04\"E
L78	4.243	N47°07'56\"W
L79	59.016	N87°52'04\"E
L80	73.499	N87°52'04\"E
L81	73.456	N87°52'04\"E
L82	73.702	N85°41'23\"E
L83	27.000	N04°18'37\"W
L84	4.243	N49°18'37\"W
L85	60.000	N04°18'37\"W
L86	63.000	N04°18'37\"W
L87	65.000	N04°18'37\"W
L88	65.000	N04°18'37\"W
L89	65.000	N04°18'37\"W
L90	65.713	N87°41'59\"E
L91	66.568	N87°41'59\"E
L92	66.300	N87°41'59\"E
L93	66.457	N87°41'59\"E
L94	25.165	N80°40'28\"W
L95	3.008	N13°37'27\"E
L96	48.506	N76°22'33\"W
L97	11.801	N13°37'27\"E
L98	33.056	N13°37'27\"E
L99	81.246	N76°22'33\"W
L100	150.000	N85°41'23\"E
L101	59.098	N85°41'23\"E
L102	12.668	N04°18'37\"W
L103	12.000	N85°41'23\"E
L104	12.000	N85°41'23\"E
L105	42.648	N04°18'37\"W

Line #	Length	Direction
L106	57.000	N02°07'56\"W
L107	17.128	S08°51'24\"W
L108	11.886	N13°37'27\"E
L109	11.801	N13°37'27\"E
L110	19.842	N00°00'00\"E
L111	23.684	N85°41'23\"E
L112	25.302	N00°00'00\"E
L113	29.000	S76°22'33\"E
L114	60.588	N76°22'33\"W
L115	60.312	N76°22'33\"W
L116	65.367	N13°37'27\"E
L117	65.000	N76°22'33\"W
L118	65.000	N76°22'33\"W
L119	65.000	N76°22'33\"W
L120	75.074	N85°41'23\"E
L121	75.074	N85°41'23\"E
L122	76.061	N85°41'23\"E
L123	75.156	N85°41'23\"E
L124	53.799	N13°37'27\"E
L125	76.223	N79°42'53\"W
L126	72.372	N87°59'40\"E
L127	73.177	N87°59'40\"E
L128	83.143	N13°37'27\"E
L129	5.710	N76°22'33\"W
L130	90.962	N01°02'18\"W
L131	56.011	N04°18'37\"W
L132	54.497	N13°37'27\"E
L133	111.643	N03°09'30\"W
L134	112.531	N03°09'30\"W
L135	70.347	N15°08'46\"E
L136	22.571	N13°55'17\"E
L137	30.381	N12°52'38\"E
L138	6.000	N85°41'23\"E
L139	8.000	N71°45'46\"W
L140	6.000	N71°45'46\"W

Line #	Length	Direction
L141	8.000	S71°45'46\"E
L142	0.802	N71°45'46\"W
L143	11.886	N71°45'46\"W
L144	4.198	N71°45'46\"W
L145	8.500	N76°22'33\"W
L146	0.255	N76°22'33\"W
L147	8.500	N13°37'27\"E
L148	5.255	N76°22'33\"W
L149	8.500	S13°37'27\"W
L150	15.500	N13°37'27\"E
L151	8.755	S76°22'33\"E
L152	13.500	S13°37'27\"W
L153	13.577	N38°07'27\"E
L154	8.086	S56°13'36\"E
L155	31.354	N01°02'18\"W
L156	12.652	N50°52'11\"W
L157	14.071	N13°37'27\"E
L158	13.434	N76°22'33\"W
L159	5.000	N13°37'27\"E
L160	11.500	S76°22'33\"E
L161	9.071	N13°37'27\"E
L162	22.500	N13°37'27\"E
L163	11.500	N76°22'33\"W
L164	5.000	N13°37'27\"E
L165	16.500	S76°22'33\"E
L166	14.994	S13°37'27\"W
L167	9.071	N13°37'27\"E
L168	8.787	S60°52'17\"E
L169	15.455	N88°57'42\"E
L170	5.000	S01°02'18\"E
L171	11.500	S88°57'42\"W
L172	9.003	S01°02'18\"E
L173	6.000	N88°57'42\"E
L174	5.000	S01°02'18\"E
L175	11.500	S88°57'42\"W

