

NOTES:

1. In conjunction with the recordation of this plat for DAYBREAK NORTH SHORE VILLAGE CENTER, 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").

2. 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 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.

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.

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, private rights-of-way, lots and "O" lots and "P" 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. 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 recorded 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.

6. 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.

7. 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.

8. The ownership (including the maintenance responsibilities thereof) of the area labeled as "Private Right-of-Way" may hereafter be transferred from Owner to owners' association or associations for continued maintenance and operation. The City of South Jordan ("City"), by approving this Plat, consents to such transfer. City is also granting access on "Private Right-of-Way" for purposes of providing municipal services, including but not limited to, collecting trash, snow removal, and maintaining landscaping, utilities or road improvements.

9. Shallow Sewer Depths: Contractor shall verify sewer lateral depth and set foundation elevation to provide adequate fall into sewer lateral. Buildings with a basement may not have sewer service available for basement. Any sewer lateral extending outside the boundaries of any unit depicted on this plat shall be deemed "common area" and shall be operated and maintained by the HOA.

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 Old Republic Title Co., Order Number 1931084711, Amendment No. 1, with an effective date of May 21, 2020.

HIGH GROUND WATER:

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

SEWER LATERAL NOTE:

All lots contained within this Plat are served by private sewer laterals. The owner(s) of a lot in this Plat or any portion of an Alpha Parcel which is served by a sewer lateral which traverses a lot labeled "P" or "O", a public right-of-way, or a PUDE easement is hereby granted an easement over and through such "P" and/or "O" lots, public rights-of-way and/or PUDE easements for the purpose of allowing such owner(s) the right to operate, maintain and repair such sewer lateral.

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.

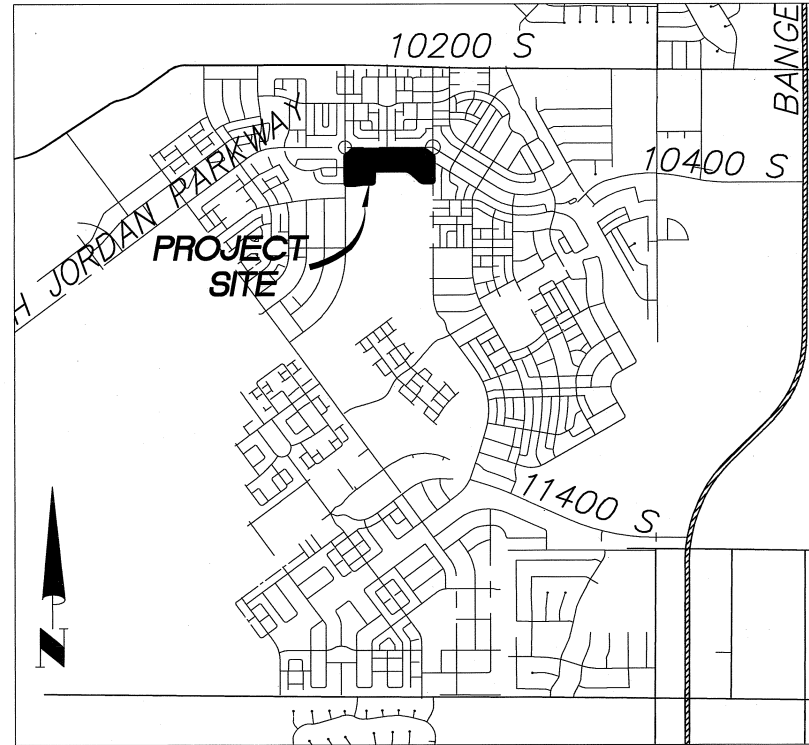
DAYBREAK NORTH SHORE VILLAGE CENTER AMENDING LOT A-1 OF THE KENNECOTT DAYBREAK OQUIRRH LAKE PLAT, LOT C-101 OF THE KENNECOTT DAYBREAK OQUIRRH LAKE PLAT AMENDED AND INCLUDING A VACATED PORTION OF SOUTH JORDAN PARKWAY

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

Containing 11 C-Lots 11.118 acres
Containing 2 Private Roads 2.010 acres
Street Right-of-Way 0.118 acres
(Street Rights-of-Way includes 0.047 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 13.246 acres

DEVELOPED BY:

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



VICINITY MAP

11. The signature of South Valley Sewer District on this Plat does not constitute approval of the owner(s) 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.

12. Lot C-106 does not have sewer service available and may not be developed until such service is extended to this lot.

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 NORTH SHORE VILLAGE CENTER AMENDING LOT A-1 OF THE KENNECOTT DAYBREAK OQUIRRH LAKE PLAT, LOT C-101 OF THE KENNECOTT DAYBREAK OQUIRRH LAKE PLAT AMENDED AND INCLUDING A VACATED PORTION OF SOUTH JORDAN PARKWAY

In witness whereof I have here unto set my hand this 29th day of April, A.D., 2020.

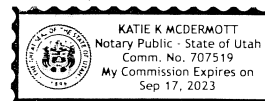
VP Daybreak Devco LLC, a Delaware limited liability company

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

Ty K. McCutcheon
President & CEO

CORPORATE ACKNOWLEDGMENT

The Owner's Dedication was acknowledged before me this 29th day of April, 2020, by Ty K. McCutcheon as President & CEO for Daybreak Communities LLC, a Delaware limited liability company, the project manager of VP Daybreak Operations LLC, a Delaware limited liability company.



Notary Public

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:
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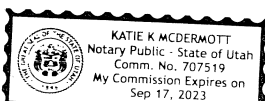
VP Daybreak Devco LLC, a Delaware limited liability company

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

Ty K. McCutcheon
President & CEO

CORPORATE ACKNOWLEDGMENT

The Owner's Dedication was acknowledged before me this 29th day of April, 2020, 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.

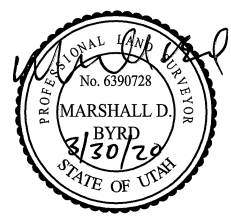


Notary Public

SURVEYOR'S CERTIFICATE

I, Marshall D. Byrd do hereby certify that I am a Professional Land Surveyor, and that I hold certificate No. 6390728 as prescribed under the laws of the State of Utah. I further certify that by the authority of the owners, I have made a survey of the tract of land shown on this plat and described below and have subdivided said tract of land into lots and streets, hereafter to be known as DAYBREAK NORTH SHORE VILLAGE CENTER and the same has been correctly surveyed and staked on the ground as shown on this plat.

