

NOTES:

- In conjunction with the recordation of this plat for DAYBREAK VILLAGE IIA PLAT 7, there shall also be recorded, with respect to the "tract" described hereon, a document entitled "Supplement to Covenant for Community for Daybreak Submitting Additional Property", and, with respect to the residential lots and certain other lots within this Plat, a document entitled "Supplement to Community Charter for Daybreak Submitting Additional Property" (each, a "Supplement"). The Supplements subject the "tract" described hereon to a document entitled "Covenant for Community for Daybreak" (the "Covenant"), and the residential lots and certain other lots within this Plat to a second document entitled "Community Charter for Daybreak" (the "Charter"). In addition, any non-residential lot(s) may also have recorded against them a "Supplement to Amended and Restated Declaration of Covenants, Conditions and Restrictions for Daybreak Village Submitting Additional Property", which subjects such non-residential lots within this Plat to the "Amended and Restated Declaration of Covenants, Conditions and Restrictions for Daybreak Village" (the "Village Declaration"). This Plat is part of a master-planned community commonly known as "Daybreak" and is subject to the Master Development Agreement recorded on March 26, 2003 as Entry No. 8581557, 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 (i) all oil, gas, geothermal and mineral rights and interests under or appurtenant to the "tract" subdivided by this Plat, and (ii) all water flowing or located under, within, over, or through the "tract" subdivided by this Plat, including, without limitation, all storm water and reclaimed water. The "tract" subdivided by this Plat is further subject to all easements, restrictions, reservations, rights-of-way, shortages in area, encroachments, or other encumbrances, whether such matters are of record or otherwise enforceable at law or in equity.
- 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 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.
- 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 thereupon shall not be deemed to be an amendment to the Kennecott Master Subdivision #1 referred to hereon. Further subdivision of the Kennecott Master Subdivision #1 is consented to by any owner at any time hereafter purchasing or having an interest in any lots shown on this plat.
- 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.
- The total development known as Daybreak, of which this plat is a part, is a large, master planned community. Phases of Daybreak may contain or be adjacent to a significant mix of land uses including parks, recreational facilities, churches, schools, retail, office and commercial, and industrial uses, which will be intermingled with residential properties. Different uses may be constructed at different times. Certain uses may be located near other uses when Daybreak is fully developed, such as commercial, retail, civic, educational, religious and office property and apartments, townhouses and condominiums, which may or may not be built concurrently with residential uses. Throughout the course of development, the plans for Daybreak may change depending on a variety of factors, including market forces, 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/timing of traffic. No commitments are made regarding the future development of Daybreak or the uses that will be made of land within or around Daybreak. Also, in connection with the development of Daybreak there will be ongoing construction activities related to development.
- 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.
- Approval of this plat by South Jordan City does not mean that individual lot drainage to a road or retention facility is assured. Development and grading may necessitate swales and other drainage facilities to protect individual properties. Approval of this plat also does not constitute representation by the City that swales 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 platted property which are shown by public records are shown on this plat based on the title report issued by Cottonwood Title, Order Number 146218-TOF, Amendment No. _____, with an effective date of September 3, 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 ("CC&Rs") recorded against such property, including those described in note 1 of this plat. Such property may also be subject to the restrictions of the Kennecott Development Standards Matrix ("Matrix") attached to the Kennecott Master Subdivision #1 Plat recorded in Book 2002P commencing at Page 273, in the Salt Lake County Recorder's Office, as it may be amended from time to time. These documents may limit the use of the property and failure to comply with such documents may result in financial losses to the property owner. Purchasers and property owners are responsible to review and to be in compliance with this plat, the CC&Rs, 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.

DAYBREAK VILLAGE IIA PLAT 7 AMENDING LOT Z101 OF THE VP DAYBREAK OPERATIONS-INVESTMENTS PLAT 1

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

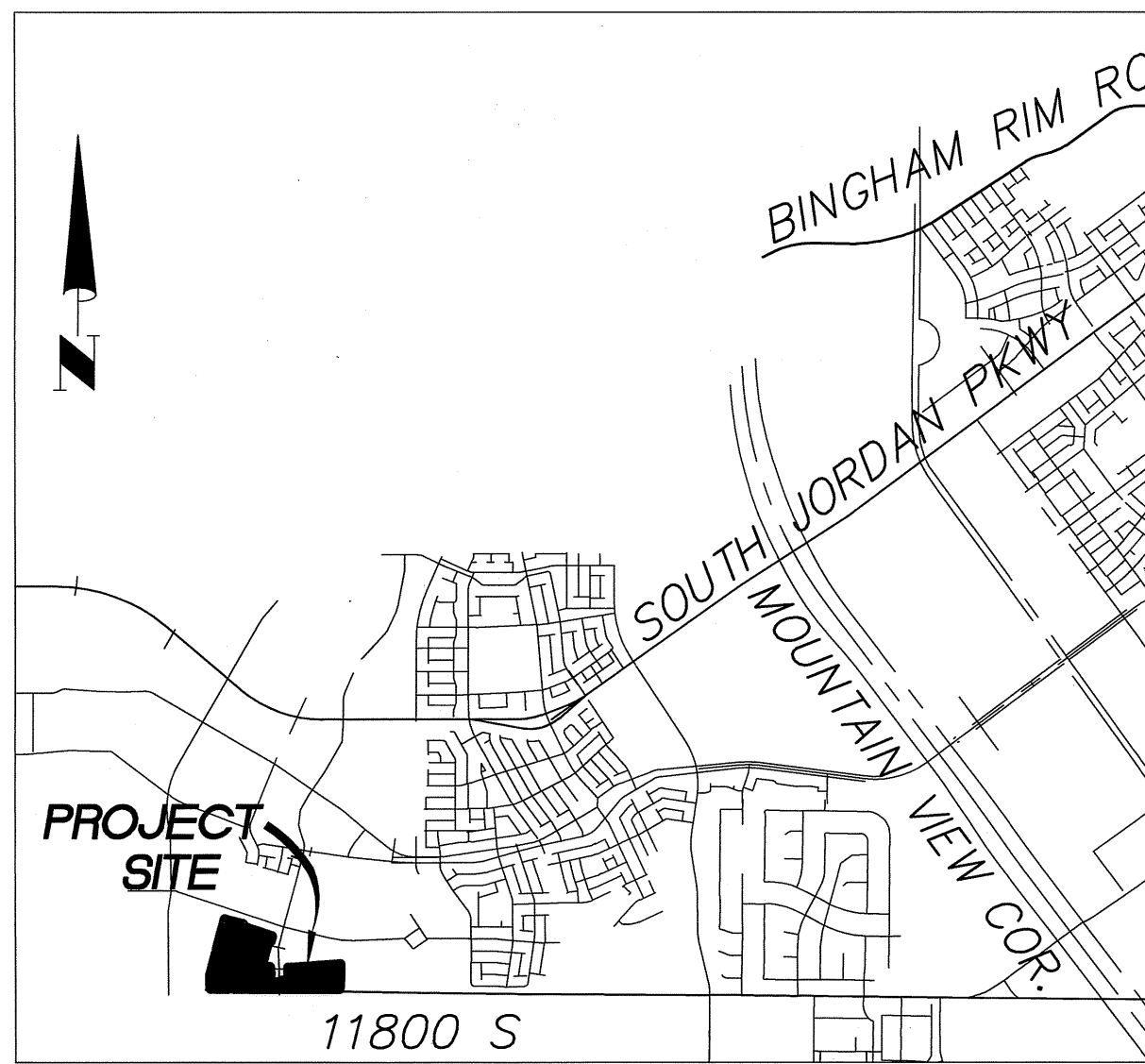
Containing 161 Lots	10.475 acres
Containing 6 P-Lots	76,226 S.F. - 1,750 acres
Containing 9 Public Lanes	1,465 acres
Street Right-of-Way	1,655 acres
(Street Rights-of-Way includes 0.981 acres of park strips which shall be counted as open space towards the calculation of the open space requirement set forth in the Master Development Agreement.)	
Total boundary acreage	15,345 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



OWNER'S DEDICATION

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

DAYBREAK VILLAGE IIA PLAT 7 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 17th day of March A.D., 2021.

VP Daybreak Devco LLC, a Delaware limited liability company

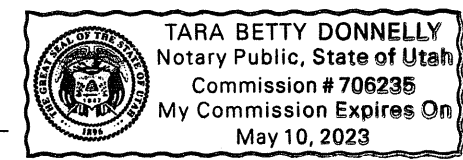
By: Daybreak Communities LLC, a Delaware limited liability company Its: Project Manager

Ty K. McCutcheon
President & CEO

CORPORATE ACKNOWLEDGMENT

"The Owner's Dedication was acknowledged before me this 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



I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
DATE: 9/20/21
SOUTH JORDAN CITY ENGINEER

OFFICE OF THE CITY ATTORNEY
APPROVED AS TO FORM THIS 30th DAY OF September, A.D., 2021.
ATTORNEY FOR SOUTH JORDAN CITY

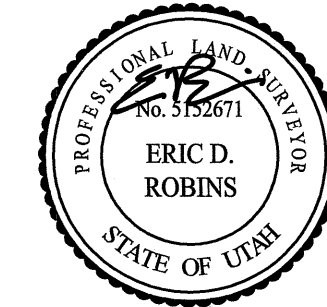


SOUTH JORDAN CITY MAYOR
APPROVED AS TO FORM THIS 6th DAY OF October, A.D., 2021.
CITY RECORDER

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, hereafter to be known as DAYBREAK VILLAGE IIA PLAT 7 and the same has been correctly surveyed and staked on the ground as shown on this plat.

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



3/3/21
Date

BOUNDARY DESCRIPTION:

Being a portion of Lot Z101 of the VP Daybreak Operations-Investments Plat 1 subdivision according to the official plat thereof, recorded as Entry No. 12571292 in Book 2017P at Page 176 in the Office of the Salt Lake County Recorder more particularly described as follows:

Beginning at the intersection of the Northernly right-of-way line of Skip Rock Road and the Westerly right-of-way line of Silver Pond Drive, said point lies South 89°56'37" East 2545.826 feet along the Daybreak Baseline Southwest (Being South 89°56'37" East 10583.405 feet between the Southwest Corner of Section 22, T3S, R2W and the Southeast Corner of Section 23, T3S, R2W) and North 486.486 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Skip Rock Road North 74°51'14" West 244.003 feet; thence North 15°08'46" East 399.206 feet to a Southeasterly Corner of Daybreak Village IIA Plat 5 subdivision; thence along said Daybreak Village IIA Plat 5 South 74°37'00" East 244.005 feet to said Westerly right-of-way line of Silver Pond Drive; thence along said Silver Pond Drive South 15°08'46" West 398.196 feet to the point of beginning.

Property contains 2.233 acres.

Also and together with the following described tract of land:

Beginning at a point on the Northernly right-of-way line of Skip Rock Road, said point being a point on a 473.000 foot radius non tangent curve to the right, (radius bears North 13°04'11" East, Chord: North 75°53'32" West 17.141 feet), said point lies South 89°56'37" East 2898.228 feet along the Daybreak Baseline Southwest (Being South 89°56'37" East 10583.405 feet between the Southwest Corner of Section 22, T3S, R2W and the Southeast Corner of Section 23, T3S, R2W) and North 391.766 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Skip Rock Road the following (2) courses: 1) along the arc of said curve 17.142 feet through a central angle of 02°04'35"; 2) North 74°51'14" West 287.861 feet to the Easterly right-of-way line of Silver Pond Drive; thence along said Silver Pond Drive North 15°08'46" East 366.392 feet to a Southwest Corner of Future Daybreak Village IIA Plat 5 subdivision; thence along said Future Daybreak Village IIA Plat 5, extending along Future Daybreak Village IIA Plat 6 subdivision South 71°45'46" East 337.488 feet; thence along said Future Daybreak Village IIA Plat 6 the following (4) courses: 1) South 15°08'46" West 70.102 feet; 2) North 71°45'46" West 29.127 feet; 3) South 18°14'14" West 54.000 feet; 4) South 15°08'46" West 225.431 feet to the point of beginning.

Property contains 2.561 acres.

Also and together with the following described tract of land:

Beginning at the intersection of the North right-of-way line of 11800 South Street and the Westerly right-of-way line of Silver Pond Drive, said point lies South 89°56'37" East 2459.877 feet along the Daybreak Baseline Southwest (Being South 89°56'37" East 10583.405 feet between the Southwest Corner of Section 22, T3S, R2W and the Southeast Corner of Section 23, T3S, R2W) and North 48.075 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said 11800 South Street North 89°49'44" West 238.001 feet; thence North 174.712 feet; thence North 15°08'46" East 284.413 feet to the Southerly right-of-way line of Skip Rock Road; thence along said Skip Rock Road South 74°51'14" East 244.003 feet to the Westerly right-of-way line of Silver Pond Drive; thence along said Silver Pond Drive the following (2) courses: 1) South 15°08'46" West 274.948 feet; 2) South 120.805 feet to the point of beginning.

Property contains 2.374 acres.

Also and together with the following described tract of land:

Beginning at the intersection of the North right-of-way line of 11800 South Street and the Westerly right-of-way line of Watercourse Road, said point also being a Southeast Corner of said Future Daybreak Village IIA Plat 6 subdivision, said point lies South 89°56'37" East 3087.886 feet along the Daybreak Baseline Southwest (Being South 89°56'37" East 10583.405 feet between the Southwest Corner of Section 22, T3S, R2W and the Southeast Corner of Section 23, T3S, R2W) and North 46.741 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said 11800 South Street the following (2) courses: 1) North 89°49'44" West 443.830 feet; 2) North 89°49'44" West 116.182 feet to the Easterly right-of-way line of Silver Pond Drive; thence along said Silver Pond Drive the following (2) courses: 1) North 142.586 feet; 2) North 15°08'46" East 236.353 feet to the Southerly right-of-way line of Skip Rock Road; thence along said Skip Rock Road the following (3) courses: 1) South 74°51'14" East 287.861 feet to a point on a 527.000 foot radius tangent curve to the left, (radius bears North 15°08'46" East, Chord: South 80°53'18" East 110.802 feet); 2) along the arc of said curve 111.007 feet through a central angle of 12°04'08"; 3) South 86°55'22" East 15.724 feet to a Northwest Corner of said Future Daybreak Village IIA Plat 6; thence along said Daybreak Village IIA Plat 6 the following (7) courses: 1) South 03°04'38" West 70.000 feet; 2) South 86°55'22" East 11.208 feet; 3) South 03°04'38" West 39.993 feet; 4) South 83.049 feet; 5) South 77°31'06" East 29.525 feet; 6) East 61.173 feet; 7) South 79.009 feet to the point of beginning.

Property contains 3.500 acres.

Also and together with the following described tract of land:

Beginning at the intersection of the North right-of-way line of 11800 South Street and the Easterly right-of-way line of Watercourse Road, said point also being a Southeast Corner of said Future Daybreak Village IIA Plat 6 subdivision, said point lies South 89°56'37" East 3141.886 feet along the Daybreak Baseline Southwest (Being South 89°56'37" East 10583.405 feet between the Southwest Corner of Section 22, T3S, R2W and the Southeast Corner of Section 23, T3S, R2W) and North 46.624 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Future Daybreak Village IIA Plat 6 the following (3) courses: 1) North 102.205 feet; 2) East 90.000 feet; 3) North 166.072 feet to a point on a 527.000 foot radius non tangent curve to the left, (radius bears North 02°01'52" West, Chord: North 86°49'45" East 20.960 feet) to the Southerly right-of-way line of Skip Rock Road; thence along said Skip Rock Road the following (2) courses: 1) along the arc of said curve 20.962 feet through a central angle of 02°16'44"; 2) North 85°41'23" East 645.899 feet to the West right-of-way line of Flying Fish Drive; thence along said Flying Fish Drive the following (2) courses: 1) South 66.474 feet; 2) South 02°03'05" West 254.027 feet to said North right-of-way line of 11800 South Street; thence along said 11800 South Street North 89°49'44" West 745.910 feet to the point of beginning.

