

NOTES:

1. In conjunction with the recordation of this plat for DAYBREAK VILLAGE 12A PLAT I, 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 certain other lots within this Plat, a document entitled "Supplement to Community Charter for Daybreak Submitting Additional Property" (each, a "Supplement"). The Supplements 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 Resealed 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 Resealed Declaration of Covenants, Conditions and Restrictions for Daybreak Village (the "Village Declaration"). This Plat is part of a master-planned community known as "Daybreak and is subject to the Master Development Agreement recorded on March 26, 2003 in Book No. 856167, in Book 8762 beginning on Page 7103 of the Official Plat 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 designated to a reservation by the Owner of (1) all oil, gas, geothermal and mineral rights and interests under or appurtenant to the "tract" subdivided by this Plat, and (2) all water flowing or located under, within, over, or through the "tract" subdivided by this Plat, including, without limitation, all storm water and reclaimed water. The "tract" subdivided by this Plat is further subject to all easements, restrictions, reservations, rights-of-way, 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 Owner's designee.

4. The Owner reserves, in favor of Daybreak Hills 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 area to install, maintain, repair, and otherwise operate and accomplish all things associated therewith necessary to the proper operation 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 pursuant to such 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 therein shall not be deemed to affect 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 reasonable means of service available to the lowest lot is the lowest lateral depth served lot and shall be responsible for setting the foundation elevation of the residence constructed thereon to a depth sufficient for adequate fall into the respective sewer lateral.

8. The total development known as Daybreak, of which this plat is a part, is a large, master-planned community. Those of Daybreak may contain, in a significant mix of land uses including parks, recreation facilities, churches, schools, retail, office and commercial, and industrial uses, which will be intermingled with residential uses 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. Through the use of various types of 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 perceived privacy, adjacency to parks, trails or open and amount/spacing 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. All in connection with the recording of Daybreak relating to development.

9. For any "P" lots or "O" lots with paved sidewalks and/or walkways constructed thereon, the Owner hereby grants a public access easement thereon for public use by pedestrians and non-motorized vehicles for the purpose of reasonable access, ingress and egress over and across such paved sidewalks and/or walkways. Such public access easement areas and improvements shall be maintained by the Daybreak community association or applicable sub-association.

10. Portions of P-10 contain a paved trail of asphalt and concrete. Owner hereby grants an access easement for purposes of storm drain maintenance to South Jordan City. Owner or the Community Association shall be responsible for the maintenance and repair of the paved trail. To the extent there is no significant damage due to the negligence of South Jordan City or its contractor, Owner or its Community Association will repair any damage caused by South Jordan City in its storm drain maintenance activities.

11. Approval of this plat by South Jordan City does not mean that individual lot drainage to a road or retention facility is viable. Lot information 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 sale of this plat, shall be subject to the restrictions of the Kennecott Development Standards ("Standards") attached to the Kennecott Master Subdivision #1 Plat recorded in Book 2002P commencing at Page 273, in the Salt Lake County Recorder's Office, as they may be amended from time to time. These standards may be amended from time to time 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 CCRs, the Standards and other recorded documents related to this plat, as currently existing or as may from time to time be changed and/or amended.

EASEMENT NOTE:

Owner certifies that the easements, claims of easements, or encumbrances on the platified property which are shown by public records shown on this plat based on the title report issued by First American Title Co. Order Number LH1425-16-E, Amendment No. 1, with an effective date of August 2, 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 the sewer lateral. Promptly following any construction, 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 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 sale of this plat, shall be subject to the restrictions of the Kennecott Development Standards ("Standards") attached to the Kennecott Master Subdivision #1 Plat recorded in Book 2002P commencing at Page 273, in the Salt Lake County Recorder's Office, as they may be amended from time to time. These standards may be amended from time to time 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 CCRs, the Standards and other recorded documents related to this plat, as currently existing or as may from time to time be changed and/or amended.

RECORD OF SURVEY

REC. No. None
DATE: 3/15/21
SIGNATURE: [Signature]

PERCUSSION CIVIL - STRUCTURE
R08 SOUTH 1300 WEST, SURE, SD, 801-638-8024 TEL. 801-360-8111 FAX

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.

SALT LAKE VALLEY HEALTH DEPARTMENT APPROVED AS TO FORM THIS 26 DAY OF May, A.D., 2021

SOUTH VALLEY SEWER DISTRICT APPROVED AS TO FORM THIS 6 DAY OF May, A.D., 2021

PLANNING DEPARTMENT APPROVED AS TO FORM THIS 28 DAY OF May, A.D., 2021. BY THE SOUTH JORDAN PLANNING DEPARTMENT. CITY MANAGER: [Signature]

SOUTH JORDAN CITY ENGINEER I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. DATE: 3/15/21 CITY ENGINEER: [Signature]

OFFICE OF THE CITY ATTORNEY APPROVED AS TO FORM THIS 18 DAY OF August, A.D., 2021. CITY ATTORNEY: [Signature]



SOUTH JORDAN CITY RECORDER APPROVED AS TO FORM THIS 18 DAY OF August, A.D., 2021. CITY RECORDER: [Signature]

DAYBREAK VILLAGE 12A PLAT I AMENDING LOT V5 OF THE KENNECOTT MASTER SUBDIVISION #1 AMENDED AND LOT Z101 OF THE VP DAYBREAK OPERATIONS-INVESTMENTS PLAT I

Located in the West Half of Section 22, T3S, R2W, Salt Lake Base and Meridian February, 2021

Containing 79 Lots 10,698 acres
Containing 3 P-Lots 1,306 acres
Containing 6 Public Lanes 1,352 acres
Street Right-of-Way 3,375 acres
(Street Rights-of-Way includes 0.930 acres of park strips which shall be counted as open space towards the calculation of the open space requirement set forth in the Master Development Agreement.)
Total boundary acreage 16,731 acres

OWNER:

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

PROJECT MANAGER:

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

SURVEYOR'S CERTIFICATE

I, Eric D. Robins do hereby certify that I am a Professional Land Surveyor, and that I hold certificate No. 9156167 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 subdivided said tract of land into lots and streets, hereafter to be known as DAYBREAK VILLAGE 12A PLAT 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. 9156167



3/1/21
Date

BOUNDARY DESCRIPTION:

Being a portion Lot V5 of the KENNECOTT DAYBREAK MASTER SUBDIVISION #1 AMENDED according to the official plat thereof, recorded as Entry No. 8624741 in Book 2002P at Page 303 in the Office of the Salt Lake County Recorder and a portion Lot Z101 of the VP DAYBREAK OPERATIONS-INVESTMENTS PLAT I according to the official plat thereof, recorded as Entry No. 1257192 in Book 2017P at Page 176 in the Office of the Salt Lake County Recorder, being more particularly described as follows:

Beginning at a point a Southerly Corner of the Less 4 Except Parcel GG as shown on the Daybreak West Villages Roadway Dedication Plat in Lieu of Condominium subdivision recorded as Entry No. 1304700 in Book 2018P at Page 239 in the Office of the Salt Lake County Recorder, said point lies South 89°56'37" East 1774.776 feet along the Daybreak Baseline (Being South 89°56'37" East 10983.405 feet between the Southwest Corner of Section 22, T3S, R2W and the Southwest Corner of Section 23, T3S, R2W) and North 2462.231 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 GG North 52°43'34" East 136.720 feet to a point on a 1154.000 foot radius non tangent curve to the right, (radius bears South 76°17'02" East, Chord North 178°38'34" East 194.474 feet); thence along the arc of said curve 140.063 feet through a central angle of 08°17'18"; thence North 82°33'32" East 200.000 feet to a point on a 46.000 foot radius tangent curve to the right, (radius bears South 37°16'26" East 24.000 feet); thence North 52°43'34" East 137.137 feet to a point on a 46.000 foot radius tangent curve to the right, (radius bears South 37°16'26" East 24.000 feet); thence along the arc of said curve 11.231 feet through a central angle of 52°43'34"; thence North 282.878 feet; thence East 161.500 feet; thence South 88.321 feet to a point on a 25.500 foot radius tangent curve to the left, (radius bears East, Chord South 70°00'00" East 49.262 feet); thence along the arc of said curve 66.781 feet through a central angle of 180°00'00"; thence North 30°00'00" East 68.078 feet to a point on the Northwesterly Line of Less 4 Except Parcel GGG as shown on said Daybreak West Villages Roadway Dedication Plat in Lieu of Condominium; thence along said Less 4 Except Parcel GGG South 30°00'00" East 103.000 feet; thence South 30°00'00" East 10.200 feet; thence South 30°00'00" East 11.200 feet; thence South 30°00'00" East 582.000 feet; 4) South 30°00'00" West 546.362 feet along said Less 4 Except Parcel GGG and said Less 4 Except Parcel GG to a point on a 1030.000 foot radius tangent curve to the left, (radius bears South 60°00'00" East, Chord South 20°24'11" West 348.487 feet); thence along said Less 4 Except Parcel GG and the arc of said curve 348.048 feet through a central angle of 191°38' at the point of beginning. Property contains 11.352 acres.

Also and together with the following described tract of land:

Beginning at a point a Southerly Corner of the Less 4 Except Parcel FFF as shown on said Daybreak West Villages Roadway Dedication Plat in Lieu of Condominium subdivision, said point lies South 91°25'12" along the Daybreak Baseline (Being South 89°56'37" East 10983.405 feet between the Southwest Corner of Section 22, T3S, R2W and the Southwest Corner of Section 23, T3S, R2W) and North 3308.803 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 FFF the following (3) courses: 1) North 60°00'00" West 651.135 feet to a point on a 230.000 foot radius tangent curve to the left, (radius bears South 30°00'00" West, Chord North 76°12'00" West 172.044 feet); 2) along the arc of said curve 128.723 feet through a central angle of 32°33'54"; 3) South 78°56'07" West 178.877 feet; thence North 82°33'32" East 200.000 feet; thence South 82°33'32" West 24.000 feet; thence South 66°29'40" East 66.226 feet to a point on a 827.000 foot radius tangent curve to the right, (radius bears South 37°16'26" East 24.000 feet); thence South 37°16'26" East 24.000 feet; thence along the arc of said curve 11.231 feet through a central angle of 05°22'40"; thence North 60°00'00" East 714.277 feet to a point of the Southeasterly Line of said Less 4 Except Parcel FFF; thence along said Southeasterly Line South 30°00'00" West 274.000 feet to the point of beginning. Property contains 5.268 acres.

Also and together with the following described tract of land:

Beginning at a point on the Southeasterly Line of the Less 4 Except Parcel RR as shown on said Daybreak West Villages Roadway Dedication Plat in Lieu of Condominium subdivision, said point also being a point on a 981.500 foot radius tangent curve to the right, (radius bears North 37°26'52" East, Chord North 51°17'15" West 21.308 feet), said point lies South 89°56'37" East 1847.146 feet along the Daybreak Baseline Southwest (Being South 89°56'37" East 10983.405 feet between the Southwest Corner of Section 22, T3S, R2W and the Southwest Corner of Section 23, T3S, R2W) and North 2392.828 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 RR the following (5) courses: 1) along the arc of said curve 21.390 feet through a central angle of 02°34'24"; 2) to a point of compound curvature with a 29.000 foot radius tangent curve to the right, (radius bears North 39°58'39" East, Chord North 20°10'08" East 24.788 feet); 2) along the arc of said curve 25.936 feet through a central angle of 99°26'24" to a point of compound curvature with a 477.500 foot radius tangent curve to the right, (radius bears South 80°34'56" East, Chord North 10°09'01" East 68.168 feet); 3) along the arc of said curve 68.804 feet through a central angle of 04°04'07"; 4) North 08°42'58" East 38.104 feet to a point on a 981.500 foot radius non tangent curve to the right, (radius bears South 74°13'34" East, Chord North 20°38'37" East 162.647 feet); 5) along the arc of said curve 162.678 feet through a central angle of 09°43'30"; 6) to a point of compound curvature with a 9.500 foot radius non tangent curve to the right, (radius bears South 07°08'52" East 2.651 feet); thence along the arc of said curve 2.677 feet through a central angle of 27°33'29" to a point of reverse curvature with a 481.500 foot radius tangent curve to the right, (radius bears South 82°33'32" East 129.188 feet); thence along the arc of said curve 124.578 feet through a central angle of 15°25'04" to a point of reverse curvature with a 518.500 foot radius tangent curve to the right, (radius bears North 82°33'32" East 162.647 feet); thence along the arc of said curve 162.678 feet through a central angle of 07°49'53" to a point of reverse curvature with a 967.500 foot radius tangent curve to the left, (radius bears North 75°43'43" East, Chord South 11°56'00" West 78.787 feet); thence along the arc of said curve 78.789 feet through a central angle of 04°09'31" to a point of compound curvature with a 391.500 foot radius tangent curve to the left, (radius bears South 80°24'16" East, Chord South 21°28'42" East 40.775 feet); thence along the arc of said curve 42.845 feet through a central angle of 62°08'11" to the point of beginning. Property contains 0.065 acres, 2850 square feet.