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



3/30/2020
Date

BOUNDARY DESCRIPTION:

Beginning at the Northeast Corner of Lot A-1 of the Kennecott Daybreak Oquirrh Lake Plat, said point lies North 89°58'56" West 3752.993 feet along the Daybreak Baseline North (Being North 89°58'56" West 2219.493 between the Northeast Corner of Section 18, T35, R1W and the Northwest Corner of Section 15, T35, R2W) and South 15°41'22" West 491.881 feet through a central angle of 04°46'50" East, Chord North 44°58'46" West 32.834 feet to a Northerly Corner of said Kennecott Daybreak Oquirrh Lake Plat Amended and a point on a 407.036 foot radius non tangent curve to the right, (radius bears North 39°07'04" East, Chord North 48°19'21" West 37.774 feet); thence along said Kennecott Daybreak Oquirrh Lake Plat Amended the following (14) courses: 1) along the arc of said curve 37.788 feet through a central angle of 05°14'09"; 2) North 46°05'06" West 30.243 feet to a point on a 142.856 foot radius non tangent curve to the left, (radius bears South 43°21'17" West, Chord North 56°39'00" West 49.636 feet); 3) along the arc of said curve 41.881 feet through a central angle of 20°00'33" to a point of compound curvature with a 165.724 foot radius non tangent curve to the left, (radius bears South 29°14'53" West, Chord North 75°00'26" West 81.620 feet); 4) along the arc of said curve 82.468 feet through a central angle of 28°30'39"; 5) North 89°58'56" West 564.024 feet; 6) South 01°00'50" East 87.130 feet to a point on a 75.182 foot radius tangent curve to the right, (radius bears South 86°58'10" West, Chord South 01°22'35" West 6.271 feet); 7) along the arc of said curve 6.273 feet through a central angle of 04°46'50"; 8) South 03°46'00" West 45.192 feet to a point on a 391.200 foot radius tangent curve to the left, (radius bears South 86°14'00" East, Chord South 02°11'54" West 21.394 feet); 9) along the arc of said curve 21.397 feet through a central angle of 03°08'02"; 10) South 00°37'58" West 61.547 feet; 11) North 89°58'56" West 163.105 feet to a point on a 189.806 foot radius tangent curve to the left, (radius bears South 00°04'24" East, Chord South 60°49'01" West 11.062 feet); 12) along the arc of said curve 11.062 feet through a central angle of 18°30'46" to a point of reverse curvature with a 136.747 foot radius tangent curve to the right, (radius bears North 18°26'22" West, Chord South 60°48'36" West 63.262 feet); 13) along the arc of said curve 63.262 feet through a central angle of 18°30'46"; 14) North 89°56'28" West 136.762 feet to the Southwest Corner of said Lot A-1, thence along said Lot A-1 the following (3) courses: 1) North 45°7'46" East to a point on a 14.000 foot non tangent curve to the right, (radius bears East, Chord North 36°22'04" East 16.603 feet); 2) along the arc of said curve 17.773 feet through a central angle of 72°44'08" to a point of reverse curvature with a 141.000 foot radius tangent curve to the left, (radius bears North 17°15'52" West, Chord North 51°58'09" East 99.985 feet); 3) along the arc of said curve 102.209 feet through a central angle of 41°15'58" to a point of reverse curvature with a 25.000 foot radius tangent curve to the right, (radius bears South 58°47'50" East, Chord North 60°36'05" East 24.544 feet); thence along the arc of said curve 25.655 feet through a central angle of 58°47'50"; thence East 1193.621 feet; thence South 50°46'51" East 149.782 feet; thence South 1.262 feet to a point on the Northerly Line of said Lot A-1 and a point on a 160.000 foot radius non tangent curve to the left, (radius bears North 11°01'18" East, Chord South 81°05'40" East 12.653 feet); thence along said Lot A-1 and the arc of said curve 12.656 feet through a central angle of 04°31'55" to the point of beginning.

Property contains 13.246 acres.

PLAT TECH NOTE:
SEE ENTRY 13717162
FOR NOTES RE: SECTION 18



Table with columns for EASEMENT APPROVAL, SALT LAKE VALLEY HEALTH DEPARTMENT, SOUTH VALLEY SEWER DISTRICT, PLANNING DEPARTMENT, SOUTH JORDAN CITY ENGINEERS, OFFICE OF THE CITY ATTORNEY, SOUTH JORDAN CITY MAYOR, and STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: OLD REPUBLIC TITLE.