Property contains 4.677 acres.

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.

RECORD OF SURVEY
REC. NO. None
Signature: Steve V. Kiesel 3/15/21
DATE



EASEMENT APPROVAL
CENTURY LINK: Paul Bieging DATE: 3-9-21
PACIFICORP: [Signature] DATE: 3-9-21
DOMINION ENERGY: [Signature] DATE: 3-9-21
CONCAST: [Signature] DATE: 3-11-21

SALT LAKE VALLEY HEALTH DEPARTMENT
APPROVED AS TO FORM THIS 21st DAY OF September, A.D., 2021.
[Signature]

SOUTH VALLEY SEWER DISTRICT
APPROVED AS TO FORM THIS 20th DAY OF September, A.D., 2021.
[Signature]

PLANNING DEPARTMENT
APPROVED AS TO FORM THIS 12th DAY OF October, A.D., 2021.
[Signature]

SOUTH JORDAN CITY ENGINEER
APPROVED AS TO FORM THIS 30th DAY OF September, A.D., 2021.
[Signature]

OFFICE OF THE CITY ATTORNEY
APPROVED AS TO FORM THIS 30th DAY OF September, A.D., 2021.
[Signature]

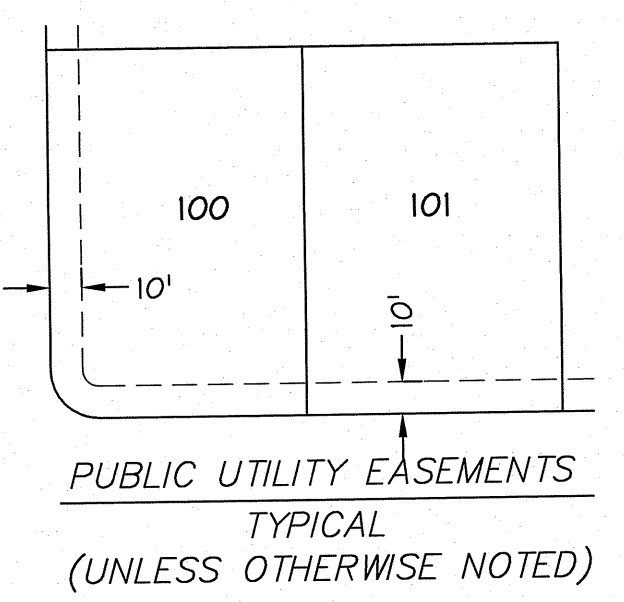
SOUTH JORDAN CITY MAYOR
APPROVED AS TO FORM THIS 6th DAY OF October, A.D., 2021.
[Signature]

RECORDED # 13795800
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: VP Daybreak Operations LLC
DATE: 10/12/2021 TIME: 10:58am BOOK: 2021P PAGE: 255
\$ 934.00
[Signature]

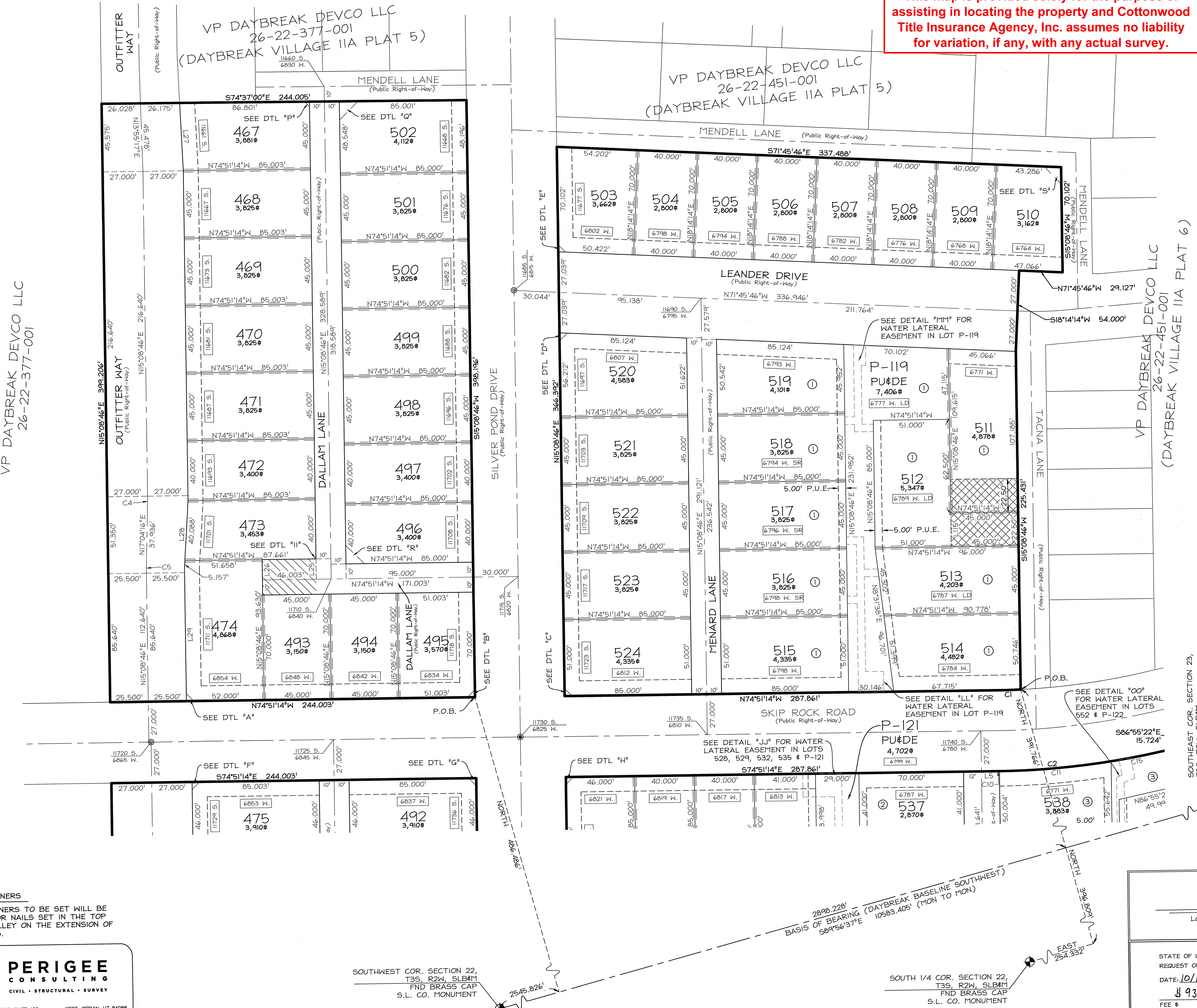
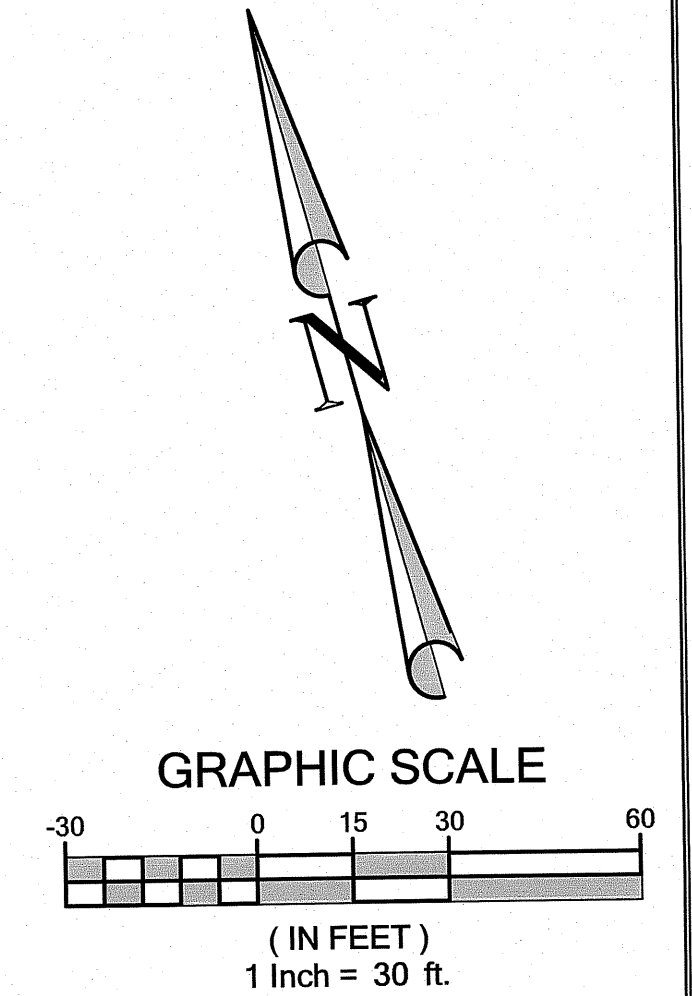
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LEGEND

- 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



- DRAINAGE EASEMENTS**
- 2' WIDE DRAINAGE EASEMENT IN FAVOR OF LOTS 511-519 & LOT P-119 (APPLIES TO ALL LOT LINES FOR SAID LOTS)
 - 2' WIDE DRAINAGE EASEMENT IN FAVOR OF LOTS 528-537 & LOT P-120 (APPLIES TO ALL LOT LINES FOR SAID LOTS)
 - 2' WIDE DRAINAGE EASEMENT IN FAVOR OF LOTS 538-542 & 552-555 & LOT P-122 (APPLIES TO ALL LOT LINES FOR SAID LOTS)
 - 2' WIDE DRAINAGE EASEMENT IN FAVOR OF LOTS 557-570 & LOT P-123 (APPLIES TO ALL LOT LINES FOR SAID LOTS)
 - 2' WIDE DRAINAGE EASEMENT IN FAVOR OF LOTS 587-601 & LOT P-124 (APPLIES TO ALL LOT LINES FOR SAID LOTS)

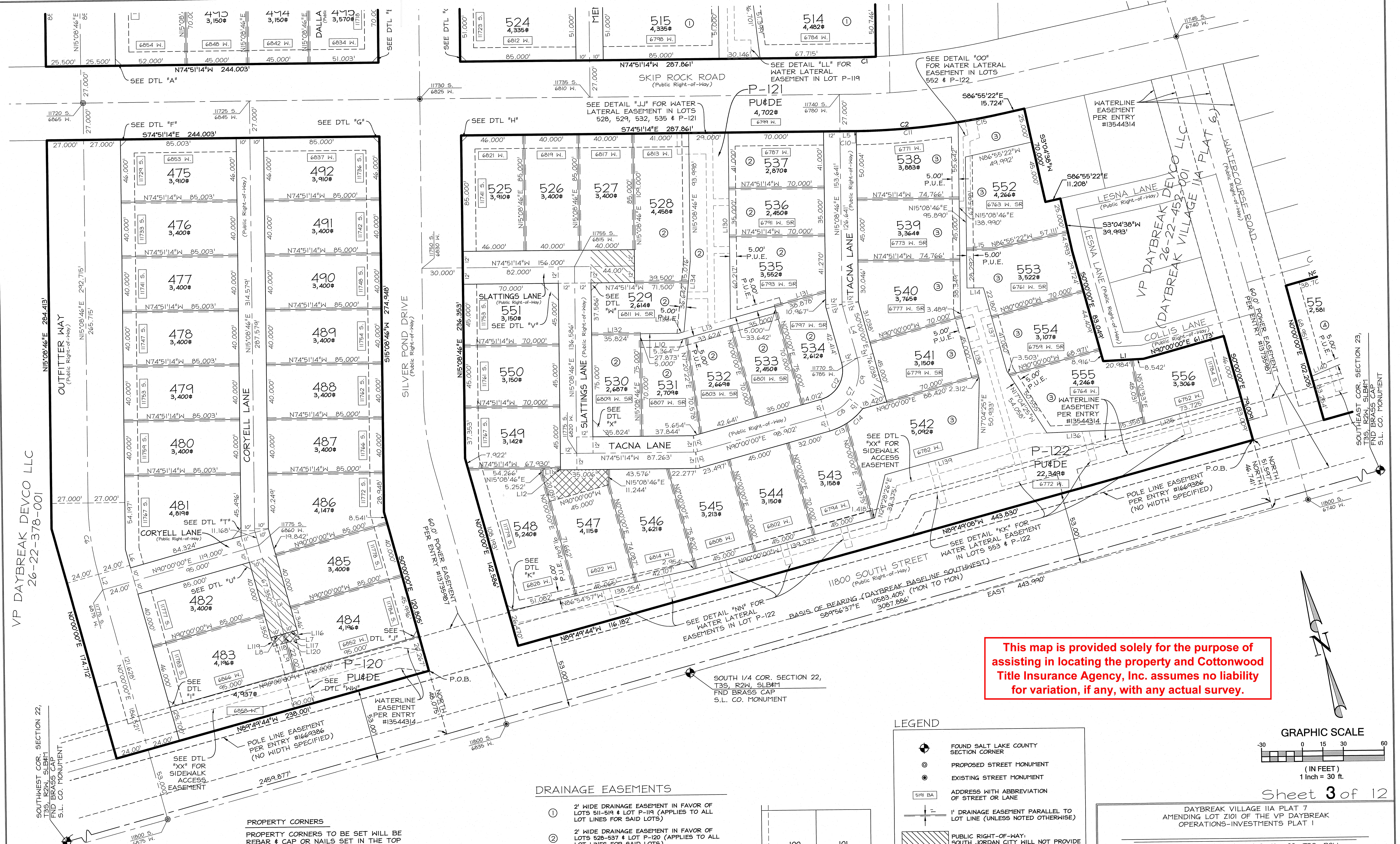


PROPERTY CORNERS
PROPERTY CORNERS TO BE SET WILL BE REBAR & CAP OR NAILS SET IN THE TOP OF CURB OR ALLEY ON THE EXTENSION OF SIDE LOT LINES.