Line #	Length	Direction
L176	17.005	S01°02'18\"E
L177	11.500	N88°57'42\"E
L178	5.000	S01°02'18\"E
L179	8.226	S88°57'42\"W
L180	16.379	S38°37'27\"W
L181	4.535	N63°37'27\"E
L182	8.522	N88°57'42\"E
L183	5.008	S04°18'37\"W
L184	7.946	S68°57'42\"W
L185	2.719	S60°37'27\"W
L186	5.004	N02°07'56\"W
L187	11.500	N85°41'23\"E
L188	13.467	N04°18'37\"W
L189	8.816	N85°41'23\"E
L190	5.004	N02°07'56\"W
L191	10.112	N04°18'37\"W
L192	5.004	N02°07'56\"W
L193	14.283	S18°08'36\"E
L194	15.118	S85°41'23\"W
L195	5.538	S04°18'37\"E
L196	20.819	N85°41'23\"E
L197	5.135	S08°51'24\"W
L198	19.650	S85°41'23\"W
L199	10.680	S04°18'37\"E
L200	17.151	N85°41'23\"E
L201	5.135	S08°51'24\"W
L202	15.981	S85°41'23\"W
L203	16.000	N85°41'23\"E
L204	10.860	N04°18'37\"W
L205	6.931	S50°28'46\"W
L206	19.560	S04°18'37\"W
L207	26.000	S85°41'23\"W
L208	14.000	N85°41'23\"E
L209	8.500	N04°18'37\"W
L210	4.502	N85°41'23\"E

Line #	Length	Direction
L211	9.332	S85°41'23\"W
L212	5.000	N76°22'33\"W
C2	28.929	23.000
C3	2.337	90.000
C4	17.493	90.000
C5	4.641	77.000
C6	92.158	77.000
C7	3.255	200.000
C8	4.275	200.000
C9	2.840	174.500
C10	18.094	473.000
C11	10.424	77.000
C12	5.073	77.000
C13	24.176	77.000
C14	17.035	77.000
C15	19.985	77.000
C16	5.032	77.000
C17	10.434	77.000

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	62.869	50.000	072°03'56\"	N40°20'35\"W	58.825
C2	28.929	23.000	072°03'56\"	N40°20'35\"W	27.059
C3	2.337	90.000	001°29'16\"	N01°15'42\"W	2.337
C4	17.493	90.000	011°08'10\"	N05°03'01\"E	17.465
C5	4.641	77.000	003°21'27\"	N74°37'49\"W	4.641
C6	92.158	77.000	068°34'29\"	N38°35'51\"W	86.755
C7	3.255	200.000	000°55'57\"	N15°36'45\"E	3.255
C8	4.275	200.000	001°13'29\"	N14°32'02\"E	4.275
C9	2.840	174.500	000°55'57\"	N15°36'45\"E	2.840
C10	18.094	473.000	002°11'30\"	S66°47'08\"W	18.092
C11	10.424	77.000	007°45'22\"	N08°11'18\"W	10.416
C12	5.073	77.000	003°46'28\"	S13°57'13\"E	5.072
C13	24.176	77.000	017°59'22\"	N24°50'08\"W	24.077
C14	17.035	77.000	012°40'32\"	N51°40'34\"W	17.000
C15	19.985	77.000	014°52'16\"	N65°26'58\"W	19.929
C16	5.032	77.000	003°44'38\"	N35°42'08\"W	5.031
C17	10.434	77.000	007°45'15\"	N41°27'23\"W	10.426

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.

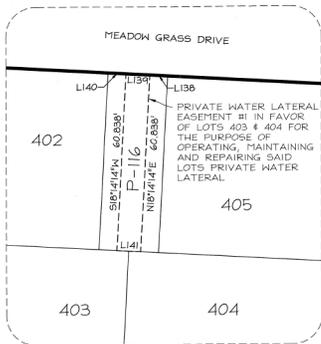
DAYBREAK VILLAGE IIA PLAT 5
 AMENDING LOT 2101 OF THE VP DAYBREAK
 OPERATIONS-INVESTMENTS PLAT 1