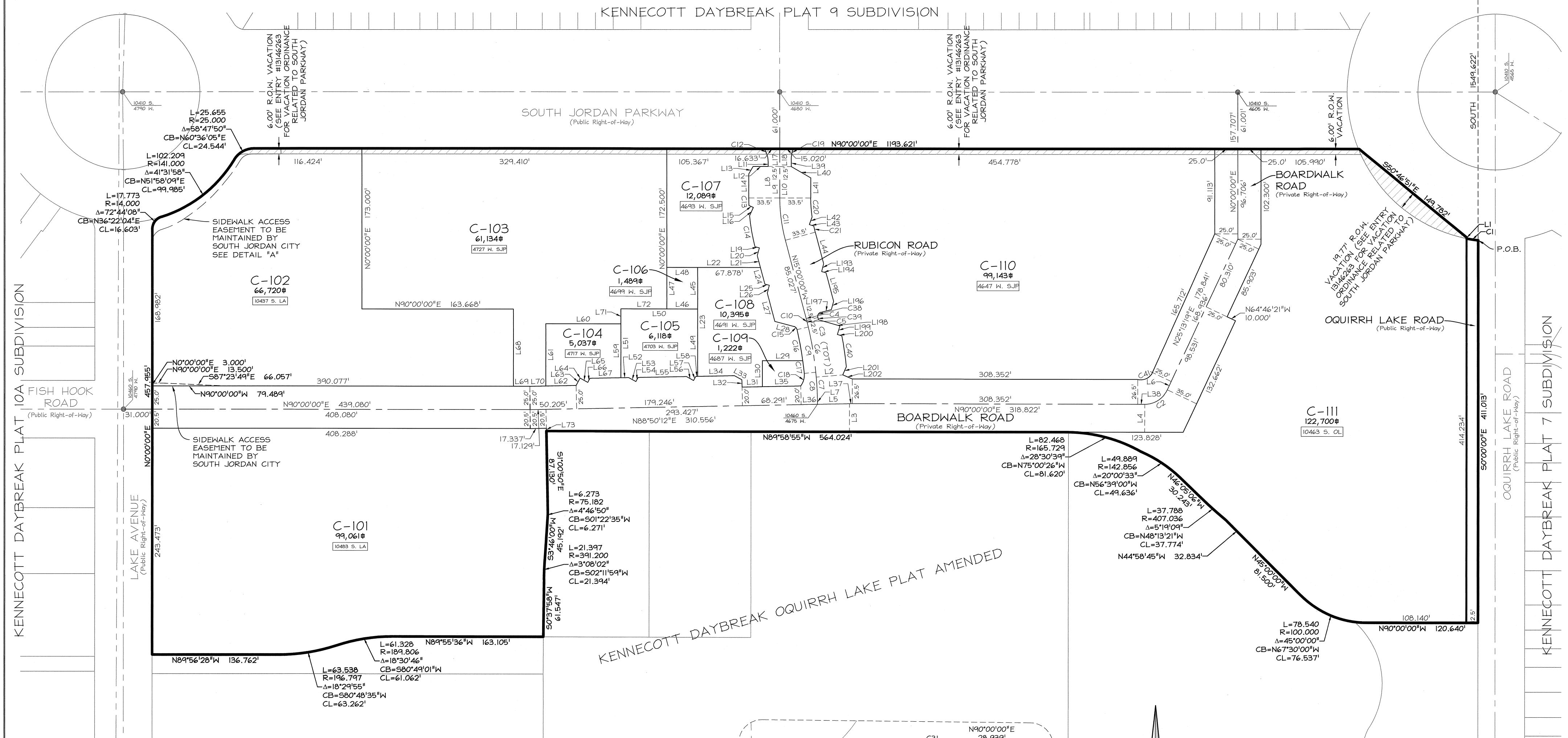
Sheet 1 of 10

21-18-151-003,011,019 21-18-11,12

NORTHWEST COR.
SECTION 18, T35, R2W, S1B#1
FND BRASS CAP
S.L. CO. MONUMENT

NORTHEAST COR.
SECTION 18, T35, R1W, S1B#1
FND BRASS CAP
S.L. CO. MONUMENT

BASIS OF BEARING (DAYBREAK BASELINE NORTH)
N89°58'56"W 21219.493' (MON TO MON)



KENNECOTT DAYBREAK PLAT 10A SUBDIVISION

KENNECOTT DAYBREAK PLAT 7 SUBDIVISION

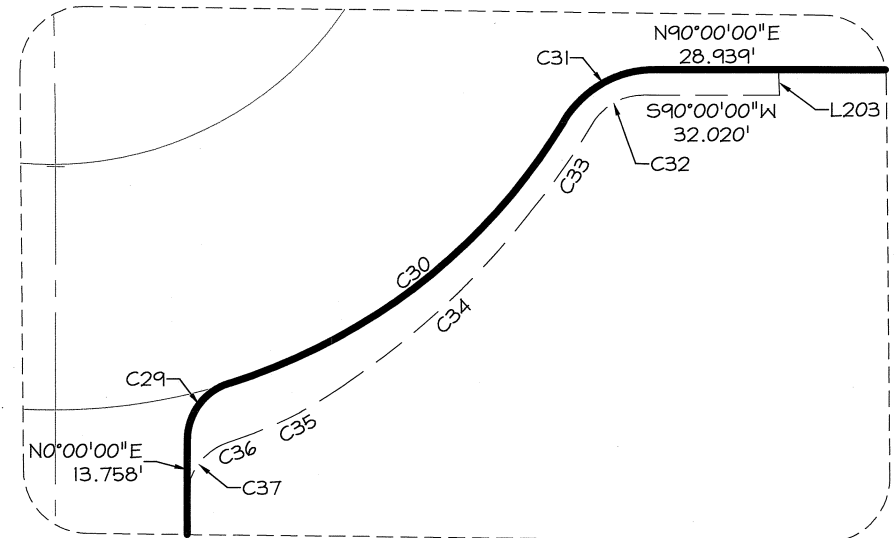
KENNECOTT DAYBREAK OQUIRRH LAKE PLAT AMENDED

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.

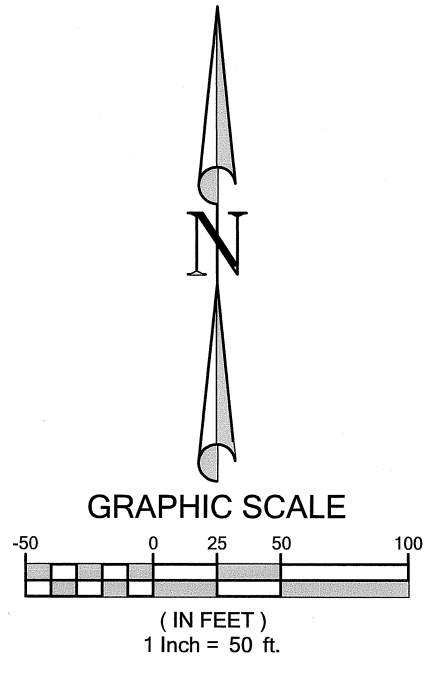


LEGEND

	FOUND SALT LAKE COUNTY SECTION CORNER
	PROPOSED STREET MONUMENT
	EXISTING STREET MONUMENT
	ADDRESS WITH ABBREVIATION OF STREET OR LANE
	VACATED AREA OF SOUTH JORDAN PARKWAY



DETAIL "A"
SCALE: 1" = 30'