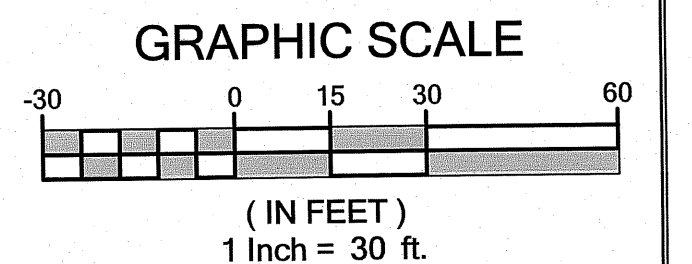
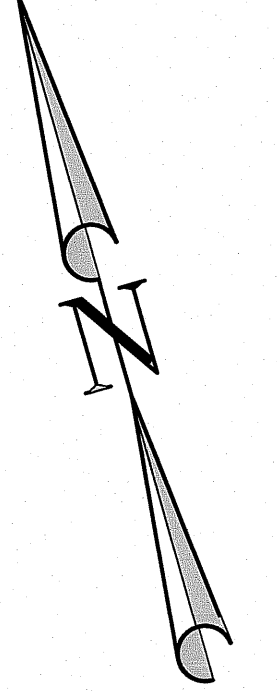
PERIGEE CONSULTING
CIVIL • STRUCTURAL • SURVEY
9089 SOUTH 1300 WEST, SUITE 160 WEST JORDAN, UT 84088
801.628.6004 TEL 801.590.6811 FAX WWW.PERIGEECIVIL.COM

DAYBREAK VILLAGE IIA PLAT 7
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

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SALT LAKE COUNTY RECORDER



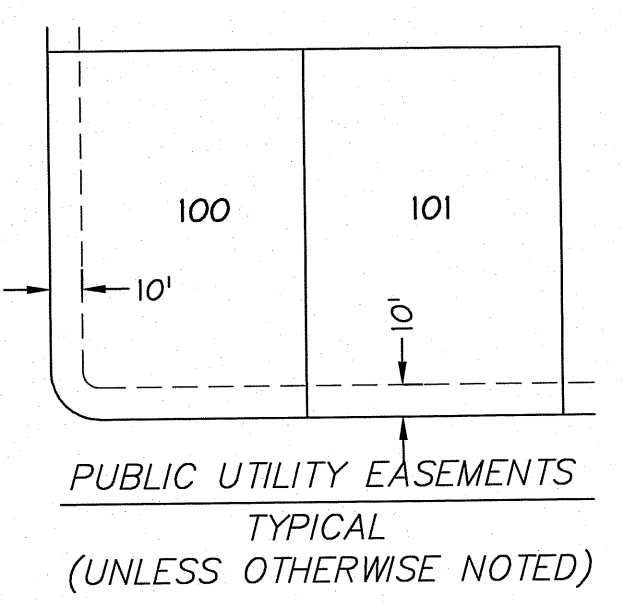
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Sheet **3** of 12

DRAINAGE EASEMENTS

- ① 2' WIDE DRAINAGE EASEMENT IN FAVOR OF LOTS 511-519 & LOT P-119 (APPLIES TO ALL LOT LINES FOR SAID LOTS)
- ② 2' WIDE DRAINAGE EASEMENT IN FAVOR OF LOTS 528-537 & LOT P-120 (APPLIES TO ALL LOT LINES FOR SAID LOTS)
- ③ 2' WIDE DRAINAGE EASEMENT IN FAVOR OF LOTS 538-542 & 552-555 & LOT P-122 (APPLIES TO ALL LOT LINES FOR SAID LOTS)
- ④ 2' WIDE DRAINAGE EASEMENT IN FAVOR OF LOTS 557-570 & LOT P-123 (APPLIES TO ALL LOT LINES FOR SAID LOTS)
- ⑤ 2' WIDE DRAINAGE EASEMENT IN FAVOR OF LOTS 587-601 & LOT P-124 (APPLIES TO ALL LOT LINES FOR SAID LOTS)



LEGEND

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- PROPOSED STREET MONUMENT
- EXISTING STREET MONUMENT
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- 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.

PERIGEE CONSULTING
CIVIL • STRUCTURAL • SURVEY

8089 SOUTH 1300 WEST, SUITE 160 WEST JORDAN, UT 84088
801.228.6004 TEL. 801.590.6611 FAX WWW.PERIGEECIVIL.COM

DAYBREAK VILLAGE IIA PLAT 7
AMENDING LOT Z101 OF THE VP DAYBREAK OPERATIONS-INVESTMENTS PLAT 1

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

RECORDED # 13795 800

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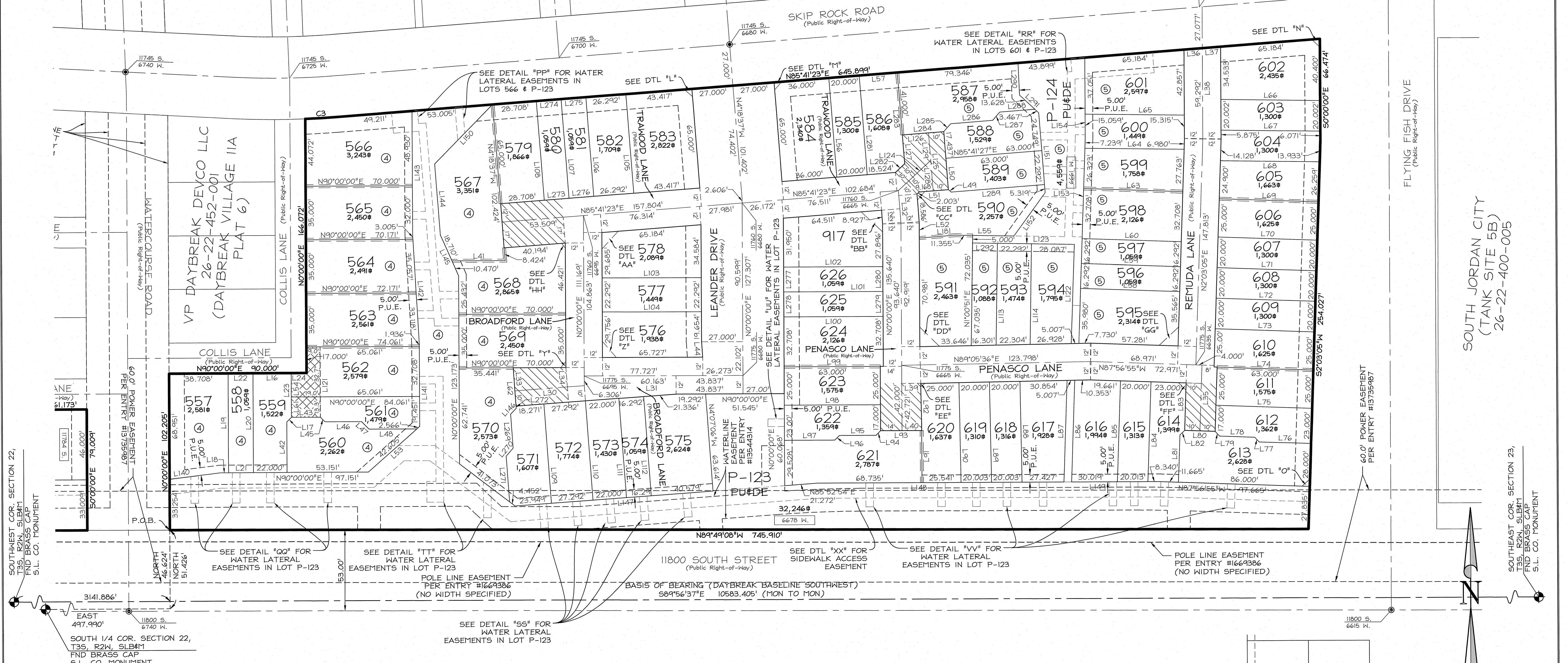
\$ 934.00

SALT LAKE COUNTY RECORDER

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VP DAYBREAK DEVCO LLC
26-22-451-001
(DAYBREAK VILLAGE IIA PLAT 5)

VP DAYBREAK
INVESTCO 5 LLC
26-22-478-001



SOUTHWEST COR. SECTION 22, T3S, R2W, S1B#1 FND BRASS CAP S.L. CO. MONUMENT

60' POWER EASEMENT PER ENTRY #1575957

3141.886'

EAST 497.990'

11800 S. 6740 W.

SOUTH 1/4 COR. SECTION 22, T3S, R2W, S1B#1 FND BRASS CAP S.L. CO. MONUMENT

SOUTHEAST COR. SECTION 22, T3S, R2W, S1B#1 FND BRASS CAP S.L. CO. MONUMENT

60' POWER EASEMENT PER ENTRY #13735907

11800 S. 6615 W.

PROPERTY CORNERS

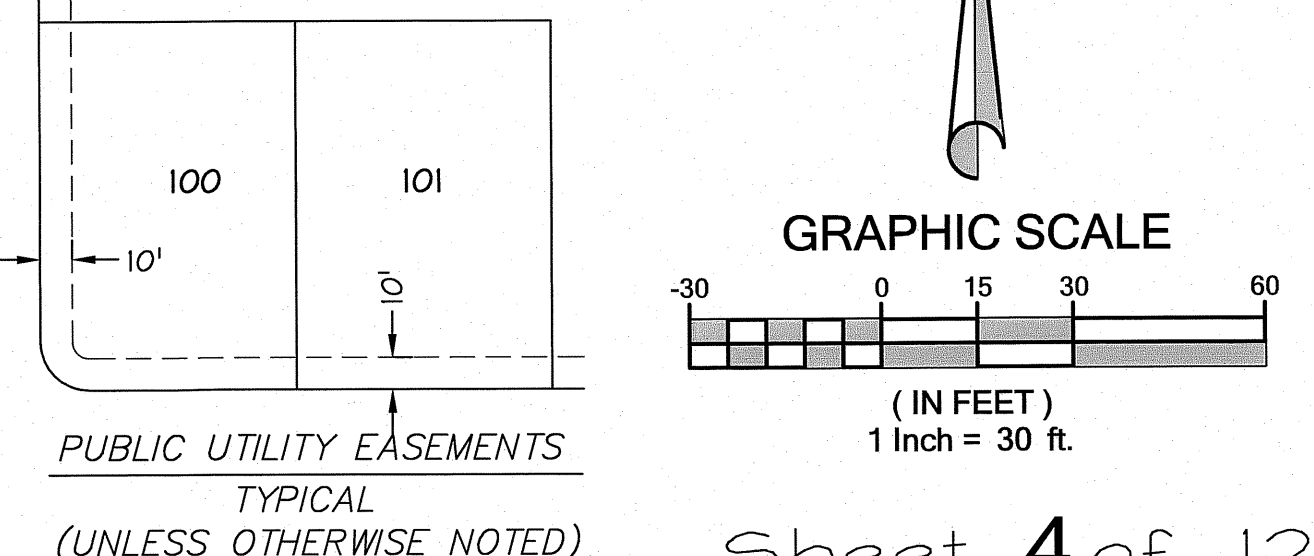
PROPERTY CORNERS TO BE SET WILL BE REBAR # CAP OR NAILS SET IN THE TOP OF CURB OR ALLEY ON THE EXTENSION OF SIDE LOT LINES.

LOT TABLE					
LOT	ADDRESS	LOT	ADDRESS	LOT	ADDRESS
557	11781 S. WATERCOURSE ROAD	583	6687 W. SKIP ROCK ROAD	607	11766 S. FLYING FISH DRIVE
558	6734 W. 11800 SOUTH	584	6674 W. SKIP ROCK ROAD	608	11768 S. FLYING FISH DRIVE
559	6726 W. 11800 SOUTH	585	6671 W. SKIP ROCK ROAD	609	11772 S. FLYING FISH DRIVE
560	6718 W. 11800 SOUTH	586	6667 W. SKIP ROCK ROAD	610	11774 S. FLYING FISH DRIVE
561	6724 W. SKIP ROCK ROAD	587	6663 W. SKIP ROCK ROAD	611	11778 S. FLYING FISH DRIVE
562	6727 W. SKIP ROCK ROAD	588	6664 W. SKIP ROCK ROAD	612	11782 S. FLYING FISH DRIVE
563	6723 W. SKIP ROCK ROAD	589	6662 W. SKIP ROCK ROAD	613	11786 S. FLYING FISH DRIVE
564	6721 W. SKIP ROCK ROAD	590	6659 W. SKIP ROCK ROAD	614	6628 W. 11800 SOUTH
565	6719 W. SKIP ROCK ROAD	591	6657 W. SKIP ROCK ROAD	615	6638 W. 11800 SOUTH
566	6717 W. SKIP ROCK ROAD	592	6655 W. SKIP ROCK ROAD	616	6644 W. 11800 SOUTH
567	6707 W. SKIP ROCK ROAD	593	6653 W. SKIP ROCK ROAD	617	6648 W. 11800 SOUTH
568	6708 W. 11800 SOUTH	594	6651 W. SKIP ROCK ROAD	618	6652 W. 11800 SOUTH
569	6706 W. 11800 SOUTH	595	6649 W. SKIP ROCK ROAD	619	6656 W. 11800 SOUTH
570	6704 W. 11800 SOUTH	596	6647 W. SKIP ROCK ROAD	620	6658 W. 11800 SOUTH
571	6698 W. 11800 SOUTH	597	6643 W. SKIP ROCK ROAD	621	6662 W. 11800 SOUTH
572	6696 W. 11800 SOUTH	598	6641 W. SKIP ROCK ROAD	622	6664 W. 11800 SOUTH
573	6692 W. 11800 SOUTH	599	6639 W. SKIP ROCK ROAD	623	11777 S. LEANDER DRIVE
574	6688 W. 11800 SOUTH	600	6637 W. SKIP ROCK ROAD	624	11773 S. LEANDER DRIVE
575	6684 W. 11800 SOUTH	601	6633 W. SKIP ROCK ROAD	625	11771 S. LEANDER DRIVE
576	11772 S. LEANDER DRIVE	602	6627 W. SKIP ROCK ROAD	626	11767 S. LEANDER DRIVE
577	11768 S. LEANDER DRIVE	603	11748 S. FLYING FISH DRIVE	627	11763 S. LEANDER DRIVE
578	11764 S. LEANDER DRIVE	604	11736 S. FLYING FISH DRIVE		
579	6701 W. SKIP ROCK ROAD	605	11758 S. FLYING FISH DRIVE		
580	6699 W. SKIP ROCK ROAD	606	11762 S. FLYING FISH DRIVE		
581	6693 W. SKIP ROCK ROAD				
582	6691 W. SKIP ROCK ROAD				

- DRAINAGE EASEMENTS**
- 2' WIDE DRAINAGE EASEMENT IN FAVOR OF LOTS 511-519 & LOT P-119 (APPLIES TO ALL LOT LINES FOR SAID LOTS)
 - 2' WIDE DRAINAGE EASEMENT IN FAVOR OF LOTS 528-537 & LOT P-120 (APPLIES TO ALL LOT LINES FOR SAID LOTS)
 - 2' WIDE DRAINAGE EASEMENT IN FAVOR OF LOTS 538-542 & 552-555 & LOT P-122 (APPLIES TO ALL LOT LINES FOR SAID LOTS)
 - 2' WIDE DRAINAGE EASEMENT IN FAVOR OF LOTS 557-570 & LOT P-123 (APPLIES TO ALL LOT LINES FOR SAID LOTS)
 - 2' WIDE DRAINAGE EASEMENT IN FAVOR OF LOTS 587-601 & LOT P-124 (APPLIES TO ALL LOT LINES FOR SAID LOTS)

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



PUBLIC UTILITY EASEMENTS TYPICAL (UNLESS OTHERWISE NOTED)