Also and together with the following described tract of land:

Beginning at a point on the Westerly Line of the Less 4 Except Parcel OO as shown on said Daybreak West Villages Roadway Dedication Plat in Lieu of Condominium subdivision, said point also being a point on a 981.500 foot radius tangent curve to the right, (radius bears North 85°49'42" East, Chord North 00°39'36" West 120.228 feet), said point lies South 89°56'37" East 1807.551 feet along the Daybreak Baseline Southwest (Being South 89°56'37" East 10983.405 feet between the Southwest Corner of Section 22, T3S, R2W and the Southwest Corner of Section 23, T3S, R2W) and North 2392.828 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 OO the following (4) courses: 1) along the arc of said curve 202.304 feet through a central angle of 07°01'21"; 2) North 08°42'58" East 16.647 feet to a point on a 345.500 foot radius tangent curve to the right, (radius bears North 39°58'39" East, Chord North 6°39'37" East 55.566 feet); 3) along the arc of said curve 64.587 feet through a central angle of 107°16'45" to a point of reverse curvature with a 609.500 foot radius tangent curve to the left, (radius bears North 33°17'15" East 68.168 feet); 4) along the arc of said curve 68.804 feet through a central angle of 04°04'07" to a point of compound curvature with a 30.500 foot radius tangent curve to the left, (radius bears South 33°36'56" West, Chord South 63°07'16" East 55.566 feet); thence along the arc of said curve 63.340 feet through a central angle of 118°59'14" to a point of reverse curvature with a 512.500 foot radius tangent curve to the right, (radius bears North 82°33'32" East 162.647 feet); thence along the arc of said curve 162.678 feet through a central angle of 05°22'40" to a point of reverse curvature with a 4.500 foot radius tangent curve to the left, (radius bears North 82°33'32" East 162.647 feet); thence along the arc of said curve 4.500 feet through a central angle of 04°09'31" to a point of compound curvature with a 391.500 foot radius tangent curve to the left, (radius bears South 80°24'16" East, Chord South 21°28'42" East 40.775 feet); thence along the arc of said curve 42.845 feet through a central angle of 06°58'55" to the point of beginning. Property contains 0.048 acres, 1945 square feet.

Sheet 1 of 8

CORPORATE ACKNOWLEDGMENT

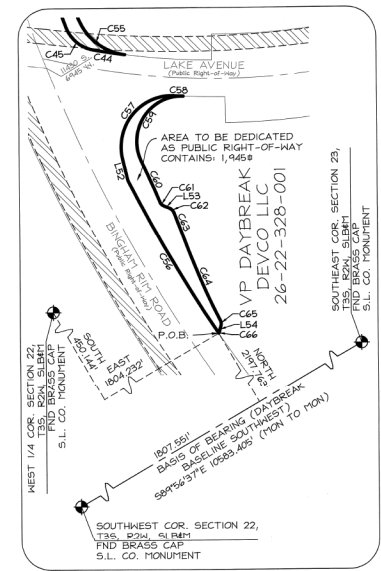
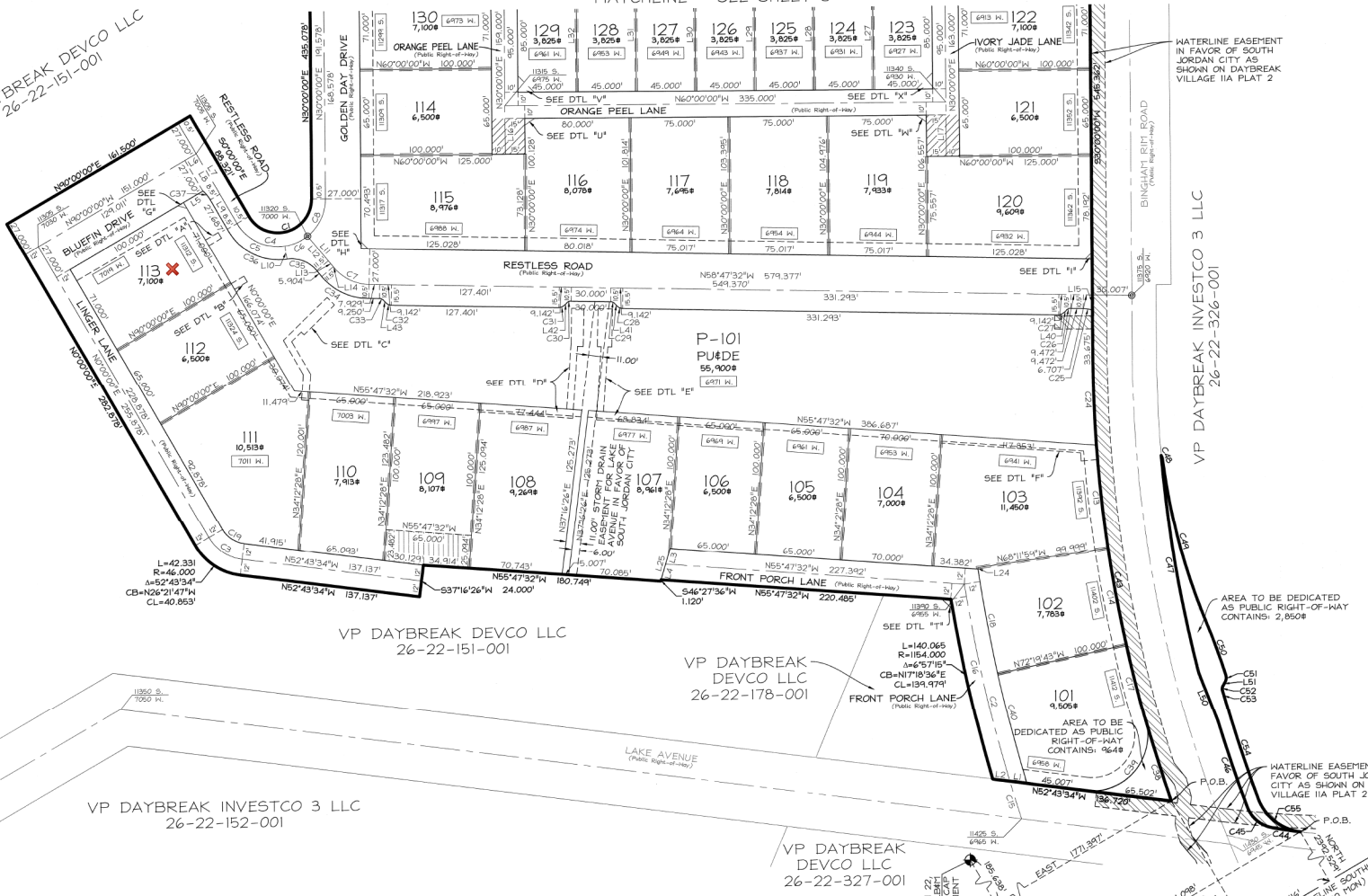
"The Owner's Declaration was acknowledged before me this 17th day of March, 2021, by Ty K. McCutcheon as President & CEO for Daybreak Communities LLC, a Delaware limited liability company, the project manager of VP Daybreak Devco LLC, a Delaware limited liability company."