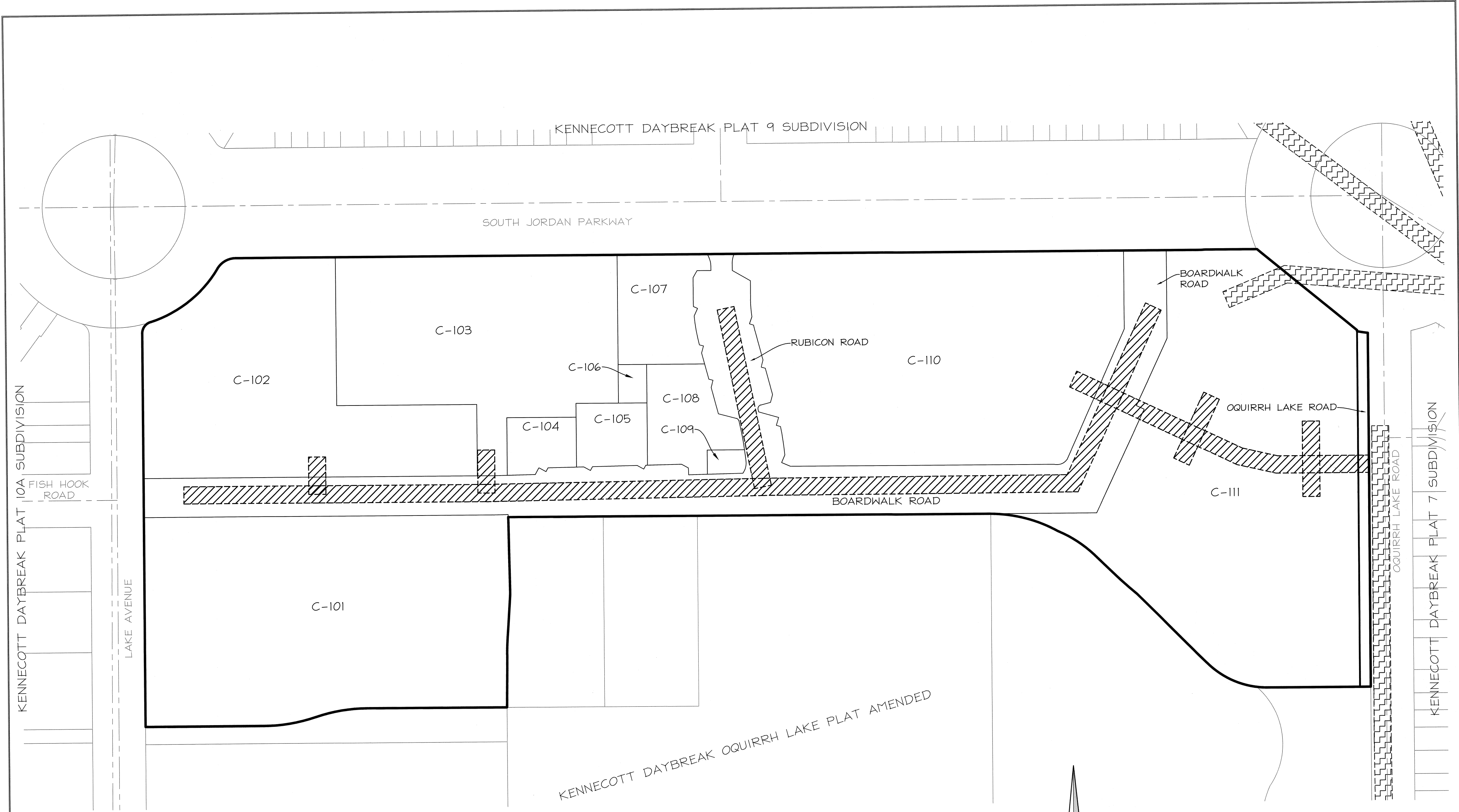


Sheet 2 of 10

DAYBREAK NORTH SHORE VILLAGE CENTER
AMENDING LOT A-1 OF THE KENNECOTT DAYBREAK OQUIRRH LAKE PLAT,
LOT C-101 OF THE KENNECOTT DAYBREAK OQUIRRH LAKE PLAT AMENDED
AND INCLUDING A VACATED PORTION OF SOUTH JORDAN PARKWAY

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

RECORDED # 1330847
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF **OLD REPUBLIC TITLE**
DATE: **6/16/2020** TIME: **2:15 PM** BOOK: **2020 P** PAGE: **158**
\$522.00
FEE \$ **RE Paul Perry**
SALT LAKE COUNTY RECORDER



KENNECOTT DAYBREAK OQUIRRH LAKE PLAT AMENDED

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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 801.628.6004 TEL. 801.590.9611 FAX. WWW.PERIGEECIVIL.COM

LEGEND

EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 10912 PAGE 6726

EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 13095 PAGE 223

GRAPHIC SCALE

0 25 50 100

(IN FEET)
 1 Inch = 50 ft.

N

Sheet 3 of 10

DAYBREAK NORTH SHORE VILLAGE CENTER
 AMENDING LOT A-1 OF THE KENNECOTT DAYBREAK OQUIRRH LAKE PLAT,
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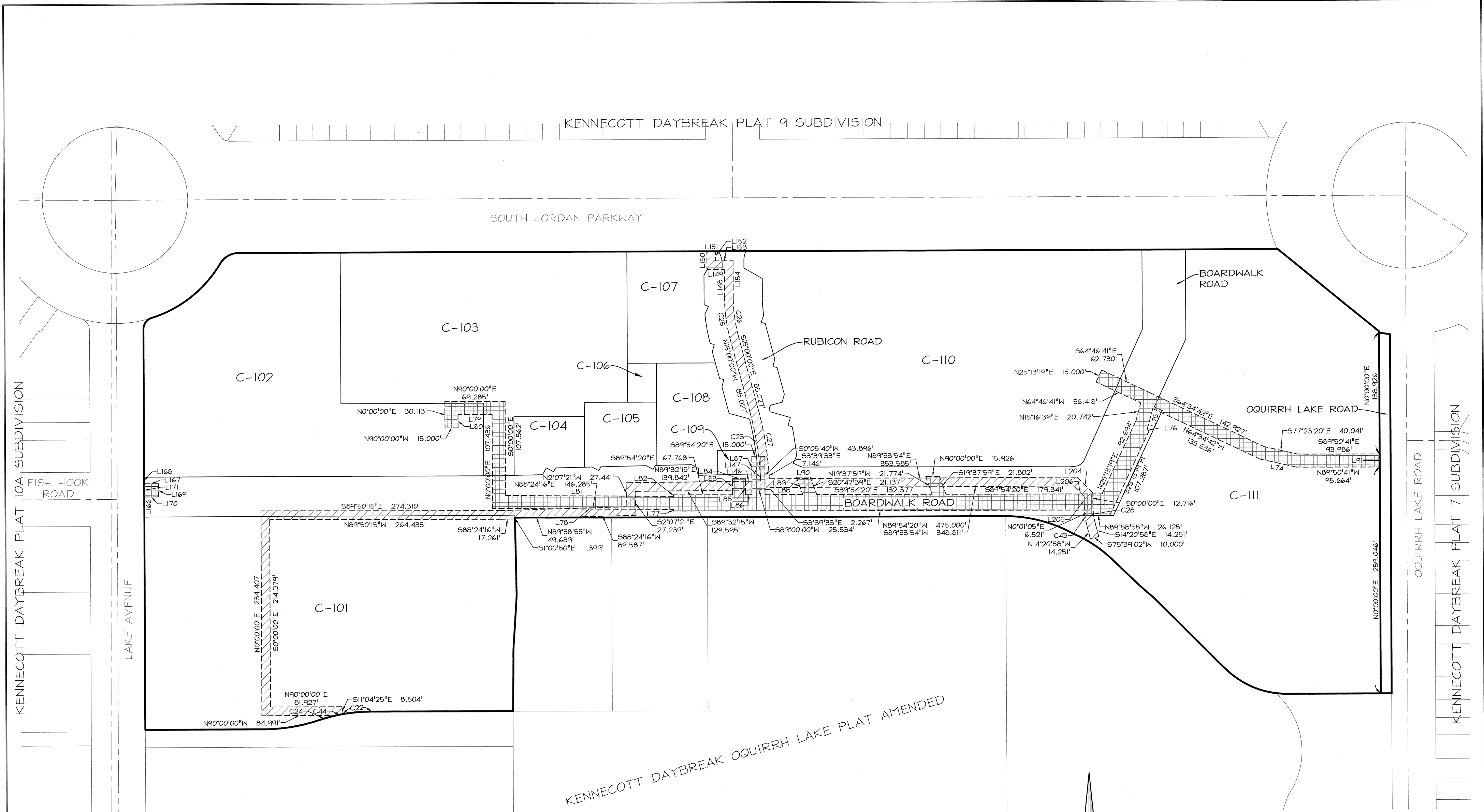
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STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
 REQUEST OF: **OLD REPUBLIC TITLE**