DAYBREAK VILLAGE IIA PLAT 7 AMENDING LOT Z101 OF THE VP DAYBREAK OPERATIONS-INVESTMENTS PLAT 1

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

RECORDED # 13795800

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

DATE: 10/12/2021 TIME: 10:58am BOOK: 202P PAGE: 255

\$ 934.00

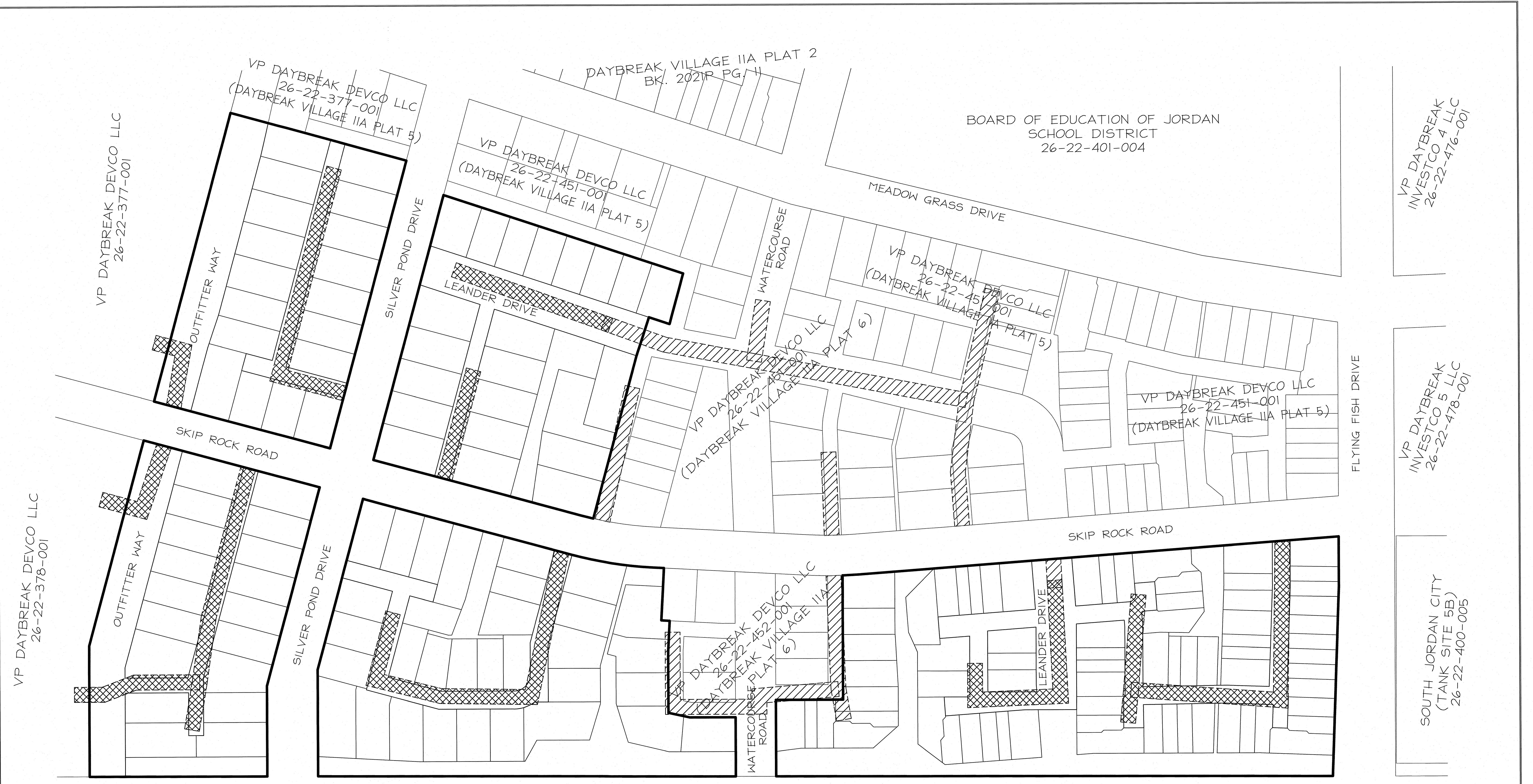
AMY D. DEW

SALT LAKE COUNTY RECORDER

PERIGEE CONSULTING

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VP DAYBREAK DEVCO LLC
26-22-378-001

VP DAYBREAK DEVCO LLC
26-22-377-001

VP DAYBREAK DEVCO LLC
26-22-377-001
(DAYBREAK VILLAGE IIA PLAT 5)

VP DAYBREAK DEVCO LLC
26-22-451-001
(DAYBREAK VILLAGE IIA PLAT 5)

DAYBREAK VILLAGE IIA PLAT 2
BK. 2021P PG. 11

BOARD OF EDUCATION OF JORDAN
SCHOOL DISTRICT
26-22-401-004

VP DAYBREAK
INVESTCO 4 LLC
26-22-476-001

VP DAYBREAK
INVESTCO 5 LLC
26-22-478-001

SOUTH JORDAN CITY
(TANK SITE 5B)
26-22-400-005

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.

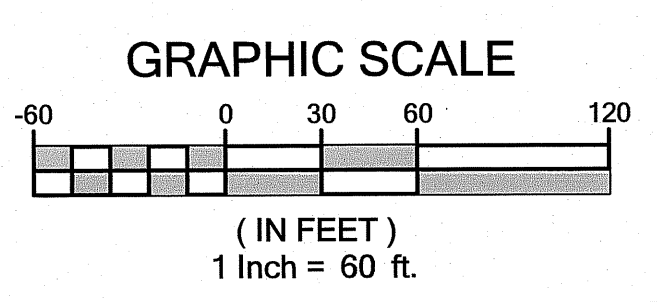
PERIGEE
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LEGEND

	EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 11024 PAGE 3793
	EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 1102 PAGE 6345



Sheet **5** of 12

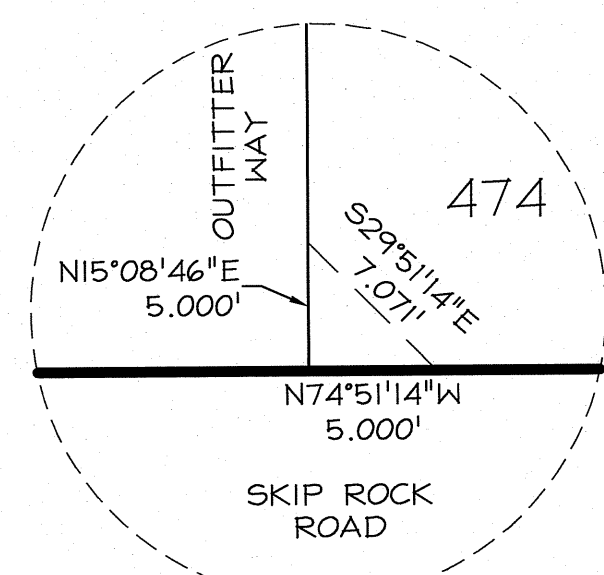
DAYBREAK VILLAGE IIA PLAT 7
AMENDING LOT Z101 OF THE VP DAYBREAK OPERATIONS-INVESTMENTS PLAT 1

Located in the South Half of Section 22, T35, R2W,
Salt Lake Base and Meridian

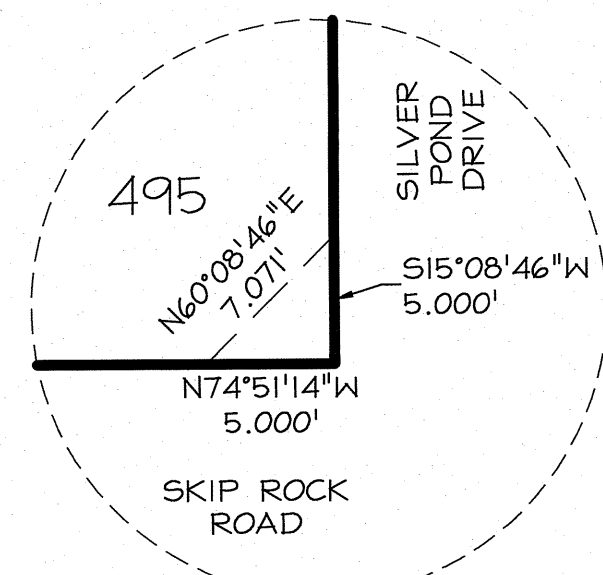
RECORDED # 13795800
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF: VP Daybreak Operations LLC
DATE: 10/12/2021 TIME: 10:58am BOOK: 2021P PAGE: 255
\$ 934.00
FEE \$

Anna D. DePuy
SALT LAKE COUNTY RECORDER

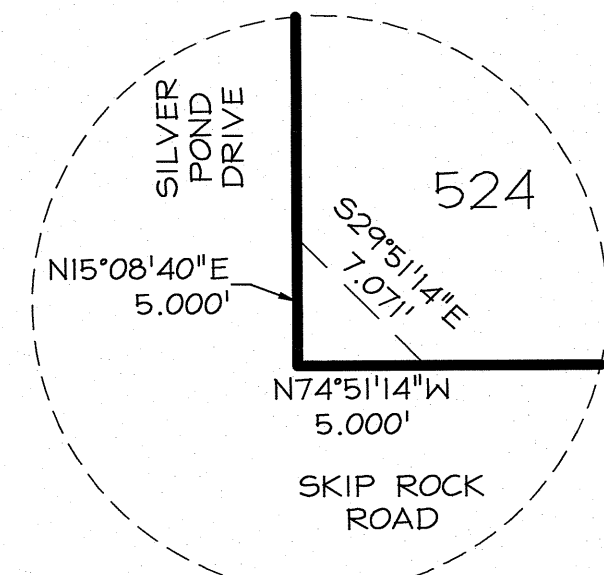
SIDEWALK EASEMENTS
 DETAILS "A" THROUGH "O" - SIDEWALK EASEMENTS FOR
 HANDICAP RAMP TO BE MAINTAINED BY SOUTH JORDAN CITY



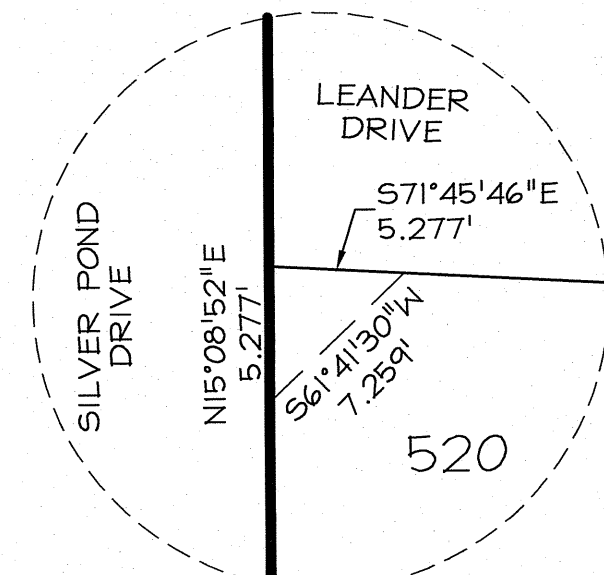
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N.T.S.