Tara Betty Donnelly
Notary Public

Tara Betty Donnelly
Notary Public
My Commission Expires on May 10, 2023

VP DAYBREAK DEVCO LLC
26-22-151-001

MATCHLINE - SEE SHEET 3



VP DAYBREAK INVESTCO 3 LLC
26-22-152-001

VP DAYBREAK DEVCO LLC
26-22-151-001

VP DAYBREAK DEVCO LLC
26-22-178-001

VP DAYBREAK DEVCO LLC
26-22-327-001

VP DAYBREAK INVESTCO 3 LLC
26-22-326-001

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. GRASS REMOVAL AND STREET SWEEEPING ARE THE RESPONSIBILITY OF THE ADJACENT LOT OWNERS. GARBAGE CANS MUST BE PLACED ON THE THROUGH PORTION OF THE ADJACENT LANE OR STREET.
- VEHICULAR INGRESS/EGRESS, PRIVATE SEWER LATERAL AND DRAINAGE EASEMENT
- WATERLINE EASEMENT IN FAVOR OF SOUTH JORDAN CITY AS SHOWN ON DAYBREAK VILLAGE IIA PLAT 2

PERIGEE CONSULTING
CIVIL • STRUCTURAL • SURVEY

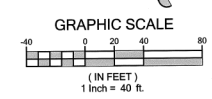
8089 SOUTH 1300 WEST, SUITE 100 WEST JORDAN, UT 84088
801.628.6044 TEL 801.941.6174 FAX WWW.PERIGEECONSULTING.COM

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

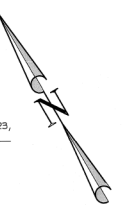
PUBLIC UTILITY EASEMENTS
TYPICAL
(UNLESS OTHERWISE NOTED)

DAYBREAK VILLAGE IIA PLAT I
AMENDING LOT V5 OF THE KENNECOTT MASTER SUBDIVISION II AMENDING LOT Z101 OF THE VP DAYBREAK OPERATIONS-INVESTMENTS PLAT I
Located in the West Half of Section 22, T35, R24, Salt Lake Base and Meridian

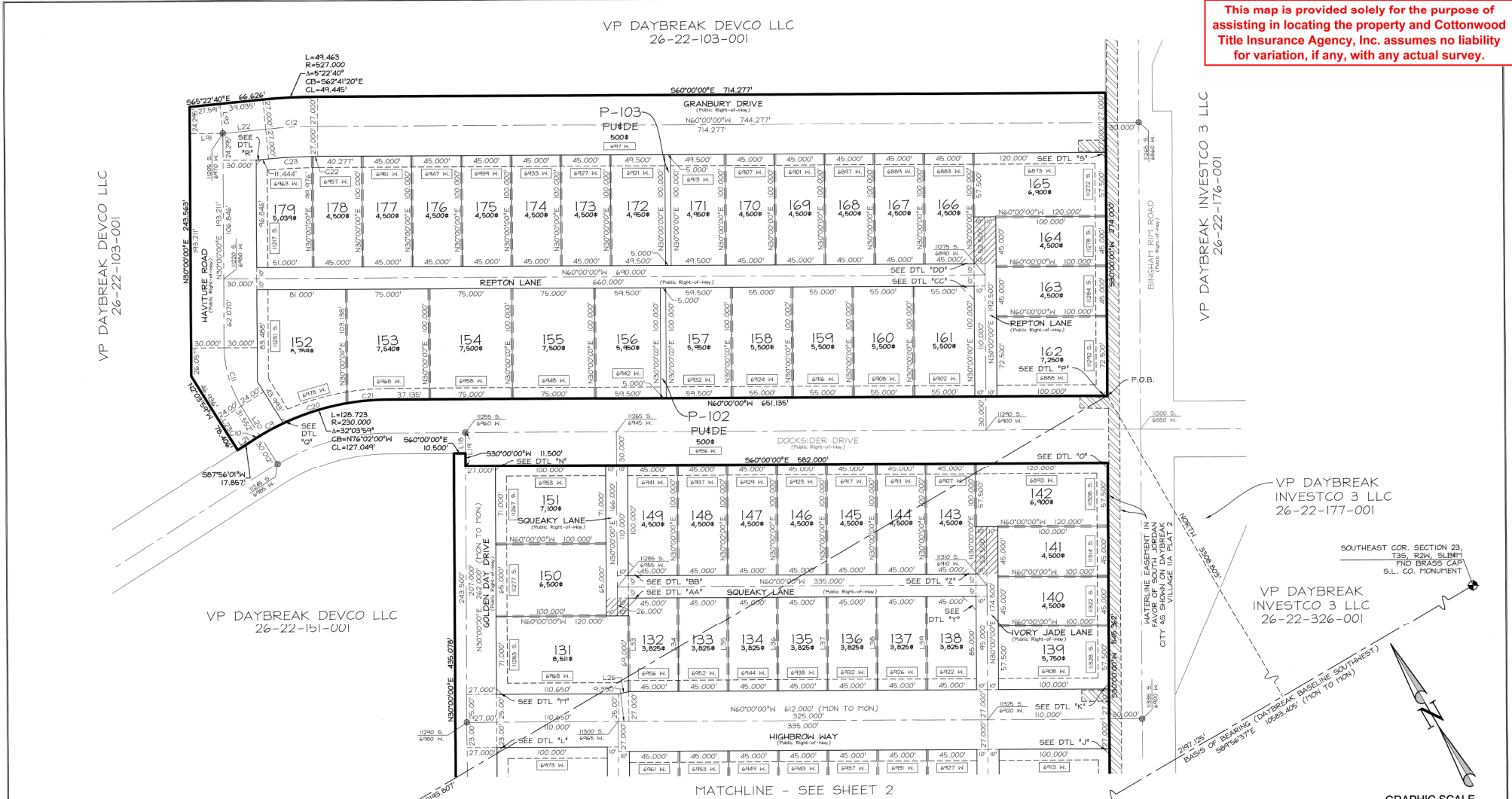
RECORDED # 13765629
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: VP Daybreak Devco LLC
DATE: 9/17/2021 TIME: 1:11 pm BOOK: 2021P PAGE: 223
\$ 564.00
SALT LAKE COUNTY RECORDER



Sheet 2 of 8



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VP DAYBREAK DEVCO LLC
26-22-103-001

VP DAYBREAK INVESTCO 3 LLC
26-22-176-001

VP DAYBREAK DEVCO LLC
26-22-151-001

VP DAYBREAK INVESTCO 3 LLC
26-22-177-001

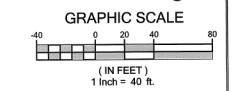
VP DAYBREAK INVESTCO 3 LLC
26-22-326-001

MATCHLINE - SEE SHEET 2

LEGEND

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- PROPOSED STREET MONUMENT
- EXISTING STREET MONUMENT
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- VEHICULAR INGRESS/EGRESS, PRIVATE SEWER LATERAL AND DRAINAGE EASEMENT
- WATERLINE EASEMENT IN FAVOR OF SOUTH JORDAN CITY AS SHOWN ON DAYBREAK VILLAGE IIA PLAT 2

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



Sheet 3 of 8

PROPERTY CORNERS
PROPERTY CORNERS TO BE SET WILL BE REBAR 4 CAP OR NAILS SET IN THE TOP OF CURB OR ALLEY ON THE EXTENSION OF SIDE LOT LINES.