DATE: **6/26/2024** TIME: **2:15PM** BOOK: **20202** PAGE: **158**

FEE \$ **4522.00**

KE R. J. JERRY
 SALT LAKE COUNTY RECORDER



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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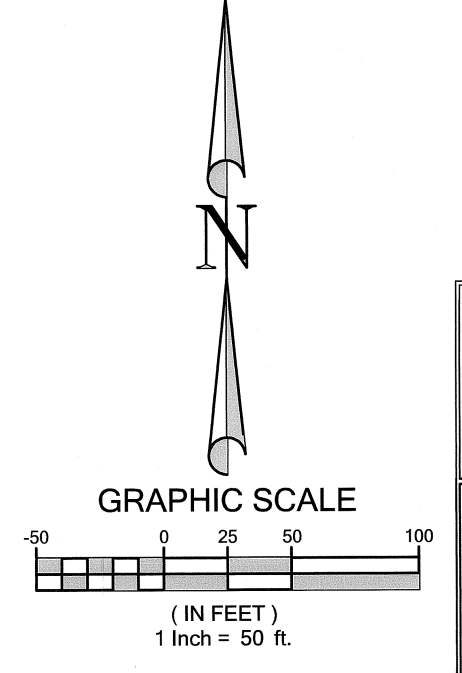
8089 SOUTH 1300 WEST, SUITE 160 WEST JORDAN, UT 84098
 801.628.6004 TEL 801.590.6811 FAX WWW.PERIGEECIVIL.COM

KENNECOTT DAYBREAK OQUIRRH LAKE PLAT AMENDED

LEGEND

SECONDARY IRRIGATION WATERLINE EASEMENT TO BE MAINTAINED BY THE DAYBREAK WATER COMPANY. SEE NOTE 4 ON COVER SHEET.

STORM DRAIN EASEMENT TO BE MAINTAINED BY OWNERS' ASSOCIATION OR ASSOCIATIONS. SEE NOTE 8 ON COVER SHEET.



Sheet 4 of 10

DAYBREAK NORTH SHORE VILLAGE CENTER
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Located in the Northwest Quarter of Section 18, T35, R1W, Salt Lake Base and Meridian

RECORDED # 13516841

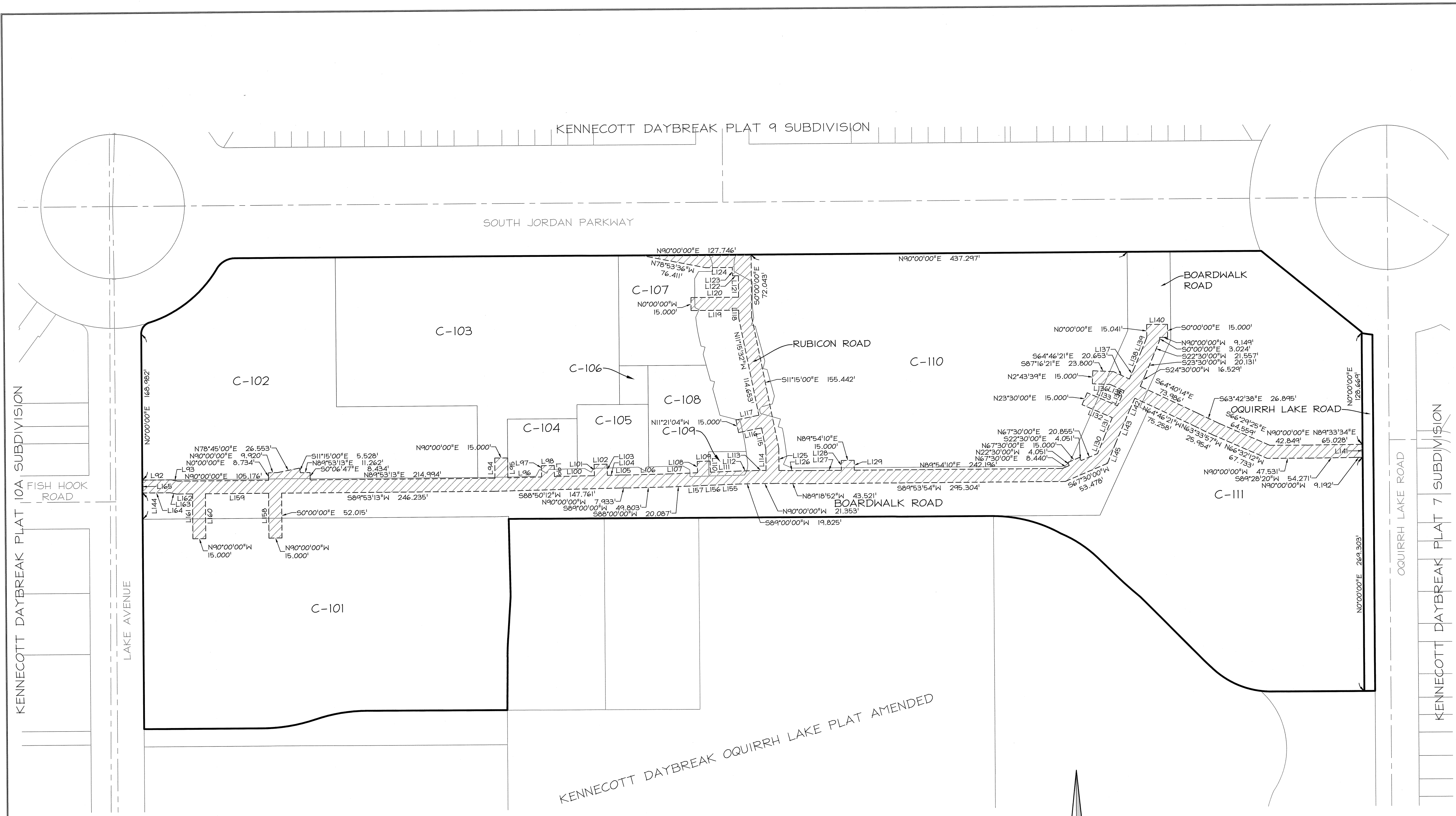
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: **OLD REPUBLIC TITLE**