Located in the South Half of Section 22, T3S, R2W,
 Salt Lake Base and Meridian

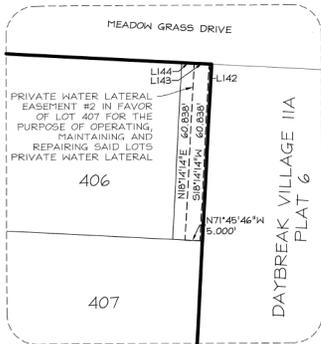
RECORDED # 132,796,05
 REQUEST OF: VP Daybreak Operations LLC
 DATE: 10/19/2021 TIME: 9:34am BOOK: 2021P PAGE: 146
 \$ 504.00
 SALT LAKE COUNTY REGISTER

PERIGEE CONSULTING
 CIVIL - STRUCTURAL - SURVEY

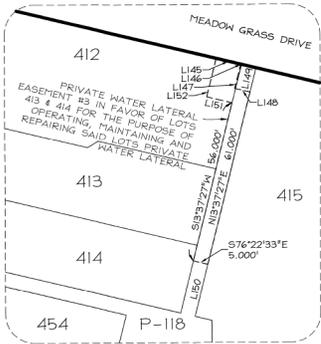
3089 SOUTH 1300 WEST, SUITE 160
 801.628.0064 TEL 801.560.6111 FAX
 WEST JORDAN, UT 84088
 WWW.PERIGEECIVIL.COM



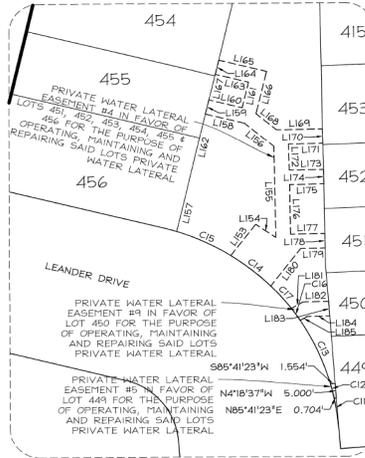
DETAIL "P"
SCALE: 1" = 20'



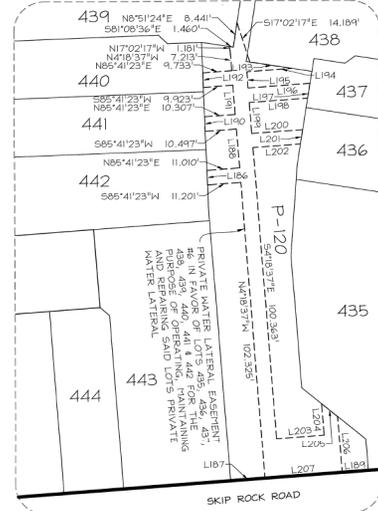
DETAIL "Q"
SCALE: 1" = 20'



DETAIL "R"
SCALE: 1" = 20'



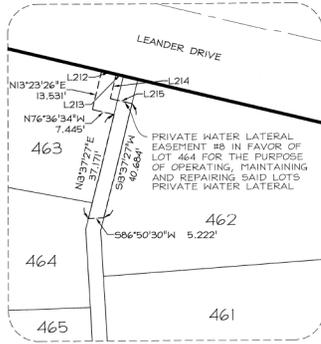
DETAIL "S"
SCALE: 1" = 20'



DETAIL "T"
SCALE: 1" = 20'



DETAIL "U"
SCALE: 1" = 20'



DETAIL "V"
SCALE: 1" = 20'

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.



DAYBREAK VILLAGE IIA PLAT 5
AMENDING LOT 210 OF THE VP DAYBREAK OPERATIONS-INVESTMENTS PLAT 1

Located in the South Half of Section 22, T39, R24, Salt Lake Base and Meridian

RECORDED # 13679605
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: VP Daybreak Operations LLC
DATE: 6/2/2021 TIME: 9:45am BOOK: 2001P PAGE: 146
\$ 504.00
SALT LAKE COUNTY REGISTER