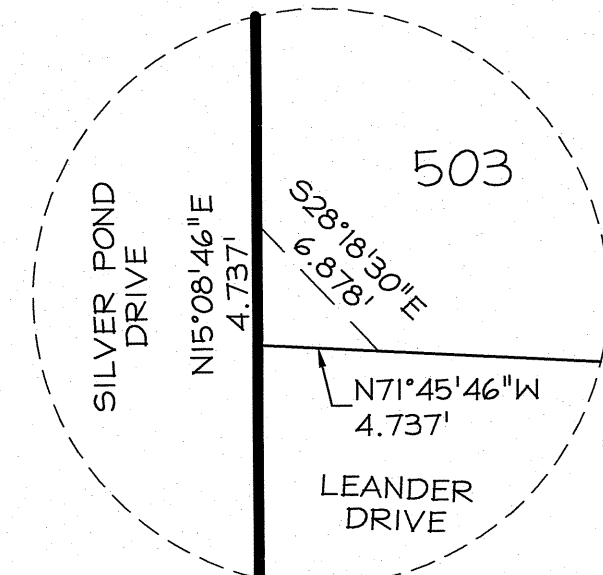
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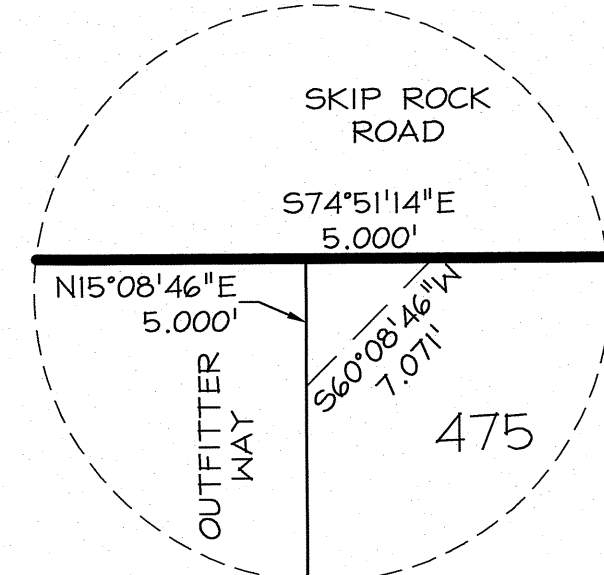
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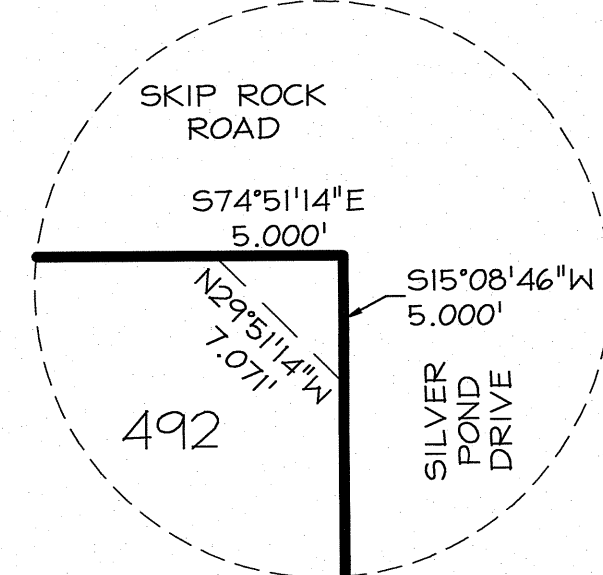
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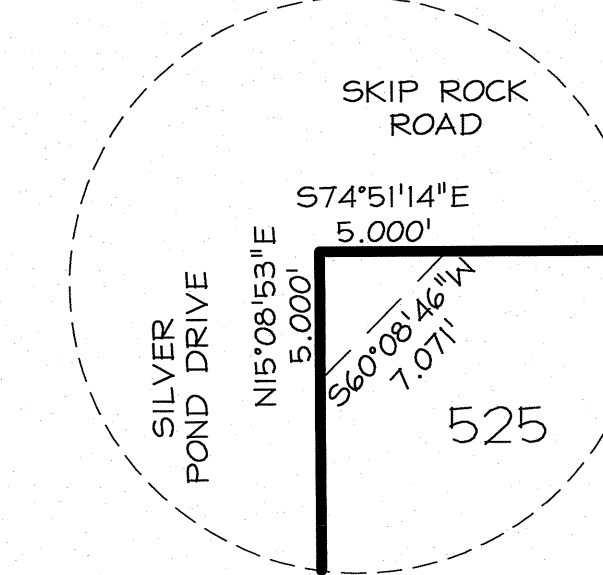
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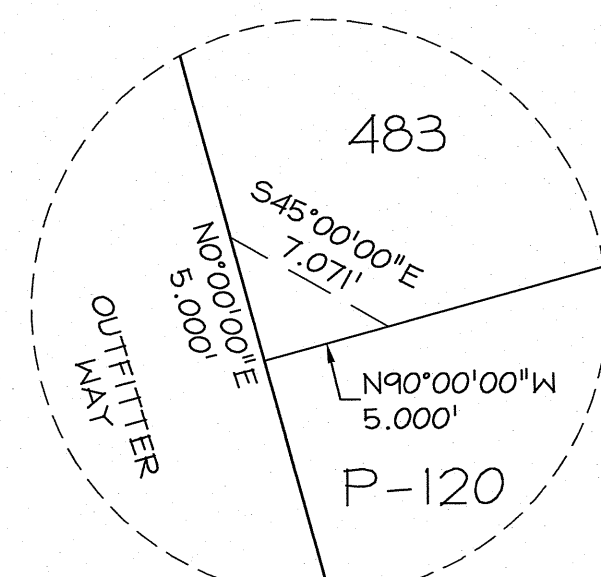
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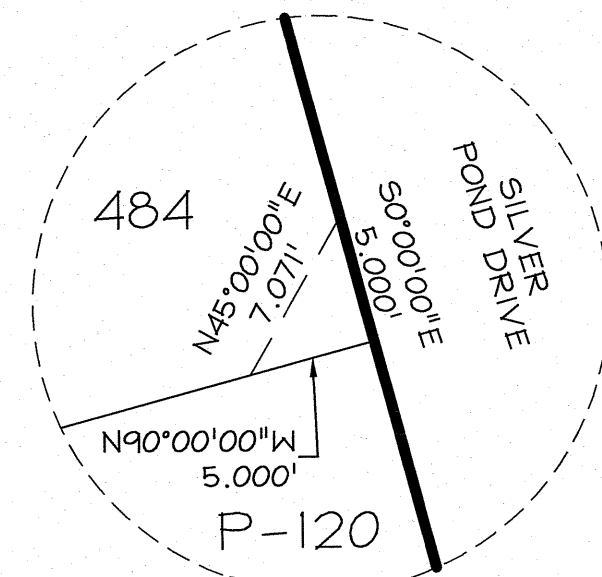
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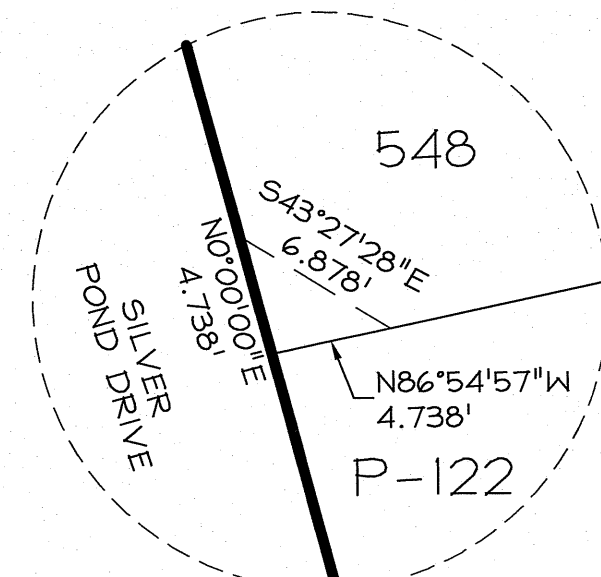
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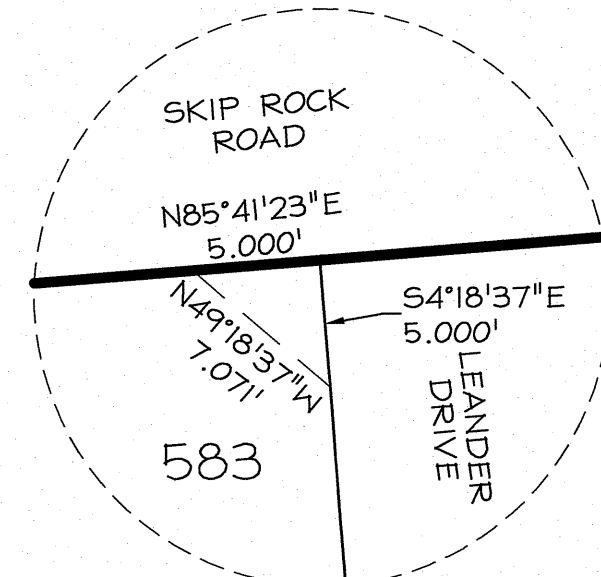
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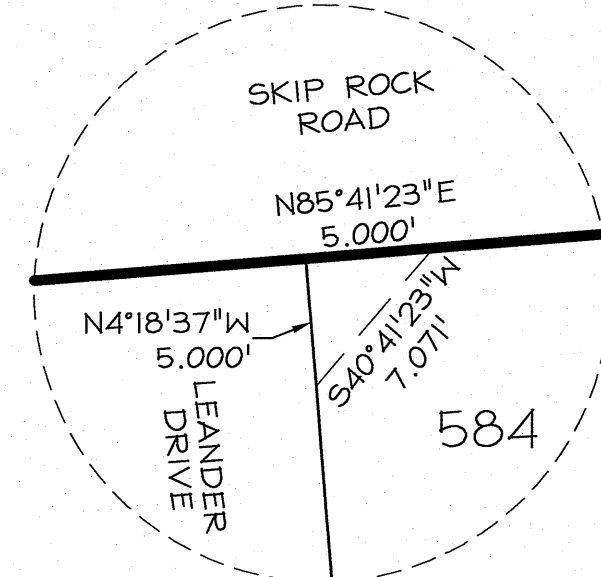
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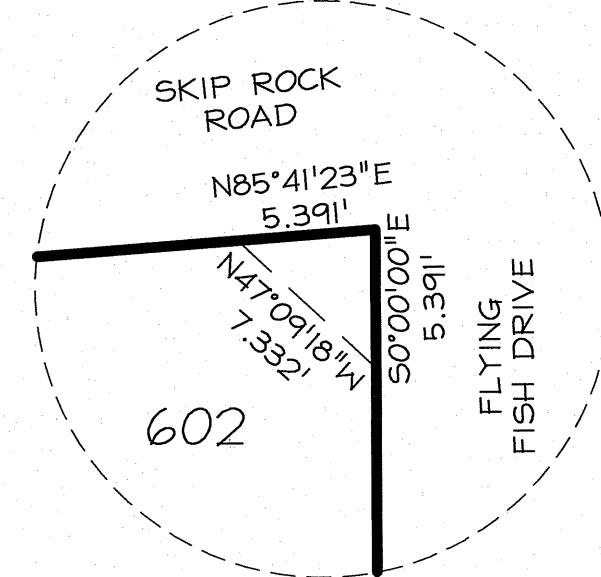
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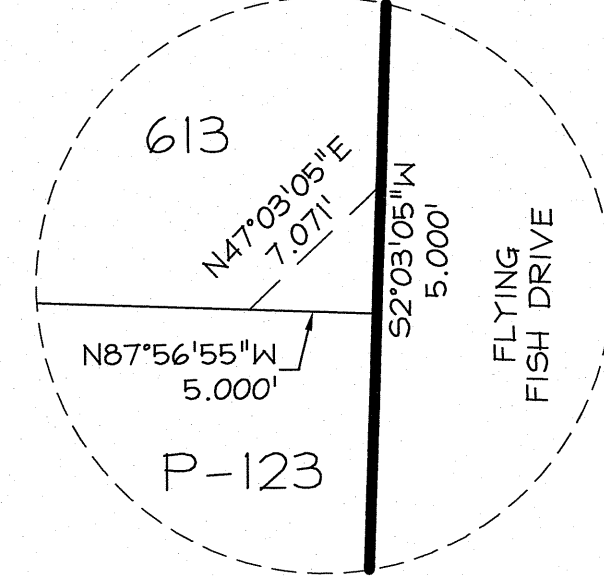
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DETAIL "M"
N.T.S.

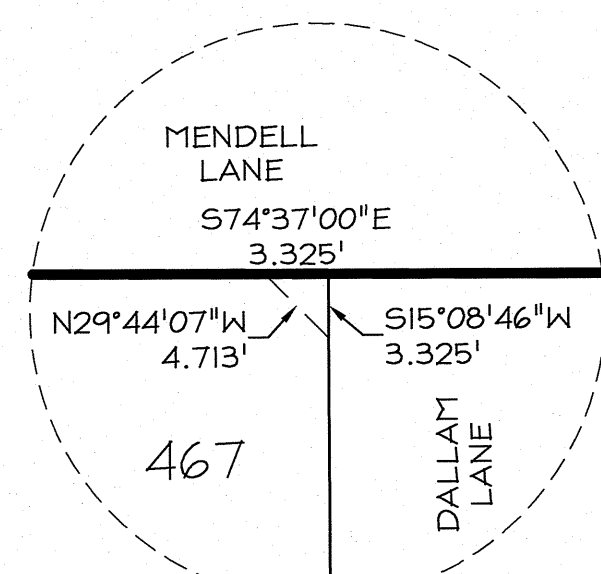


DETAIL "N"
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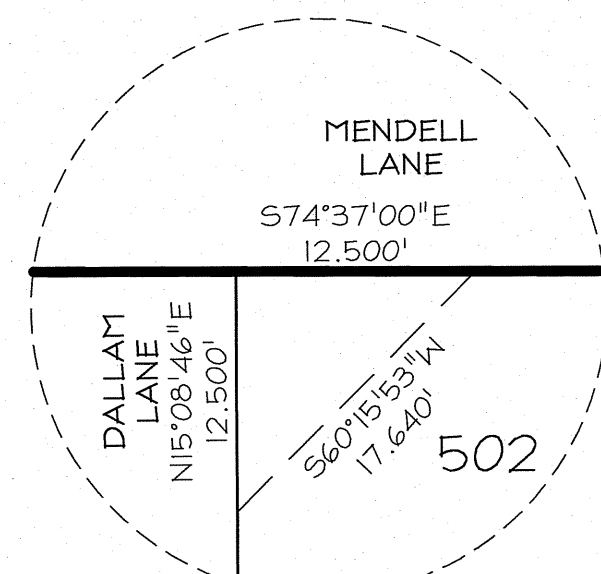


DETAIL "O"
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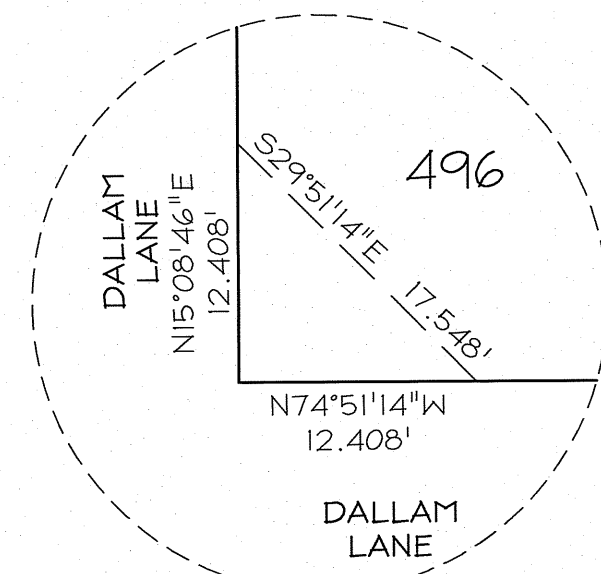
ACCESS EASEMENTS - LANES
 DETAILS "P" THROUGH "Z" AND "AA" THROUGH "II" - ACCESS
 EASEMENTS FOR LANES TO BE MAINTAINED BY SOUTH JORDAN CITY



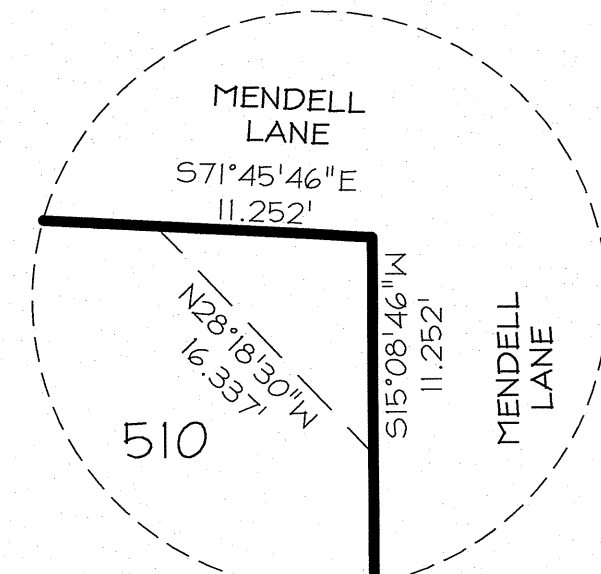
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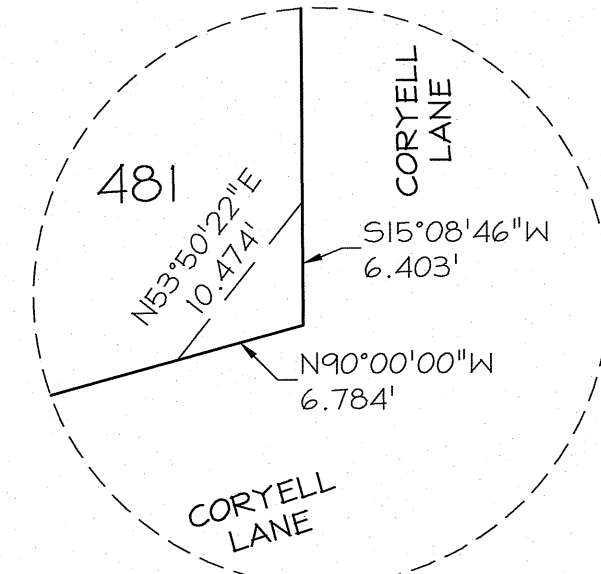
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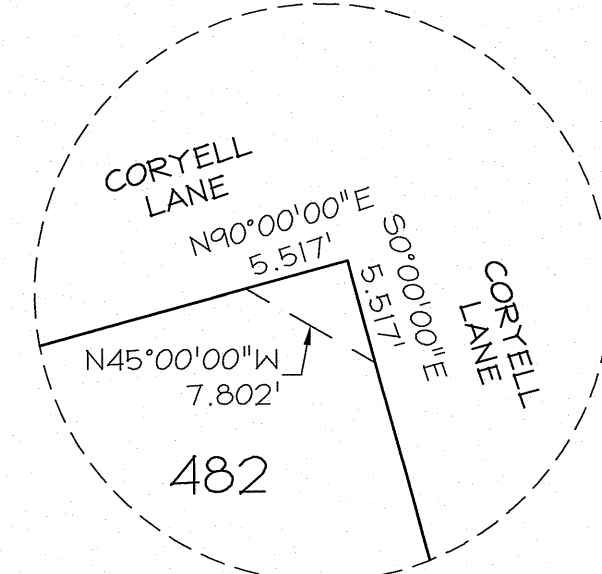
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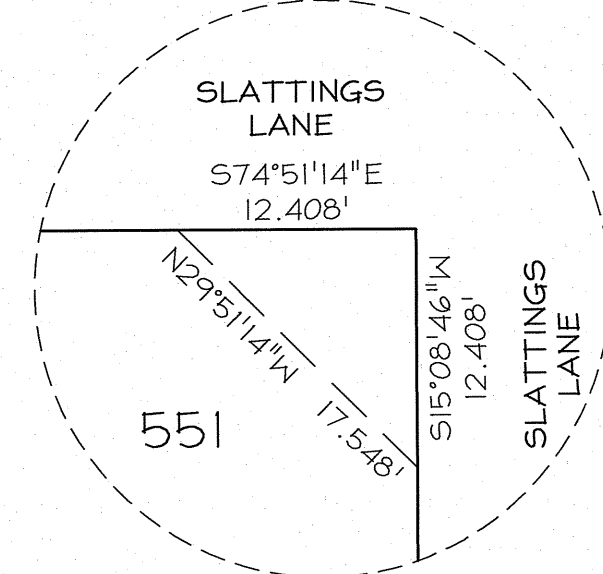
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N.T.S.