DATE: 6/26/2010 TIME: 2:15PM BOOK: 20200 PAGE: 158

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RR P., DEPUTY
 SALT LAKE COUNTY RECORDER



PROPERTY CORNERS
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Sheet 5 of 10

DAYBREAK NORTH SHORE VILLAGE CENTER
AMENDING LOT A-1 OF THE KENNECOTT DAYBREAK QUIRRH LAKE PLAT,
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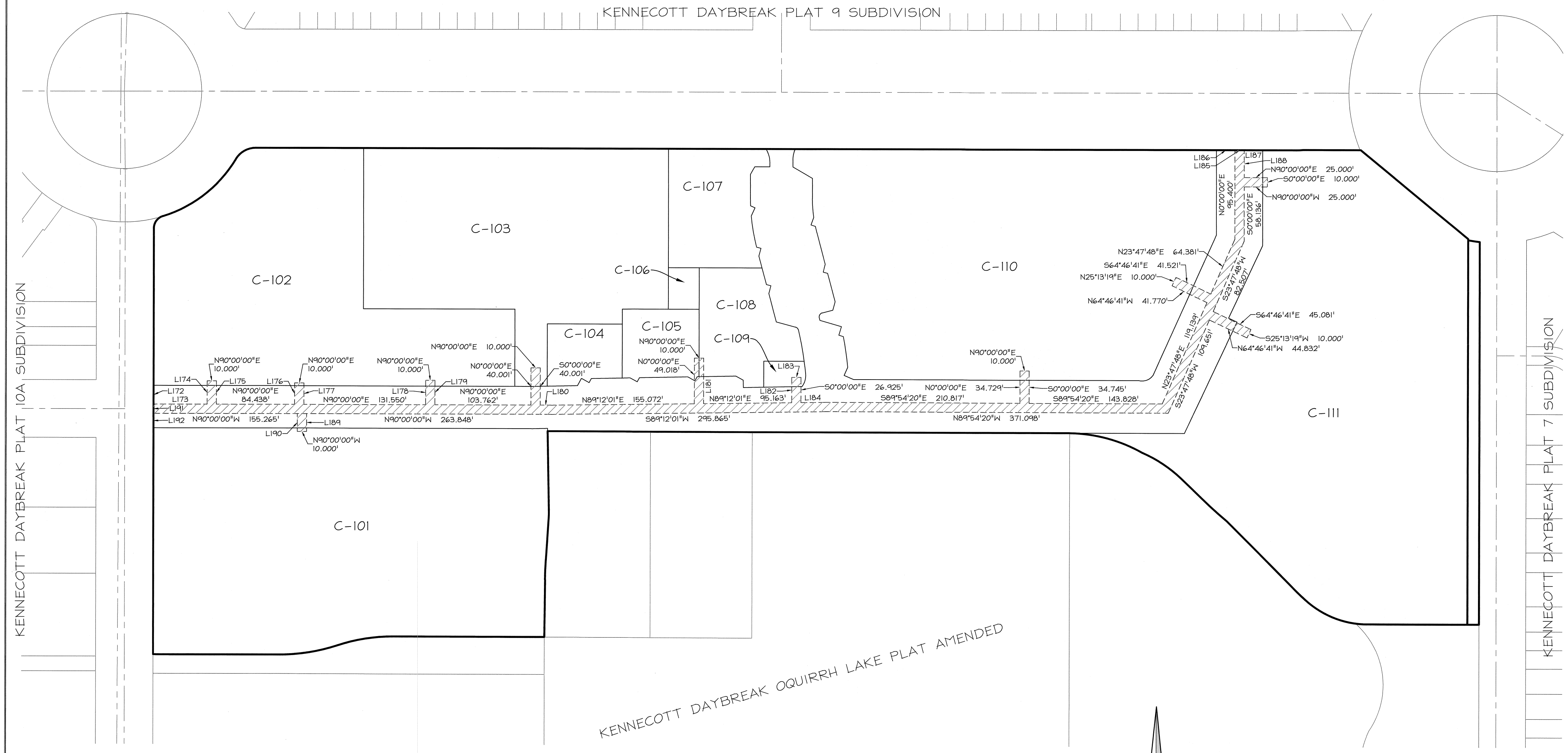
Located in the Northwest Quarter of Section 18, T35, R1W,
Salt Lake Base and Meridian

RECORDED # 13310847

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF: CLD REPUBLIC TITLE

DATE: 01/26/2020 TIME: 2:15PM BOOK: 20200 PAGE: 158

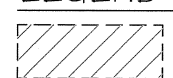
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SALT LAKE COUNTY RECORDER