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 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	2.075	2.075	0	0	0	0	2.075	0	0	PLAT 105	0	0	0	0	0	0	0	0	0	
PLAT 1 AMENDED	12.41	22.17	2.28	5.23	26.077	0	48.38	13	4,987.83	S. JORDAN NEW ROW DEL PLAT FROM S50 WEST TO 104 WEST CORN.	0	0	0	0	0	0	0	0	0	
LOT M 25H AMENDED	0	0	0	0	0	0	0	0	0	PLAT 104	1.674	0	1.17	0.99	0	0	3.87	10	2674.92	
PLAT 2	8.652	1.688	0	4.0	0	0	13.76	0	0	VILLAGE 5 PLAT 5	0.221	0	0.98	0.44	0	0	1.57	4	1126.38	
PLAT 2 AMENDED	8.609	1.686	0	4.0	0	0	13.74	0	0	PLAT 104	0.28	0	0.96	0.97	0	0	2.15	10	1145.71	
TANK SA 8 B	4.37	0	0	0	0	0	4.37	0	0	VILLAGE 10 NORTH PLAT 1	4.459	0	0.11	0.04	0	0	0	4.64	0	0
TOWNHOUSE 1 B	0	0	0	0	0	0	0	0	0	VILLAGE 5 PLAT 6	0.581	0	0	0	0	0	0	0.60	2	752.23
PHASE 2	2.647	11.406	0.32	5.89	0	0	20.44	9	2,105.88	VILLAGE 5 PLAT 7	0.01	0	0	0.34	0	0	0	0.36	0	0
PLAT 4	0.752	0.986	0.24	1.97	0	0	3.96	0	0	UNIVERSITY MEDICAL #2	0	0	0	0	0	0	0	0	0	
PLAT AMENDED	0.763	0.983	0	1.97	0	0	3.96	0	0	VILLAGE 10 NORTH PLAT 2	0	0	0	0	0	0	0	0	0	
CARTRIDGE CONDOS	0	0	0	0	0	0	0	0	0	VILLAGE 10 NORTH PLAT 3	0	0	0	0	0	0	0	0	0	
PLAT 5	2.994	2.768	1.18	3.39	0	0	12.36	0	0	LAK AVENUE FROM MOUNTAIN VIEW COLLEGE TO BROADWAY	15.109	0	1.32	0	0	0	16.471	0	0	
PLAT 5 AMENDED	13.909	1.18	0	5.79	0	0	20.79	36	10,719.58	VILLAGE 7 PLAT 1	0.944	0	0.94	0.74	0	0	2.638	7	2181.79	
PLAT 6	14.81773	31.848	0	5.39	0	0	50.767	13	3520.29	VILLAGE 8 PLAT 1	0	0	0	0	0	0	0	0	0	
PLAT 7	16.3272	74526	0.27	5.11	0	0	35.308	5	1,006.56	VILLAGE 8 PLAT 2	0.017	0	0.07	1.16	0	0	21.445	9	1645.71	
PLAT 8A	1.706	0	0	0.39	0	0	2.226	0	0	VILLAGE 5 PLAT 8	0.041	0	0.041	0	0	0	0	0.082	13	3112.71
PLATS 8A 1 THROUGH 10	0	0	0	0	0	0	0	0	0	LAK AVENUE EAST	9.055	0	2.18	0	0	0	11.235	0	0	
CORPORATE CENTER	0	0	0	0	0	0	0	0	0	VILLAGE EAST CONDOMINIUMS NO. 4	0	0	0	0	0	0	0	0	0	
PLAT 9	* 15.922	* 8.041	0.38	3.77	0	0	* 19.965	13	4,227.78	COMMERCIAL PARK PLAT 4	4.777	0	0	0	0	0	4.777	0	0	
PLAT 9 AMENDED	16.3272	74526	0.27	5.11	0	0	35.308	5	1,006.56	COMMERCIAL PARK PLAT 7	0.043	0	0	0	0	0	0.043	0	0	
EASTSIDE VILLAGE CONDOS	0	0	0	0	0	0	0	0	0	Δ SOUTH STATION MULTI-FAMILY #1 AMENDED	0.043	0	0	0	0	0	0.043	0	0	
PLAT 9	17.8065	5.94	0	5.92	0	0	29.74	0	0	VILLAGE EAST MULTI-FAMILY #1	0.028	0	0	0	0	0	0.028	3	735.03	