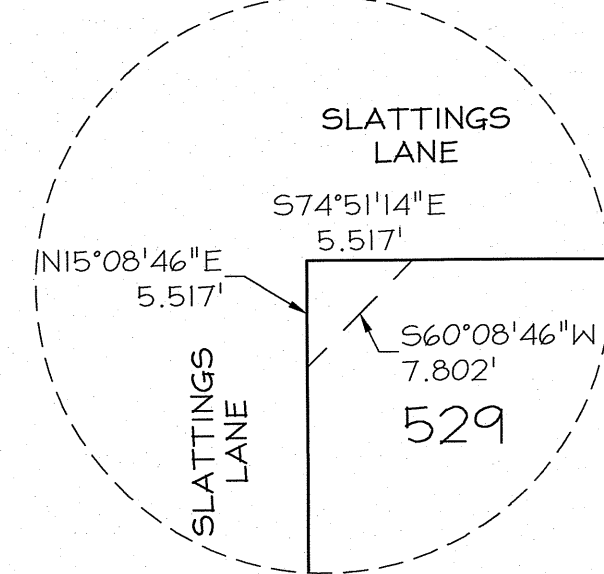
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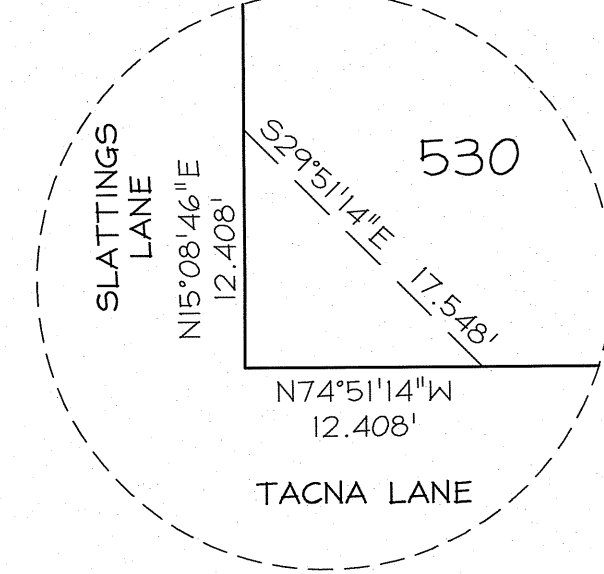
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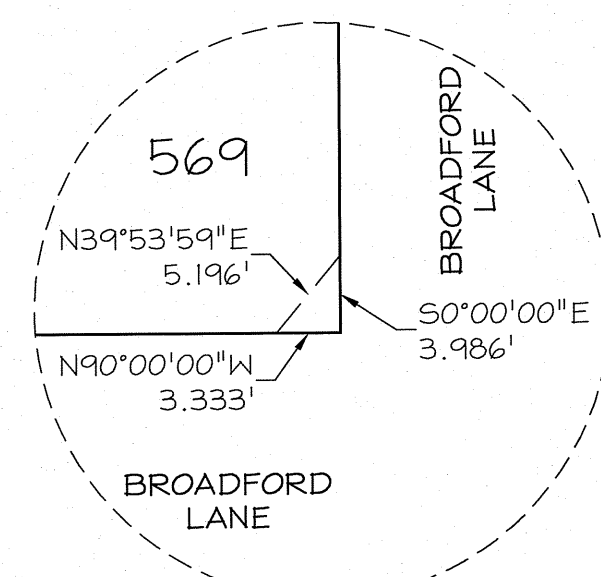
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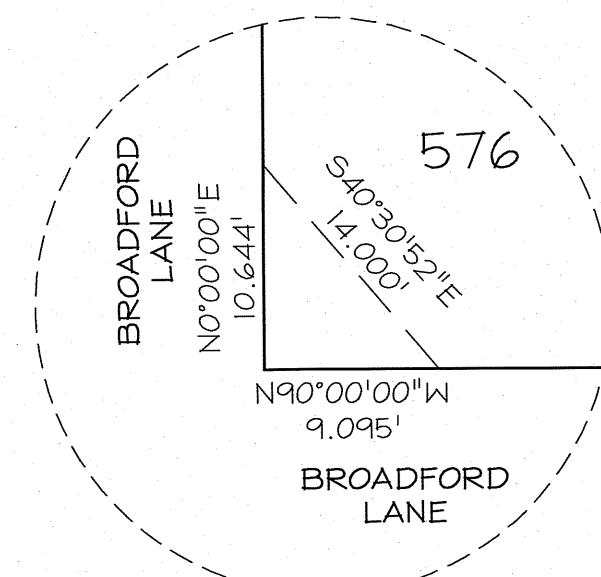
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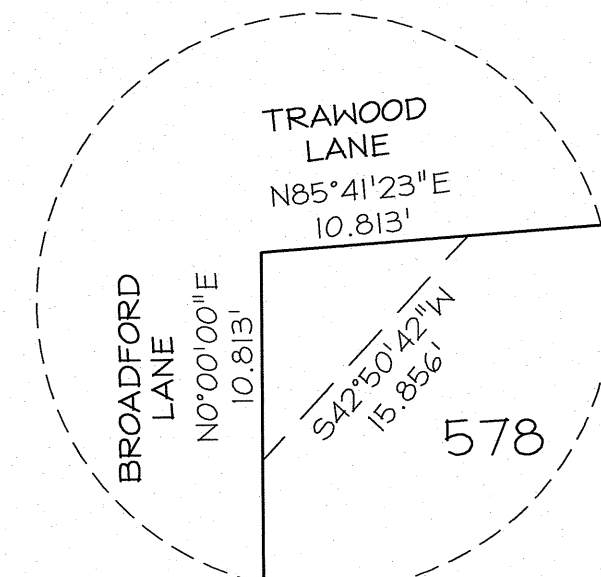
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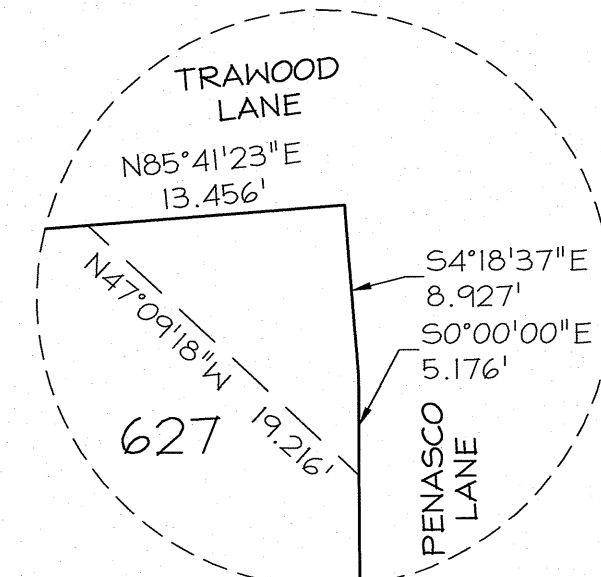
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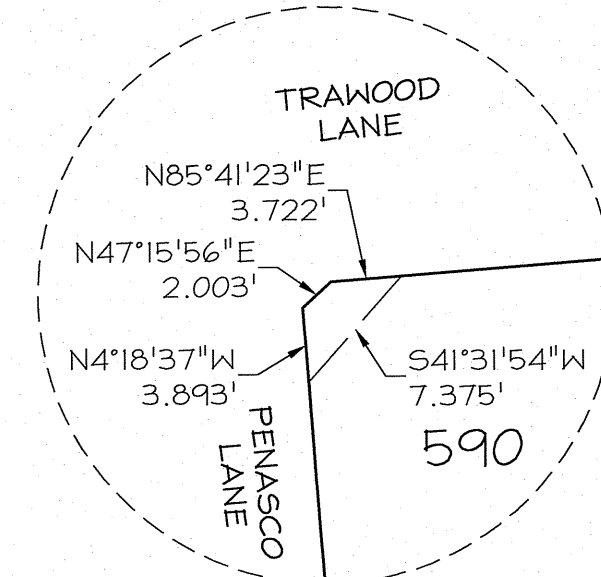
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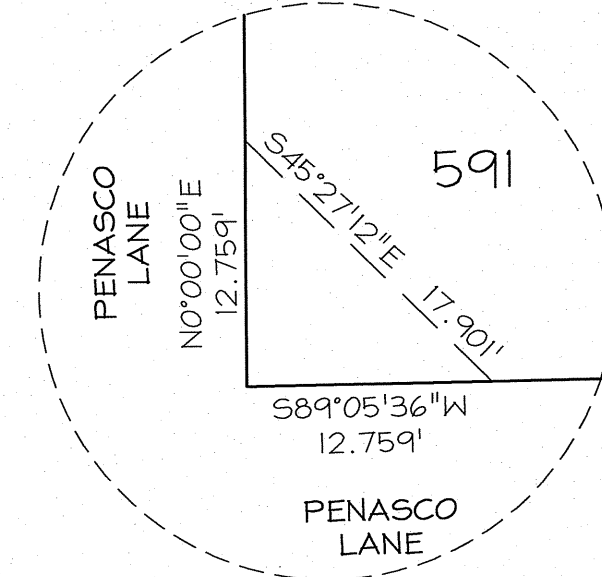
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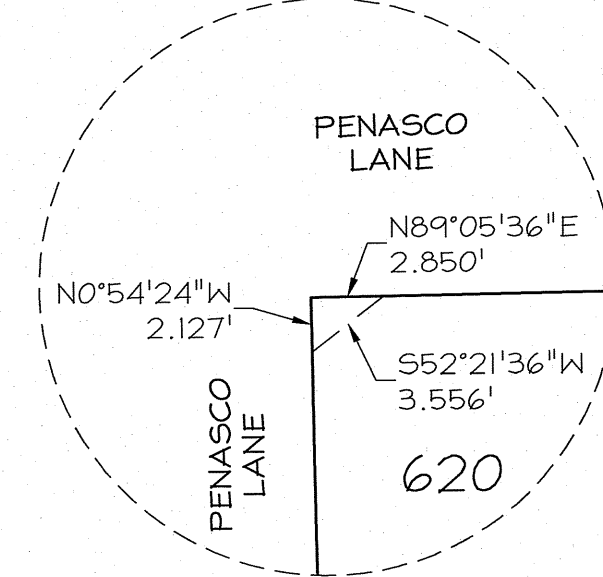
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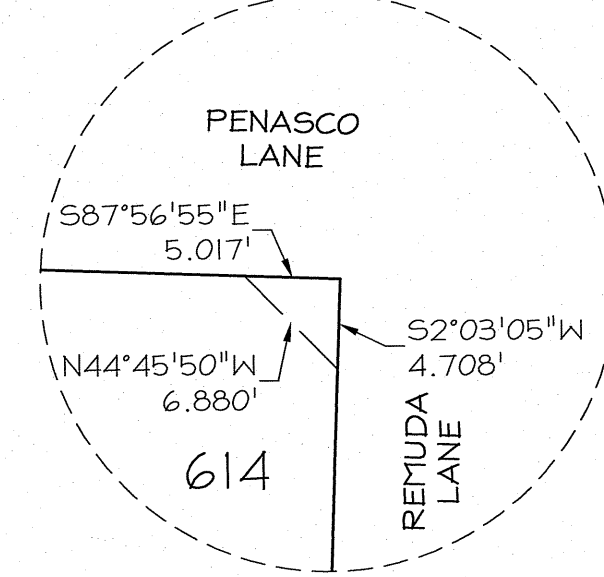
DETAIL "CC"
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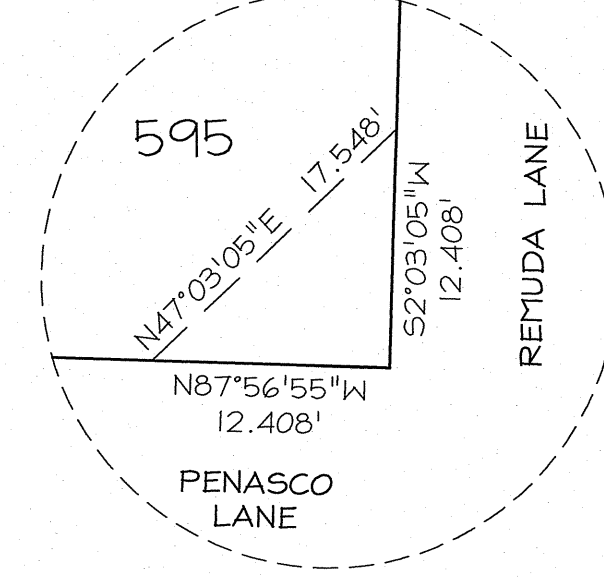
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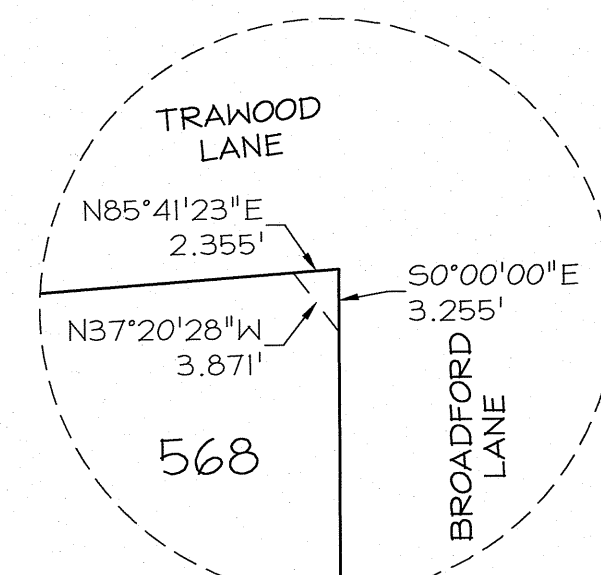
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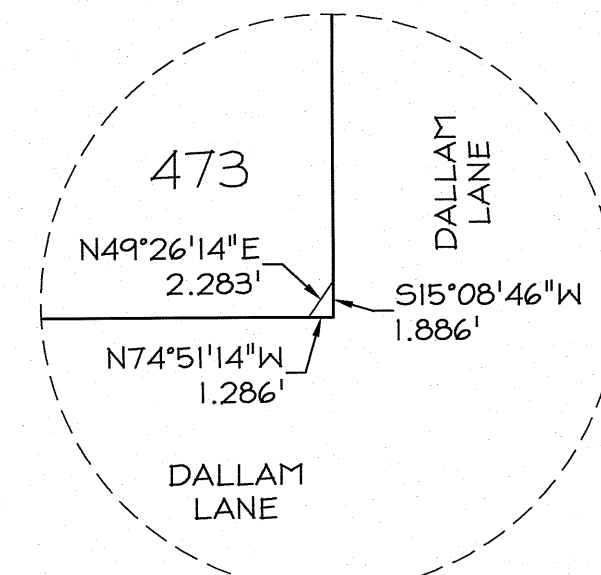
DETAIL "FF"
N.T.S.