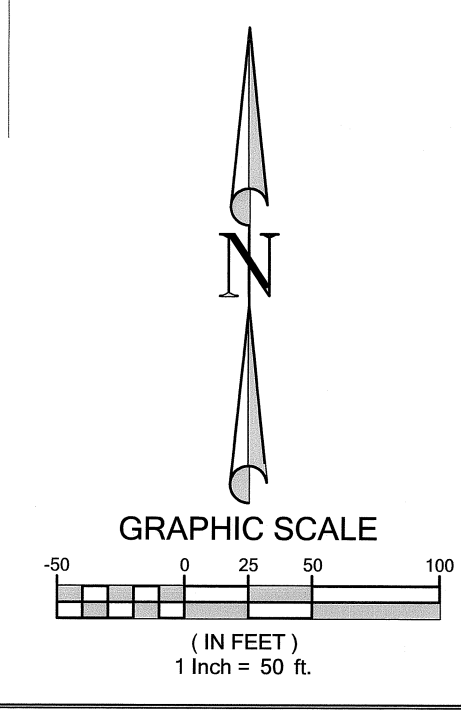


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LEGEND
 GAS EASEMENT TO BE MAINTAINED BY DOMINION ENERGY



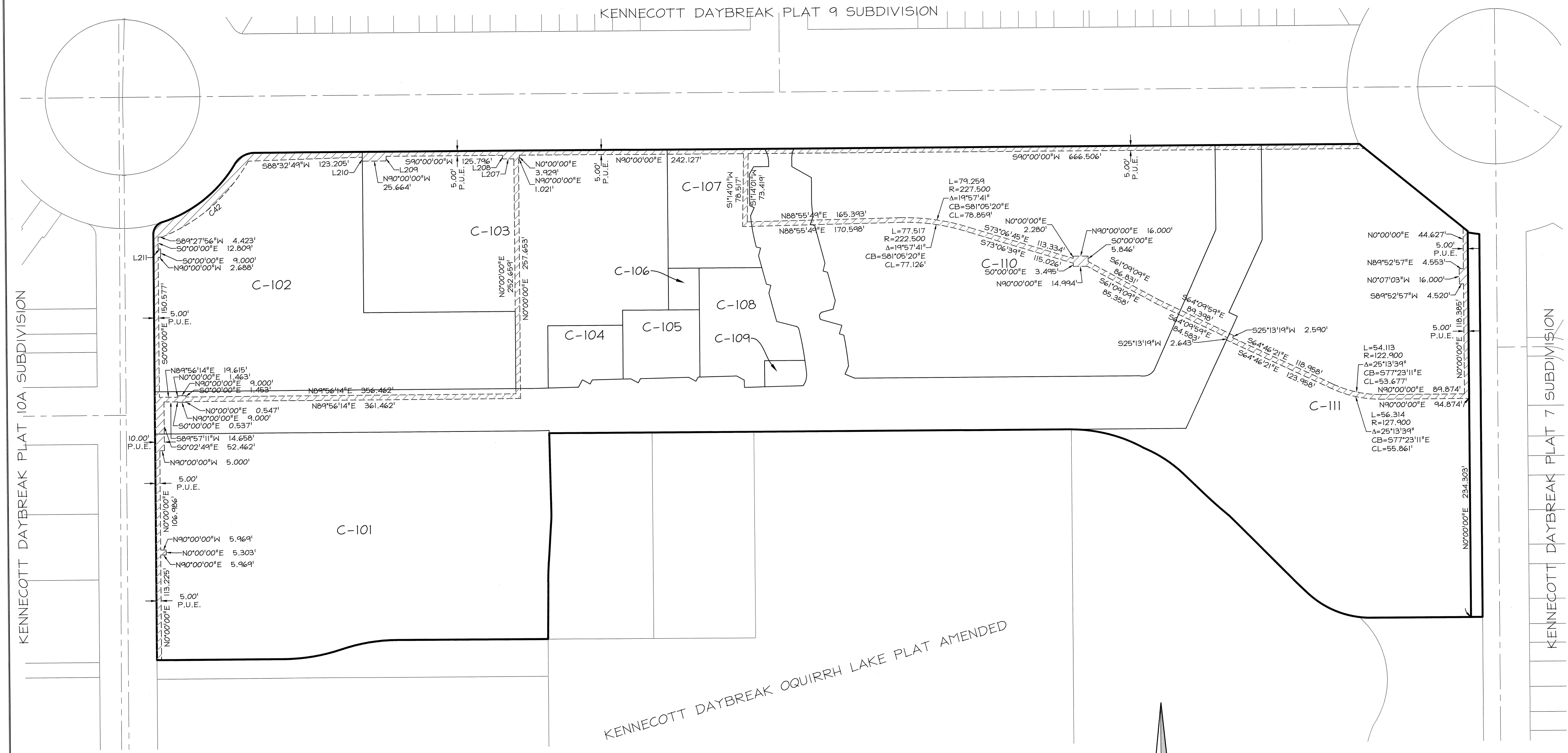
Sheet 6 of 10

DAYBREAK NORTH SHORE VILLAGE CENTER
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Located in the Northwest Quarter of Section 18, T35, R1W, Salt Lake Base and Meridian

RECORDED # 133108A
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: OLD REPUBLIC TITLE
 DATE: 6/24/2020 TIME: 2:15 PM BOOK: 20000 PAGE: 58
 FEE: \$ 522.00 K.R.R. DEPUTY
 SALT LAKE COUNTY RECORDER

KENNECOTT DAYBREAK PLAT 9 SUBDIVISION



KENNECOTT DAYBREAK PLAT 10A SUBDIVISION

KENNECOTT DAYBREAK PLAT 7 SUBDIVISION

KENNECOTT DAYBREAK OQUIRRH LAKE PLAT AMENDED

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LEGEND

PUBLIC UTILITY EASEMENT

GRAPHIC SCALE

0 25 50 100

(IN FEET)
 1 inch = 50 ft.