PLAT 9 AMENDED	14.7624	74526	7.83	5.11	0	0	38.26	0	0	VILLAGE EAST CONDOMINIUMS NO. 5	0	0	0	0	0	0	0	0	0	
VILLAGE CENTER 1A	0	0	0	0	0	0	0	0	0	VILLAGE EAST CONDOMINIUMS NO. 6	0	0	0	0	0	0	0	0	0	
AMENDED EASTSIDE VILLAGE CONDOS	0	0	0	0	0	0	0	0	0	VILLAGE EAST CONDOMINIUMS NO. 7	0	0	0	0	0	0	0	0	0	
PLAT 9 AMENDED	17.8065	5.94	0	5.92	0	0	29.74	0	0	Δ SOUTH STATION PLAT 1	0	0	0	0.536	0	0	0.536	0	0	
Δ 9 AMENDED VILLAGE 10A	12.41	22.17	2.28	5.23	26.077	0	48.38	13	4,987.83	VILLAGE 5 PLAT 9	0.024	0	0.024	0	0	0	1.521	6	1387	
DAYBREAK VIEW PARKWAY	0	0	0	0	0	0	0	0	0	VILLAGE 8 PLAT 2	0.017	0	0.017	0	0	0	0.017	3	765.43	
SUBDIVISION FROM PLAT A1 TO THE EAST FRONTAGE ROAD	0	0	1.36	0	0	0	* 1.36	0	0	OPERATIONS INVESTMENTS PLAT 1	0	0	0	0	0	0	0	0	0	
APARTMENT VENTURE 1	0	0	1.3	1.14	0	0	* 2.446	0	0	Δ VILLAGE 5 WEST FAMILY #2	0.138	0	0	0	0	0	0.138	2	1307.80	
PLAT 7C	6.302	0	0	0	0	0	6.302	0	0	VILLAGE 8 PLAT 3	4.166	0	2.149	0	0	0	6.315	22	7251.26	
DAYBREAK VIEW PARKWAY	0	0	0	0	0	0	0	0	0	VILLAGE 4 WEST PLAT 3	0.083	0	0.08	0	0	0	0.163	2	251.91	
SUBDIVISION FROM EAST FRONTAGE ROAD TO 10800 SOUTH	0	0	1.11	0.04	0	0	1.150	0	0	LAK RANDO PLAT 1	2.807	0	1.655	0	0	0	4.462	11	3086.51	
COMMERCIAL PARK PLAT 1	0	0	0.19	0.22	0	0	0.410	0	0	VILLAGE 10 PLAT 2	0.018	0	0.018	0	0	0	0.018	0	0	
COMMERCIAL PARK PLAT 2	2.19419	0	0.47	0	0	0	* 2.664	0	0	VILLAGE 5 PLAT 10	1.109	0	1.109	0	0	0	2.218	3	2866.38	
PLAT 8A 1	0	0	0	0	0	0	0	0	0	NORTH STAR RECREATION CENTER	0	0	0	0	0	0	0	0	0	
PLAT 8A 2	0	0	0	0	0	0	0	0	0	VILLAGE 7 AMENDED	0.004	0	0	0	0	0	0.004	0	0	
PLAT 8A 3	0	0	0	0	0	0	0	0	0	VCI MULTI-FAMILY 90A	0.014	0	0.127	0	0	0	0.141	4	506.00	
VILLAGE 4A PLAT 1	2.149	0	0	0	0	0	2.149	0	0	SOUTH STATION MULTI-FAMILY #2	1.623	0	1	1,028.00	0	0	2.651	5	1834.49	
VILLAGE 8 PLAT 2	0.823	0	0.61	0	0	0	1.422	0	0	BLACK TWIS DRIVE	0	0	0.237	0	0	0	0.237	0	0	
PLAT 8A 4	0	0	0	0	0	0	0	0	0	VILLAGE 8 PLAT 4A	2.175	0	0	0	0	0	2.175	3	1963.48	
PLATS 8A 5 THROUGH 9	0	0	0	0	0	0	0	0	0	DAYBREAK PARKWAY 1000 TO 10400 WEST	0	0	0	0	0	0	0	0	0	
PLAT 9 AMENDED	14.7624	74526	7.83	5.11	0	0	38.26	0	0	DAYBREAK VILLAGE 5B	36.236	0	0	0	0	0	36.236	0	0	
AMENDED VILLAGE 4A PLAT 2	0.823	0	0.61	0	0	0	1.422	0	0	VILLAGE 13 SCHOOL SITES	0	0	0	0	0	0	0	0	0	