PERIGEE CONSULTING
CIVIL - STRUCTURAL - SURVEY

8089 SOUTH 1300 WEST, SUITE 160 WEST JORDAN, UT 84088
801.528.8044 TEL. 801.590.8511 FAX WWW.PERIGEECON.COM

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

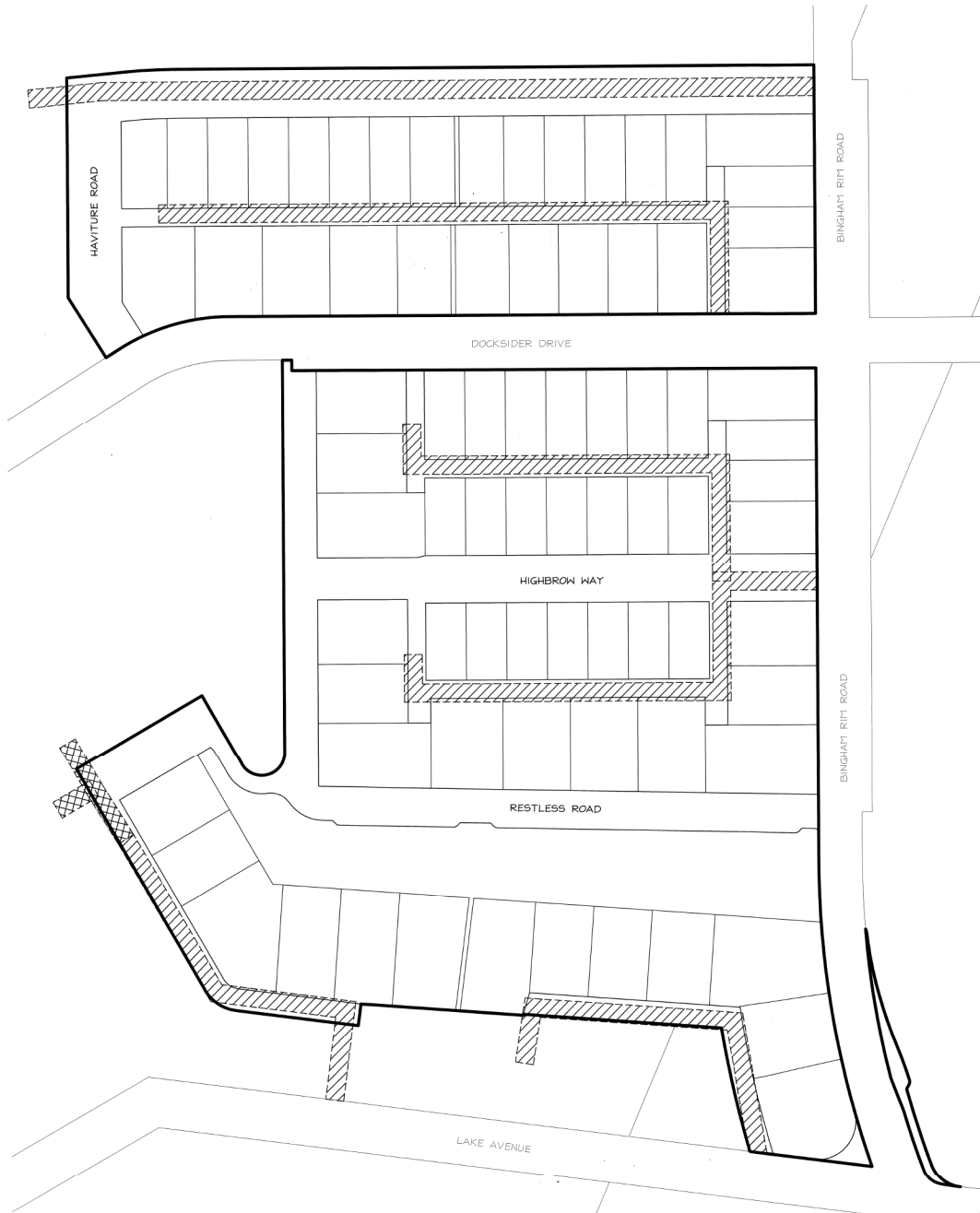
PUBLIC UTILITY EASEMENTS
TYPICAL
(UNLESS OTHERWISE NOTED)

DAYBREAK VILLAGE I2A PLAT 1
AMENDING LOT V5 OF THE KENNECOTT MASTER SUBDIVISION #1 AMENDED AND LOT Z101 OF THE VP DAYBREAK OPERATIONS-INVESTMENTS PLAT 1



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

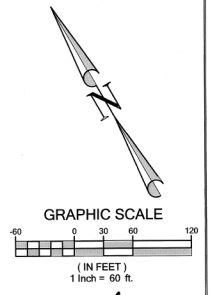
RECORDED # 13765628
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE RECORDS DEPT. - VP Daybreak Devco LLC
DATE: 9/17/2021 TIME: 1:11pm BOOK: 2021P PAGE: 223
\$ 564.00
Chris D. W. Deputy
SALT LAKE COUNTY REGISTER

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LEGEND

-  EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 1024 PAGE 3000
-  EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 1098 PAGE 694



Sheet 4 of 8

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.

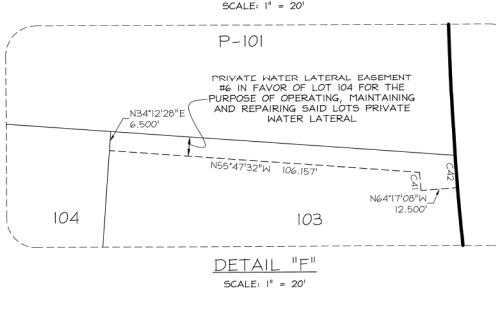
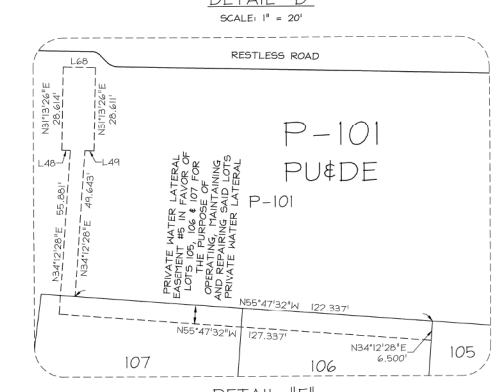
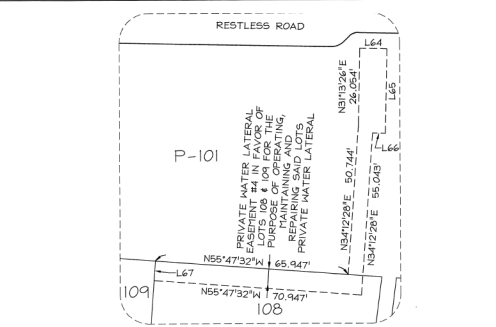
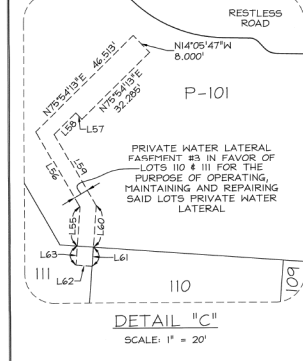
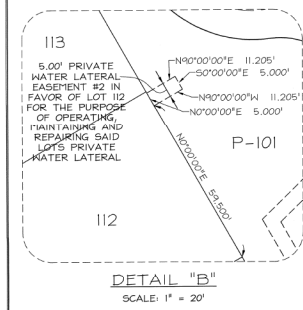
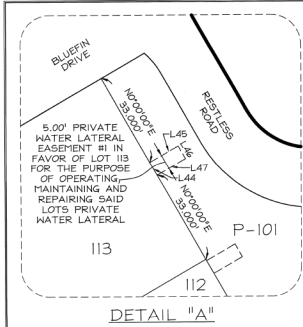
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801.828.8004 TEL. 801.260.8911 FAX WWW.PERIGEECIVIL.COM