DETAIL "GG"
N.T.S.



DETAIL "HH"
N.T.S.



DETAIL "II"
N.T.S.

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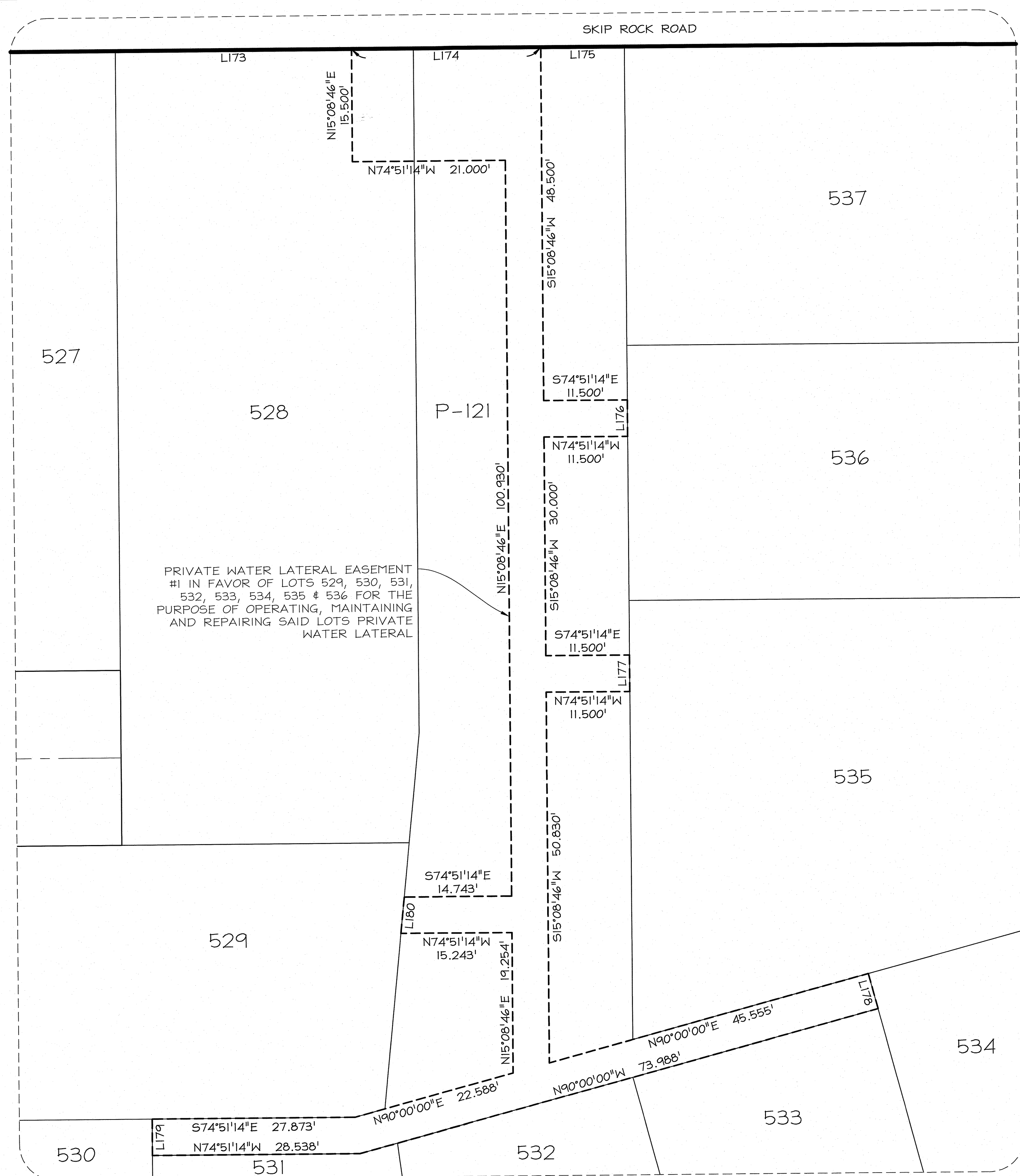
Sheet **6** of 12

DAYBREAK VILLAGE IIA PLAT 7
 AMENDING LOT Z101 OF THE VP DAYBREAK OPERATIONS-INVESTMENTS PLAT I

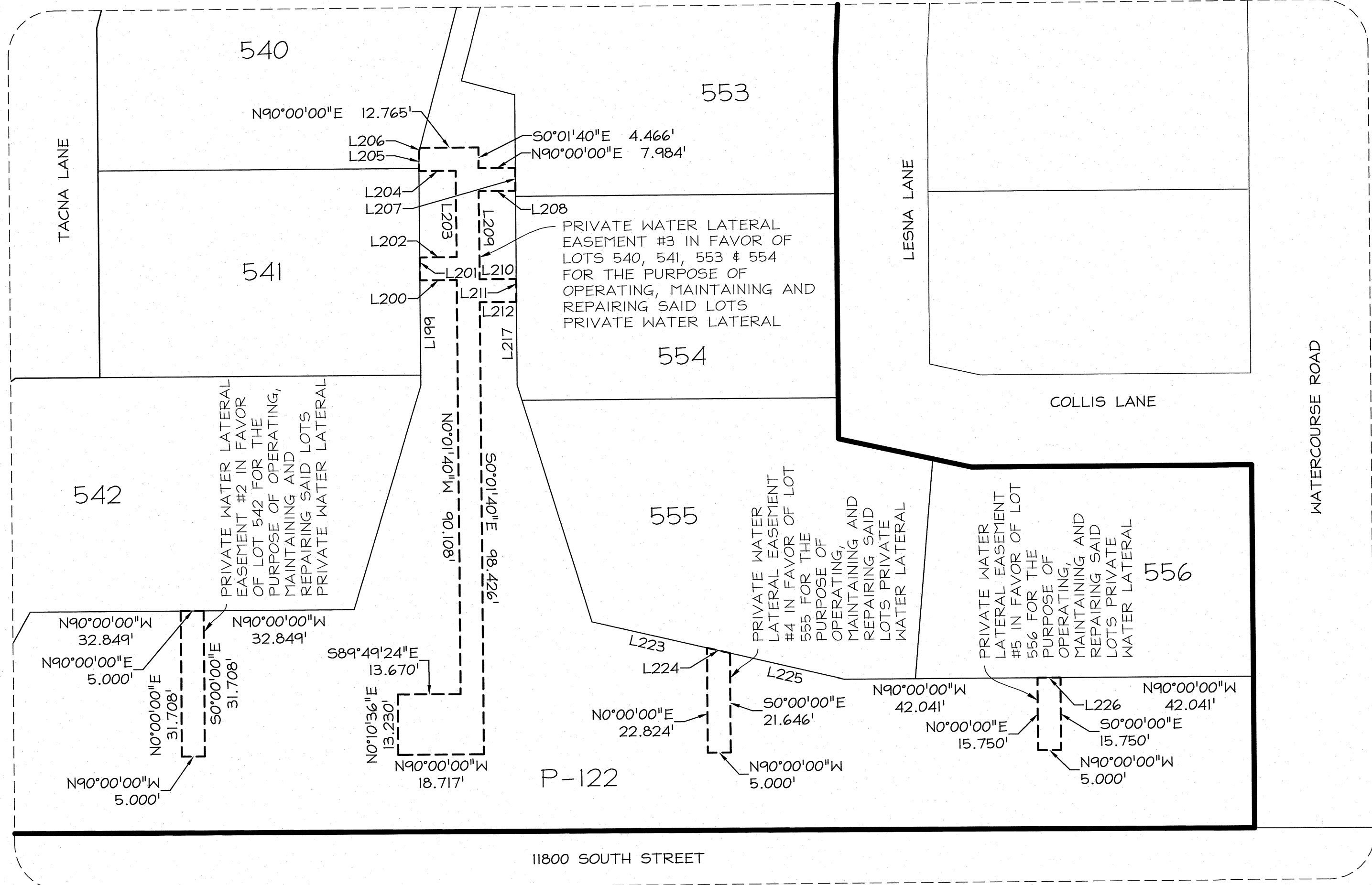
Located in the South Half of Section 22, T3S, R2W, Salt Lake Base and Meridian

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: VP Daybreak Operations LLC
 DATE: 10/16/2021 TIME: 10:58am BOOK: 2021P PAGE: 255
 FEE \$ \$ 934.00

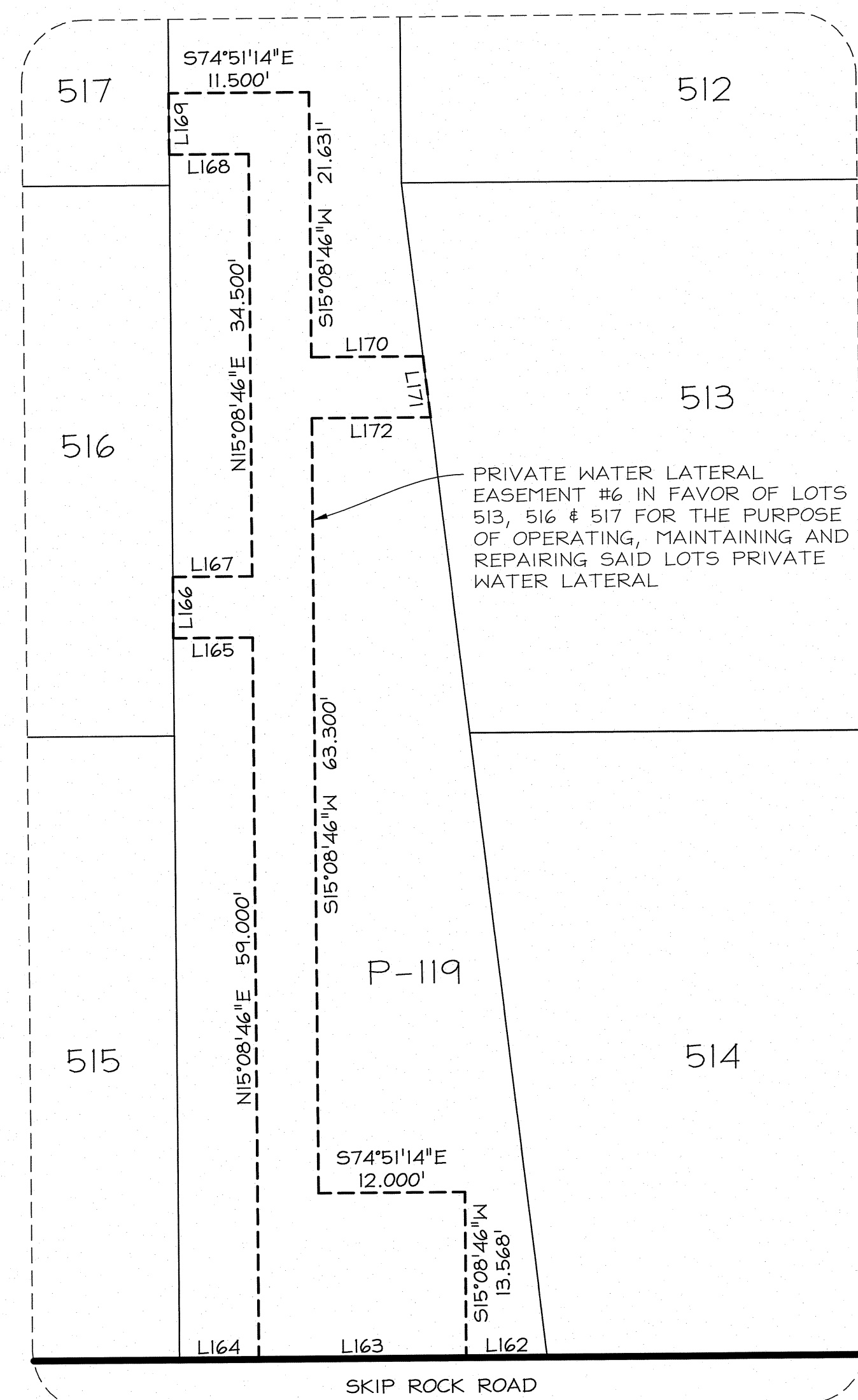
Amey L. W. Day, Deputy
 SALT LAKE COUNTY RECORDER



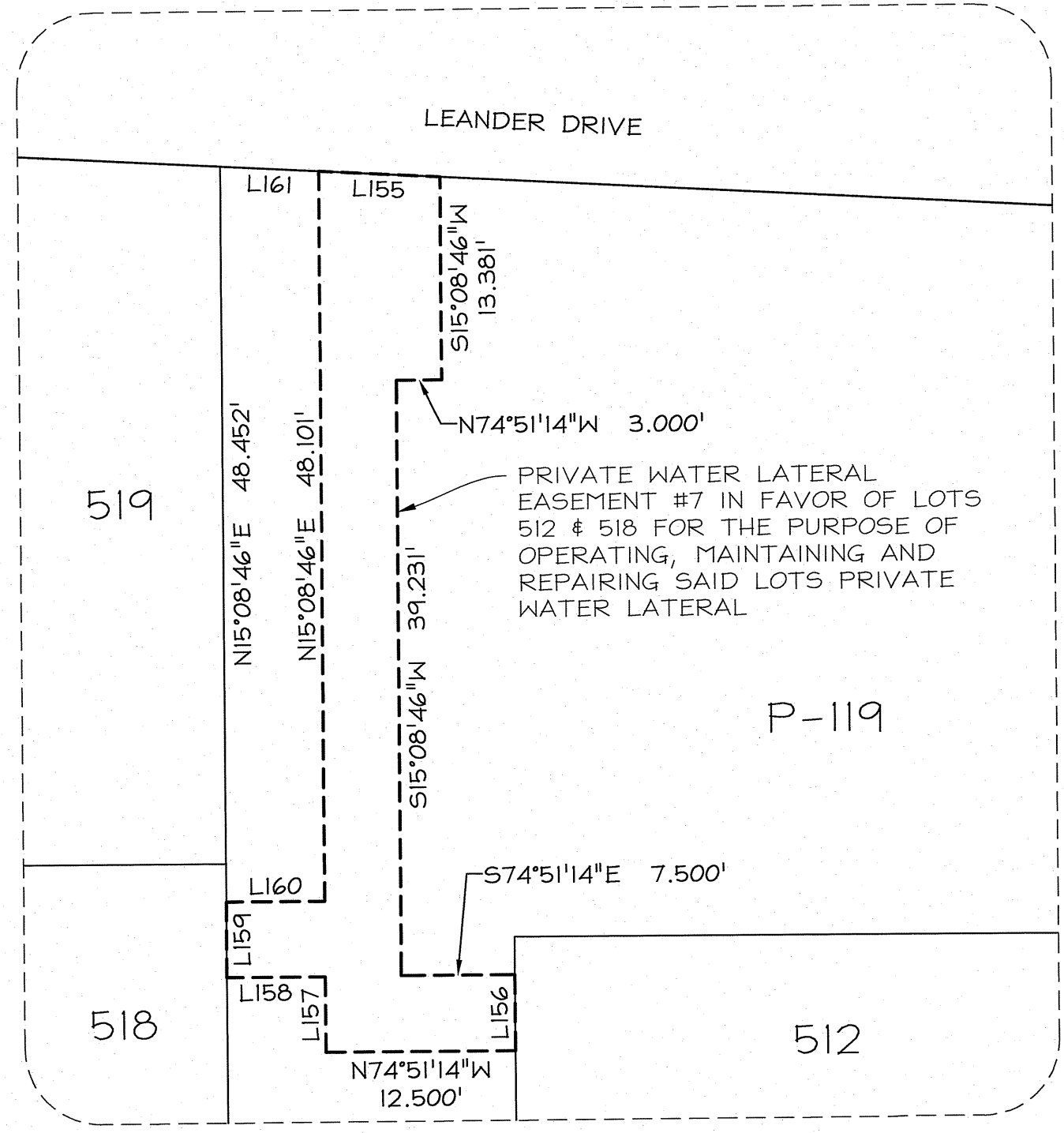
DETAIL "JJ"
SCALE: 1" = 10'