EASTSIDE ELEMENTARY SCHOOL	0	0	0	0	0	0	0	0	0	GARDEN PARK LAKESIDE PHASE 1	0.471	0	0	0	0	0	0.471	3	1088.03	
COURTLET LIBRARY PROJECT #1	0	0	0	0	0	0	0	0	0	DAYBREAK VILLAGE 5 PLAT 10	0	0	0	0.245	0	0	0.245	2	3179.18	
PLAT 10	0.038	0	0.17	0	0	0	0.134	2	483.14	VILLAGE 8 PLAT 3 AMENDED	0	0	0	0	0	0	0	0	0	
AMENDED PLAT 10	0	0	0	0	0	0	0	0	0	VILLAGE 7 PLAT 2	0.064	0	0	1.151	0	0	1.215	10	3721.41	
VCI DAMASK	0	0	0	0	0	0	0	0	0	VILLAGE 5 PLAT 5 AMENDED	0.006	0	0.293	0	0	0	0.299	5	1125.50	
VCI CONDOS SUBDIVISION	0	0	0	0	0	0	0	0	0	VILLAGE 8 PLAT 2	1.487	0	2.191	0	0	0	3.678	13	2957.43	
VILLAGE 4A PLAT 3	2.722	0	0.37	0	0	0	3.092	3	1,283.96	VILLAGE 13 PLAT 1	1.523	0	4.484	0	0	0	6.007	4	4842.22	
BROADWAY CREEK PLAT	246.713	0	152.73	0	0	0	399.443	0	0	SOUTH STATION MULTI-FAMILY #3	0	0	0.117	0	0	0	0.117	4	578.06	
11400 WALK 45 COMMERCIAL US	0	0	0.21	0	0	0	0.21	0	0	VILLAGE 4 WEST PLAT 4	0.827	0	0	0.627	0	0	1.454	3	1243.94	
CRESTVIEW PLAT 3	0	0	0	0	0	0	0	0	0	VILLAGE 8 PLAT 11	0.333	0	0.333	0	0	0	0.666	4	1744.02	
VILLAGE 4A MULTI-FAMILY #1	1.05	0	0	0	0	0	1.05	0	0	GARDEN PARK LAKESIDE PHASE 2	1.446	0	0	0	0	0	1.446	2	1117.01	
UNIVERSITY HOSPITAL US	0.41	0	0	0	0	0	0.41	0	0	INDUSTRIAL CAMPUS	9.431	0	0	0	0	0	9.431	0	0	
PLAT 10A	0.64	0	0	0	0	0	0.64	0	0	BUCKINGHAM SUBDIVISION	0.029	0	0.029	0	0	0	0.029	0	0	
VCI MULTI-FAMILY 10A	0.003	0	0	0	0	0	0.003	0	0	LAKELINE ROAD R.D. (LA-SP) 3	0.654	0	0	0	0	0.654	0	0		
AMENDED PLAT 10A	0.766	0	0.64	0	0	0	1.406	2	1,291.32	Δ VCI MULTI-FAMILY 10B	0.026	0	0	0.029	0	0	0.055	0	0	
GARDEN PARK CONDOMINIUMS, PHASE 1	0	0	0	0	0	0	0	0	0	SOUTH STATION LIBRARY	2.563	0	0	0.33	0	0	2.893	0	0	
PHASE 2	0	0	0	0	0	0	0	0	0	COMMERCIAL PARK PLAT 5	1.222	0	0	0	0	0	1.222	0	0	
PHASE 3	0	0	0	0	0	0	0	0	0	VILLAGE 8 PLAT 10	0.004	0	0.005	0	0	0	0.009	11	3259.60	
PLAT 10B	0.136	0	0	0	0	0	0.136	0	0	Δ SOUTH MED USE MULTI-FAMILY #1	0.461	0	0	0	0	0	0.461	1	658.36	
PLAT 10C	0.479	0	0	0	0	0	0.479	0	0	SOUTH MED USE MULTI-FAMILY #2	0.436	0	0	0	0	0	0.872	1	1115.70	
PLAT 10D	0.051	0	0.26	0.22	0	0	0.385	1	389	LAK RANDO PLAT 2	0.749	0	0.096	0	0	0	0.845	0	0	
AMENDED UNIVERSITY MEDICAL #1	0	0	0.21	0.22	0	0	0.430	0	0	Δ VILLAGE 4 HARBOR PLAT 1	0.232	-0.104	0	0.056	0	0	0.184	1	403.48	
FRONTIER ROCK DRIVE TO 10800 WEST	0	0	0	0	0	0	0	0	0	Δ V										