DAYBREAK VILLAGE 12A PLAT 1
AMENDING LOT V5 OF THE KENNECOTT MASTER SUBDIVISION #1 AMENDED AND LOT Z101 OF THE VP DAYBREAK OPERATIONS-INVESTMENTS PLAT 1

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

RECORDED # 13765628
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: VP Daybreak Devco LLC
DATE: 9/7/2021 TIME: 1:11pm BOOK: 203P PAGE: 223
\$ 564.00
Amy D. Day Deputy
SALT LAKE COUNTY RECORDER



Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	66.759	25.500	150°00'00"	S75°00'00"E	49.262
C2	182.941	1142.000	009°10'42"	N16°40'22"E	182.745
C3	31.288	34.000	052°43'34"	N26°21'47"W	30.196
C4	61.787	36.000	098°20'11"	N49°10'05"W	54.477
C5	42.718	36.000	067°59'14"	N33°59'37"W	40.255
C6	19.069	36.000	030°27'56"	N83°09'42"W	18.847
C7	30.469	35.500	049°10'31"	N34°12'17"W	29.542
C8	32.461	36.000	051°39'49"	N55°49'55"E	31.373
C9	24.086	230.000	006°00'01"	N87°32'09"W	24.075
C10	6.144	230.000	001°31'50"	N88°41'56"E	6.144
C11	55.966	100.000	032°03'59"	N13°58'00"E	55.239
C12	46.929	500.000	005°22'40"	N62°41'20"W	46.912
C13	78.736	1030.000	004°22'47"	N23°59'24"E	78.717
C14	74.224	1030.000	004°07'44"	N19°44'09"E	74.207
C15	29.660	1142.000	001°29'17"	N12°49'39"E	29.659
C16	153.281	1142.000	007°41'25"	N17°25'00"E	153.166
C17	59.200	1030.000	003°17'35"	N16°01'29"E	59.192
C18	80.360	1130.000	004°04'28"	N19°42'31"E	80.343
C19	20.245	22.000	052°43'34"	N26°21'47"W	19.539
C20	60.454	230.000	015°03'35"	N77°00'21"W	60.280
C21	38.098	230.000	009°28'33"	N64°44'17"W	37.946
C22	4.723	473.000	000°34'20"	N60°17'10"W	4.723

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C23	39.671	473.000	004°48'20"	N62°58'30"W	39.660
C24	68.672	1030.000	003°49'12"	N28°05'24"E	68.659
C25	7.042	25.000	016°08'19"	N50°43'23"W	7.018
C26	3.534	4.500	045°00'00"	N81°17'32"W	3.444
C27	4.320	5.500	045°00'00"	N81°17'32"W	4.210
C28	4.320	5.500	045°00'00"	N81°17'32"W	4.210
C29	3.534	4.500	045°00'00"	N36°17'32"W	3.444
C30	3.534	4.500	045°00'00"	N81°17'32"W	3.444
C31	4.320	5.500	045°00'00"	N81°17'32"W	4.210
C32	4.320	5.500	045°00'00"	N36°17'32"W	4.210
C33	3.534	4.500	045°00'00"	N36°17'32"W	3.444
C34	39.480	46.000	049°10'31"	N34°12'17"W	39.280
C35	25.335	25.000	058°03'47"	N38°38'55"W	24.265
C36	51.975	44.000	067°40'49"	N33°50'24"W	49.005
C37	8.673	25.000	019°52'37"	N09°56'18"W	8.629
C38	64.216	1030.000	003°34'20"	S12°35'32"W	64.206
C39	82.757	42.000	112°53'44"	N70°49'34"E	70.004
C40	86.130	1130.000	004°22'02"	N15°29'16"E	86.109
C41	6.170	1042.500	000°20'21"	N25°44'47"E	6.170
C42	10.871	1030.000	000°36'17"	S5°52'39"E	10.871
C43	345.045	1030.000	019°11'38"	S20°24'11"W	343.437
C44	21.390	484.500	002°31'46"	N81°17'15"W	21.388

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C45	25.936	25.000	059°26'26"	N20°18'08"W	24.788
C46	69.984	977.500	004°06'07"	N11°28'08"E	69.969
C47	166.895	981.500	009°44'33"	N20°38'37"E	166.694
C48	2.677	5.500	007°53'29"	S09°08'52"W	2.651
C49	125.578	481.500	015°25'09"	S15°23'01"W	124.188
C50	42.051	518.500	004°38'48"	S09°59'51"W	42.039
C51	4.451	5.500	046°22'17"	S35°20'24"W	4.331
C52	3.554	4.500	045°15'08"	S36°03'58"W	3.462
C53	7.437	512.500	000°49'53"	S13°51'20"W	7.437
C54	78.959	967.500	004°48'33"	S11°56'00"W	78.937
C55	42.845	39.500	062°08'51"	S21°28'42"E	40.775
C56	120.304	981.500	007°01'22"	N00°39'36"W	120.228
C57	64.597	341.500	107°16'45"	N69°39'37"E	55.566
C58	6.084	509.500	000°41'03"	S57°02'32"E	6.084
C59	63.340	30.500	118°59'16"	S63°07'19"W	52.556
C60	30.037	512.500	003°21'29"	S05°18'25"W	30.033
C61	3.538	4.500	045°02'41"	S15°32'11"E	3.447
C62	4.432	5.500	046°10'58"	S14°58'32"E	4.313
C63	17.003	518.500	001°52'44"	S09°02'49"W	17.002
C64	62.152	481.500	007°23'45"	S06°17'15"W	62.109
C65	4.202	5.500	043°46'14"	S24°28'33"W	4.100
C66	0.548	4.500	006°58'55"	S42°52'13"W	0.548