Sheet 7 of 10

DAYBREAK NORTH SHORE VILLAGE CENTER
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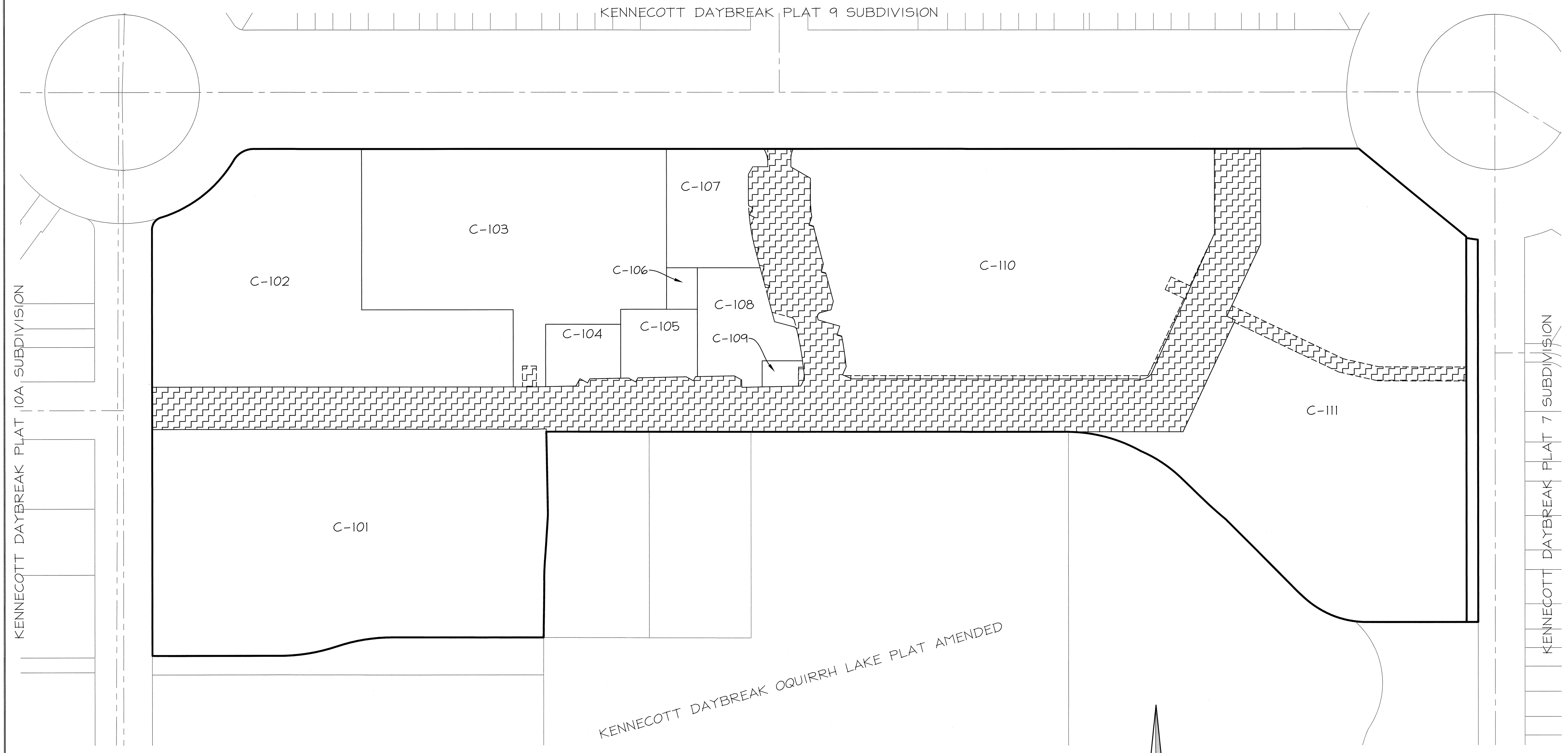
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STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: **OLD REPUBLIC TITLE**

DATE: 6/26/2021 TIME: 2:15PM BOOK: 2020P PAGE: 158

FEE \$ 522.00

REKL, DEPUTY
 SALT LAKE COUNTY RECORDER

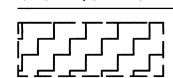


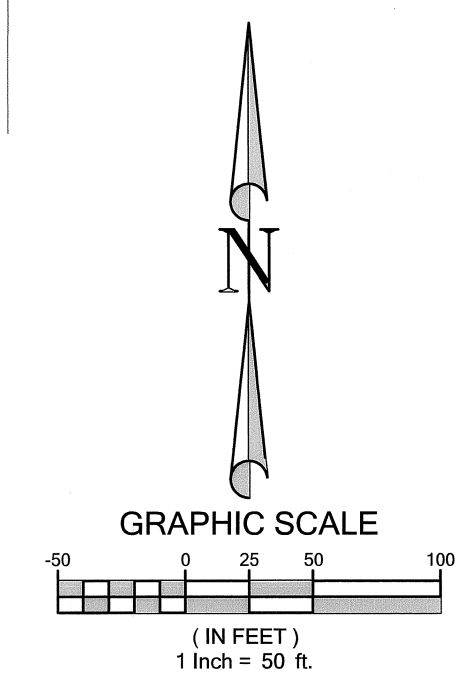
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KENNECOTT DAYBREAK OQUIRRH LAKE PLAT AMENDED

LEGEND
 STORMWATER FACILITIES MAINTENANCE AGREEMENT PER ENTRY NO. 13114322



Sheet 8 of 10

DAYBREAK NORTH SHORE VILLAGE CENTER
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 DATE: 4/26/2020 TIME: 2:15 PM BOOK: 20209 PAGE: 158
 \$522.00
 FEE \$ K. P. DEPT. SALT LAKE COUNTY RECORDER

Line Table with columns: Line #, Length, Direction. Rows L1-L25.

Line Table with columns: Line #, Length, Direction. Rows L26-L50.

Line Table with columns: Line #, Length, Direction. Rows L51-L75.

Line Table with columns: Line #, Length, Direction. Rows L76-L100.

Line Table with columns: Line #, Length, Direction. Rows L101-L125.

Line Table with columns: Line #, Length, Direction. Rows L126-L150.

Line Table with columns: Line #, Length, Direction. Rows L151-L175.

Line Table with columns: Line #, Length, Direction. Rows L176-L200.

Line Table with columns: Line #, Length, Direction. Rows L201-L225.

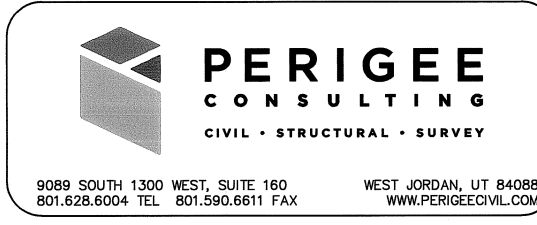
Curve Table with columns: Curve #, Length, Radius, Delta, Chord Bearing, Chord Length. Rows C1-C22.

Curve Table with columns: Curve #, Length, Radius, Delta, Chord Bearing, Chord Length. Rows C23-C44.

Sheet 9 of 10

DAYBREAK NORTH SHORE VILLAGE CENTER
AMENDING LOT A-1 OF THE KENNECOTT DAYBREAK OQUIRRH LAKE PLAT,
LOT C-101 OF THE KENNECOTT DAYBREAK OQUIRRH LAKE PLAT AMENDED
AND INCLUDING A VACATED PORTION OF SOUTH JORDAN PARKWAY

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



RECORDED # 133108A1
REQUEST OF: CUD REPUBLIC TITLE
DATE: 6/26/2020 TIME: 2:15 PM BOOK: 2020 PAGE: 158
\$522.00
K.R. Reed, DEPUTY
SALT LAKE COUNTY RECORDER