Line #	Length	Direction
L1	13.119	N52°43'34"W
L2	13.042	N52°43'34"W
L3	12.200	N46°27'36"E
L4	12.280	N46°27'36"E
L5	17.011	N90°00'00"W
L6	9.989	N90°00'00"E
L7	86.321	N00°00'00"E
L8	35.500	N00°00'00"E
L9	25.821	N00°00'00"E
L10	9.917	N22°00'46"E
L11	31.088	N09°37'02"W
L12	24.321	N09°37'02"W
L13	5.904	N09°37'02"W
L14	0.064	N09°37'02"W
L15	11.488	N30°00'00"E
L16	37.000	N30°00'00"E
L17	41.000	N30°00'00"E
L18	18.500	N30°00'00"E
L19	30.000	N30°00'00"E
L20	61.564	N00°35'59"W

Line #	Length	Direction
L21	17.857	N87°56'01"E
L22	39.035	N65°22'40"W
L23	31.470	N02°03'59"W
L24	1.070	N21°48'01"E
L25	25.679	N46°27'36"E
L26	9.562	N72°04'26"W
L27	85.000	N30°00'00"E
L28	85.000	N30°00'00"E
L29	85.000	N30°00'00"E
L30	85.000	N30°00'00"E
L31	85.000	N30°00'00"E
L32	85.000	N30°00'00"E
L33	85.000	N30°00'00"E
L34	85.000	N30°00'00"E
L35	13.231	N34°12'28"E
L36	85.000	N30°00'00"E
L37	85.000	N30°00'00"E
L38	85.000	N30°00'00"E
L39	85.000	N30°00'00"E
L40	2.929	N76°12'28"E

Line #	Length	Direction
L41	2.929	N13°47'32"W
L42	2.929	N76°12'28"E
L43	2.929	N13°47'32"W
L44	5.000	N00°00'00"E
L45	11.205	N90°00'00"W
L46	5.000	N00°00'00"E
L47	11.205	N90°00'00"E
L48	2.866	N58°47'32"W
L49	3.127	N58°47'32"W
L50	38.709	N08°42'58"E
L51	41.42	S58°41'32"W
L52	14.561	N16°01'15"E
L53	4.193	S38°03'31"E
L54	4.002	S46°21'40"W
L55	13.231	N34°12'28"E
L56	29.909	N00°00'00"E
L57	3.000	N14°05'47"W
L58	10.328	N75°54'13"E
L59	28.437	N00°00'00"E
L60	14.034	N34°12'28"E

Line #	Length	Direction
L61	6.500	N34°12'28"E
L62	5.500	N55°47'32"W
L63	6.500	N41°12'28"E
L64	9.268	N58°46'34"W
L65	28.617	N31°13'26"E
L66	4.394	N58°47'32"W
L67	6.606	N34°12'28"E
L68	11.000	N58°46'34"W
L69	11.273	N30°00'00"E
L70	16.188	S32°30'34"E
L71	46.653	S29°08'56"E
L72	15.816	N46°23'59"E
L73	18.345	N37°48'43"E
L74	12.231	N30°00'00"E
L75	22.695	N10°34'45"E
L76	9.581	N08°44'24"E
L77	6.837	N19°41'31"E
L78	6.931	N30°00'00"E
L79	13.262	N55°50'37"E
L80	8.203	N61°18'17"E

Line #	Length	Direction
L81	8.332	N60°11'57"E
L82	8.832	N42°07'48"E
L83	49.316	N30°00'00"E
L84	45.112	N29°08'56"W
L85	10.691	N32°30'34"W
L86	109.309	N30°00'00"E
L87	14.424	N30°00'00"E
L88	37.124	N30°00'00"E
L89	128.756	S60°13'30"E
L90	30.000	N60°00'00"W
L91	20.000	N60°00'00"W
L92	27.000	N24°37'20"E



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 5 of 8

DAYBREAK VILLAGE 10A PLAT I
AMENDING LOT V5 OF THE KENNECOTT MASTER
SUBDIVISION #1 AMENDED AND LOT Z01 OF THE VP
DAYBREAK OPERATIONS-INVESTMENTS PLAT I

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

RECORDED # 13765628

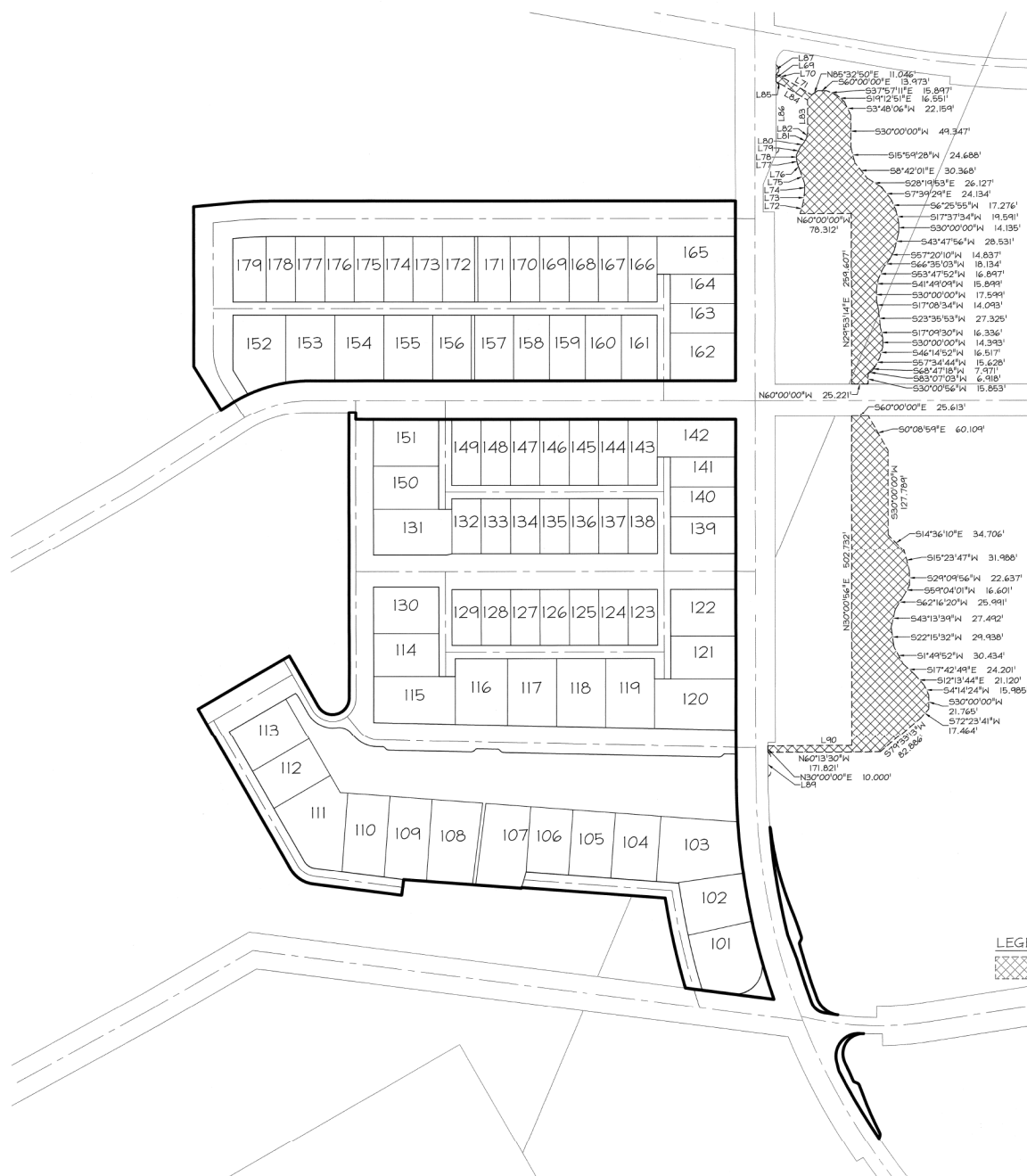
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF: VP Daybreak Data LLC PAGE: 223

DATE: 9/17/2021 TIME: 1:11pm BOOK: 2021P FILE: 223

DATE: 5/6/00

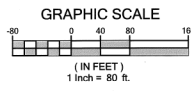
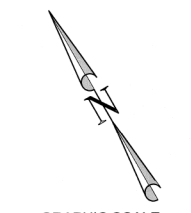
SALT LAKE COUNTY RECORDER

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LEGEND

STORM DRAIN ACCESS & MAINTENANCE EASEMENT IN FAVOR OF SOUTH JORDAN CITY



Sheet 6 of 8

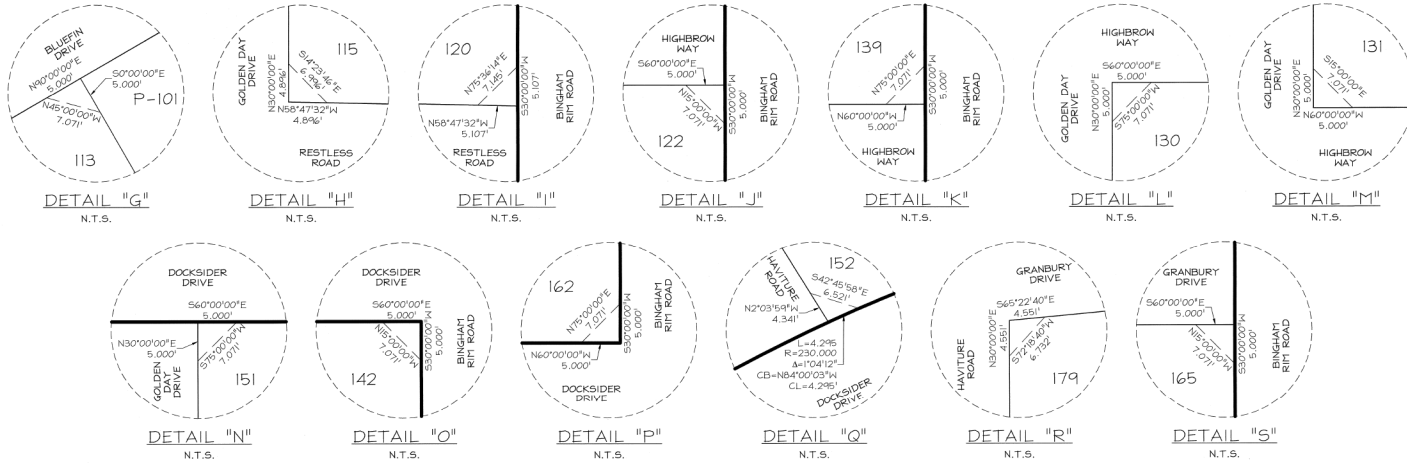
DAYBREAK VILLAGE 12A PLAT 1
 AMENDING LOT V5 OF THE KENNECOTT MASTER
 SUBDIVISION #1 AMENDED AND LOT Z101 OF THE VP
 DAYBREAK OPERATIONS-INVESTMENTS PLAT 1
 Located in the West Half of Section 22, T35, R2W,
 Salt Lake Base and Meridian

RECORDED # 13765629
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
 REQUEST OF: VP Daybreak Devco LLC
 DATE: 9/17/2021 TIME: 1:11pm BOOK: 202P PAGE: 223
 \$ 564.00
 SALT LAKE COUNTY RECORDER

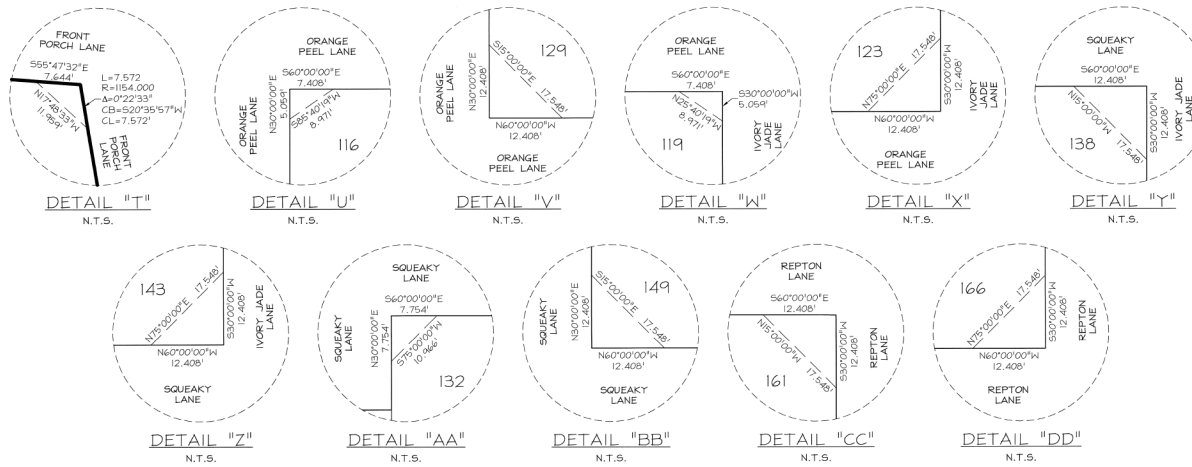
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SIDEWALK EASEMENTS
 DETAILS 'G' THROUGH 'S' - SIDEWALK EASEMENTS FOR
 HANDICAP RAMP TO BE MAINTAINED BY SOUTH JORDAN CITY



ACCESS EASEMENTS - LANES
 DETAILS 'T' THROUGH 'DD' - ACCESS EASEMENTS FOR
 LANES TO BE MAINTAINED BY SOUTH JORDAN CITY



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 12A PLAT 1
 AMENDING LOT V5 OF THE KENNECOTT MASTER SUBDIVISION #1 AMENDED AND LOT 2101 OF THE VP DAYBREAK OPERATIONS-INVESTMENTS PLAT 1

Located in the West Half of Section 22, T39, R24H, Salt Lake Base and Meridian

RECORDED # 13765628

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

DATE: 9/7/2021 TIME: 1:11pm BOOK: 2021P PAGE: 223

BY: Amy D. Day Deputy
 SALT LAKE COUNTY RECORDER

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