DETAIL "KK"
SCALE: 1" = 20'



DETAIL "LL"
SCALE: 1" = 10'



DETAIL "MM"
SCALE: 1" = 10'

DAYBREAK VILLAGE IIA PLAT 7
AMENDING LOT Z101 OF THE VP DAYBREAK
OPERATIONS-INVESTMENTS PLAT 1

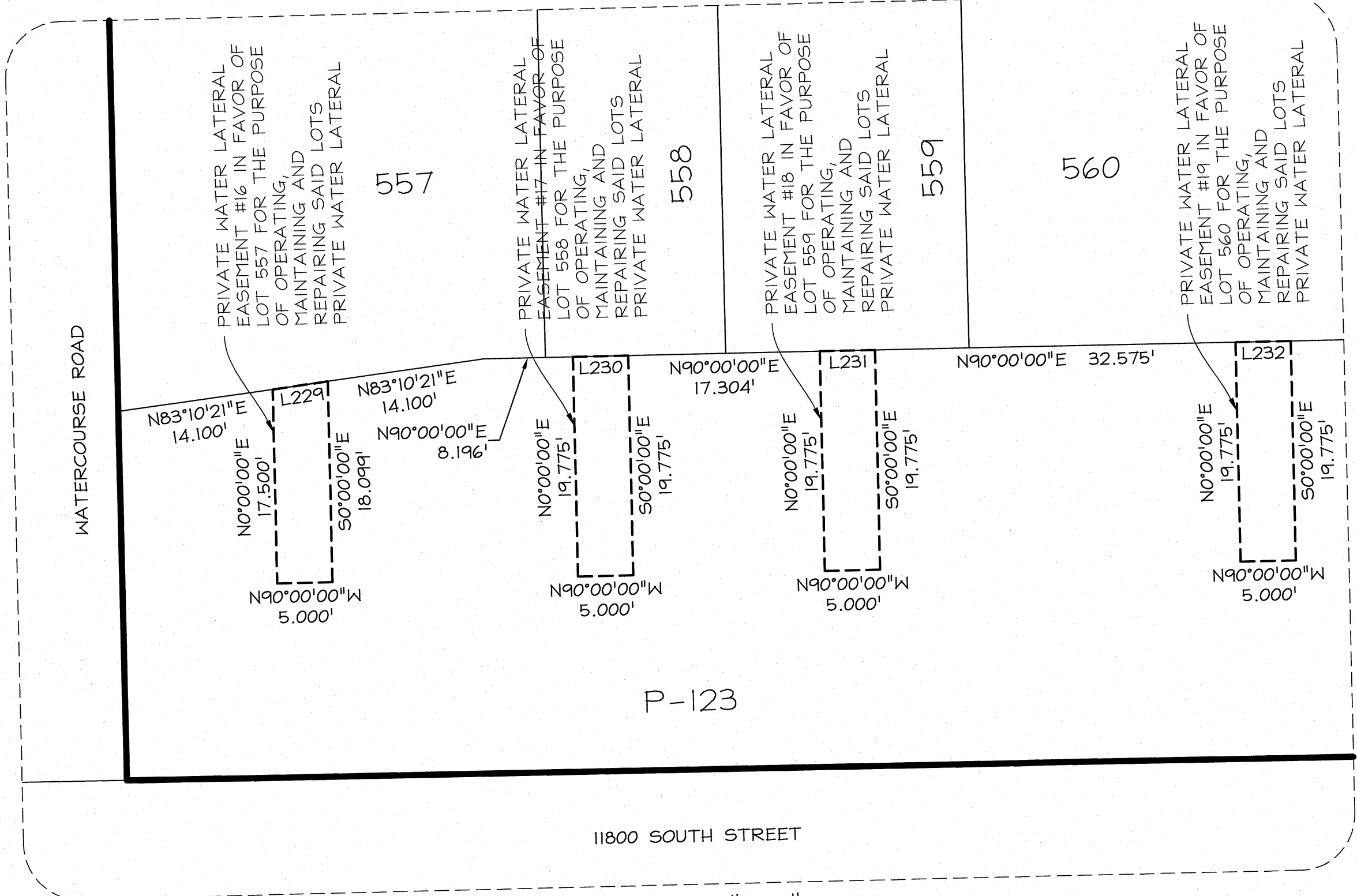
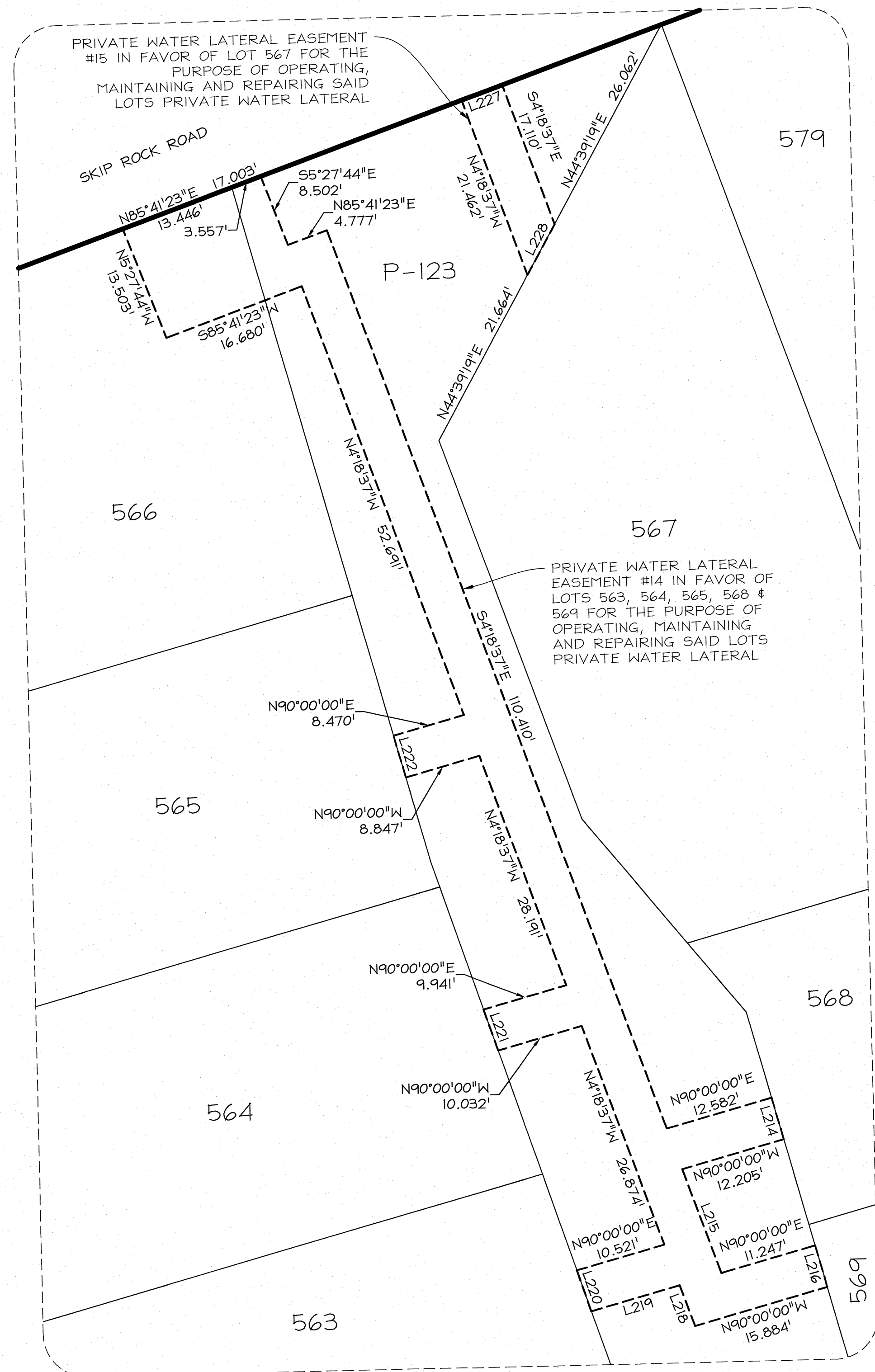
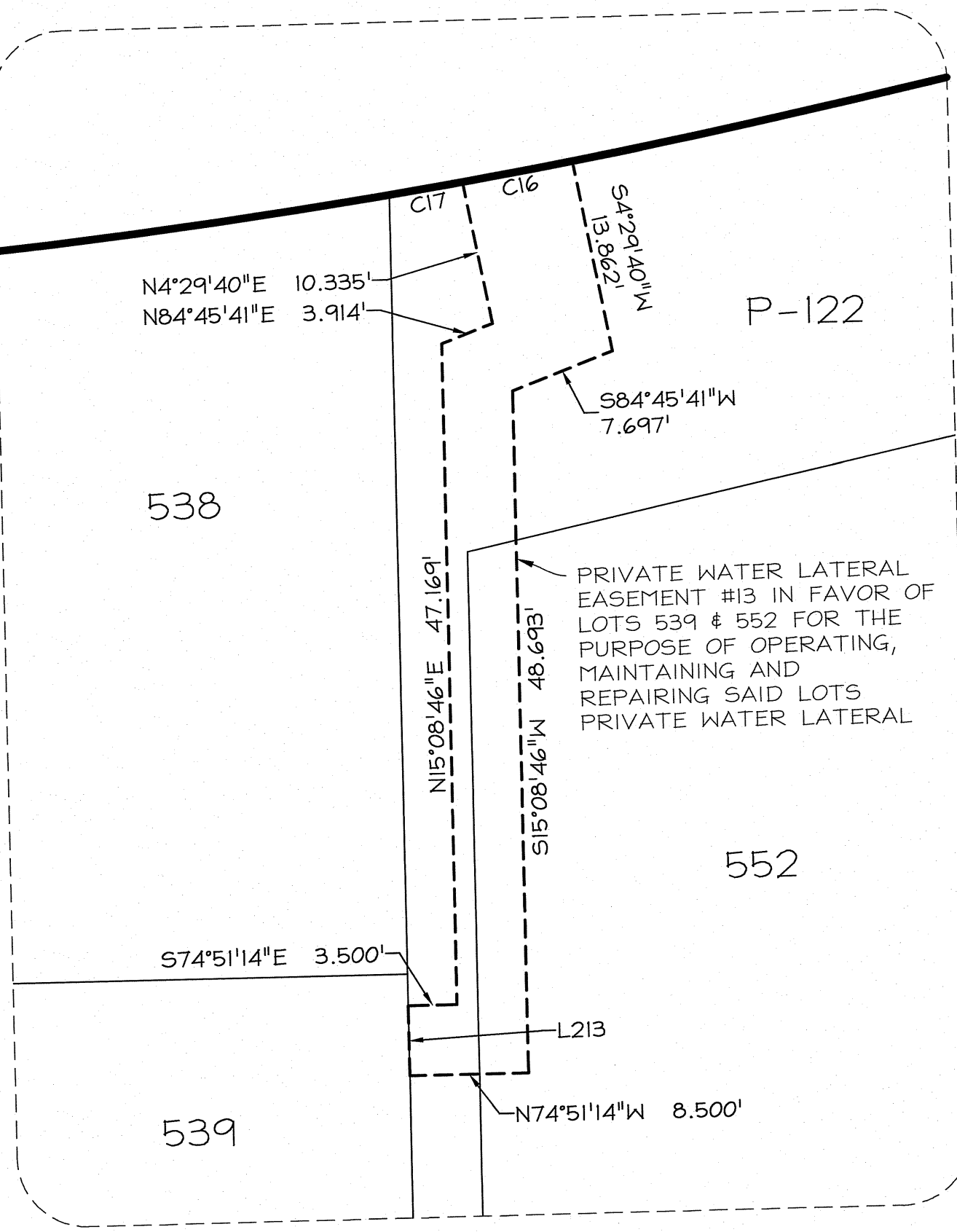
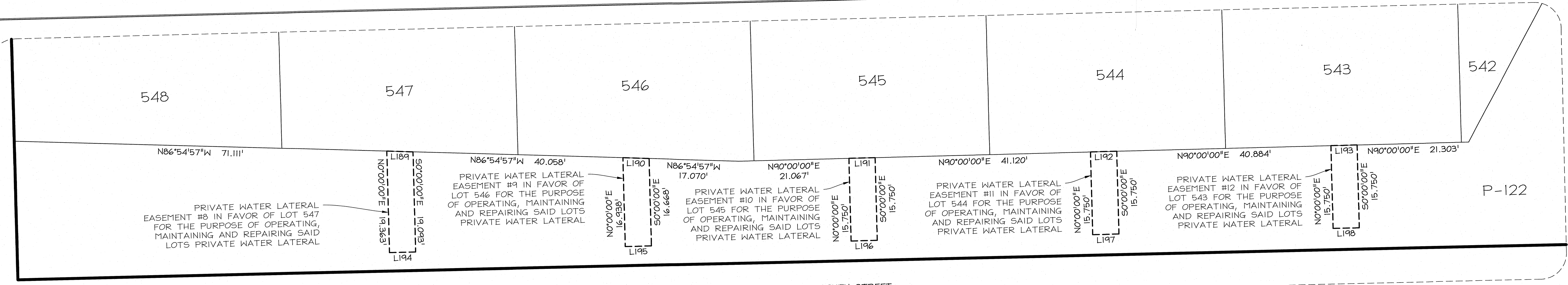
Located in the South Half of Section 22, T3S, R2W,
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RECORDED # 13795800
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF: VP Daybreak Operations LLC
DATE: 10/12/2021 TIME: 10:58am BOOK: 2021P PAGE: 255
FEE \$ 934.00
SALT LAKE COUNTY RECORDER *Amy D. Murphy*

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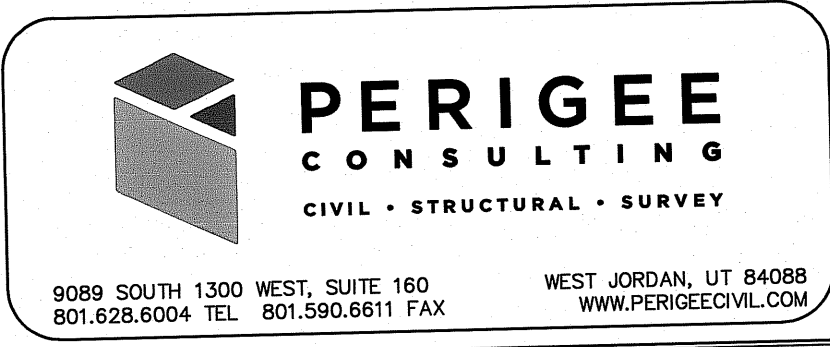


This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

DAYBREAK VILLAGE IIA PLAT 7
AMENDING LOT 2101 OF THE VP DAYBREAK OPERATIONS-INVESTMENTS PLAT 1

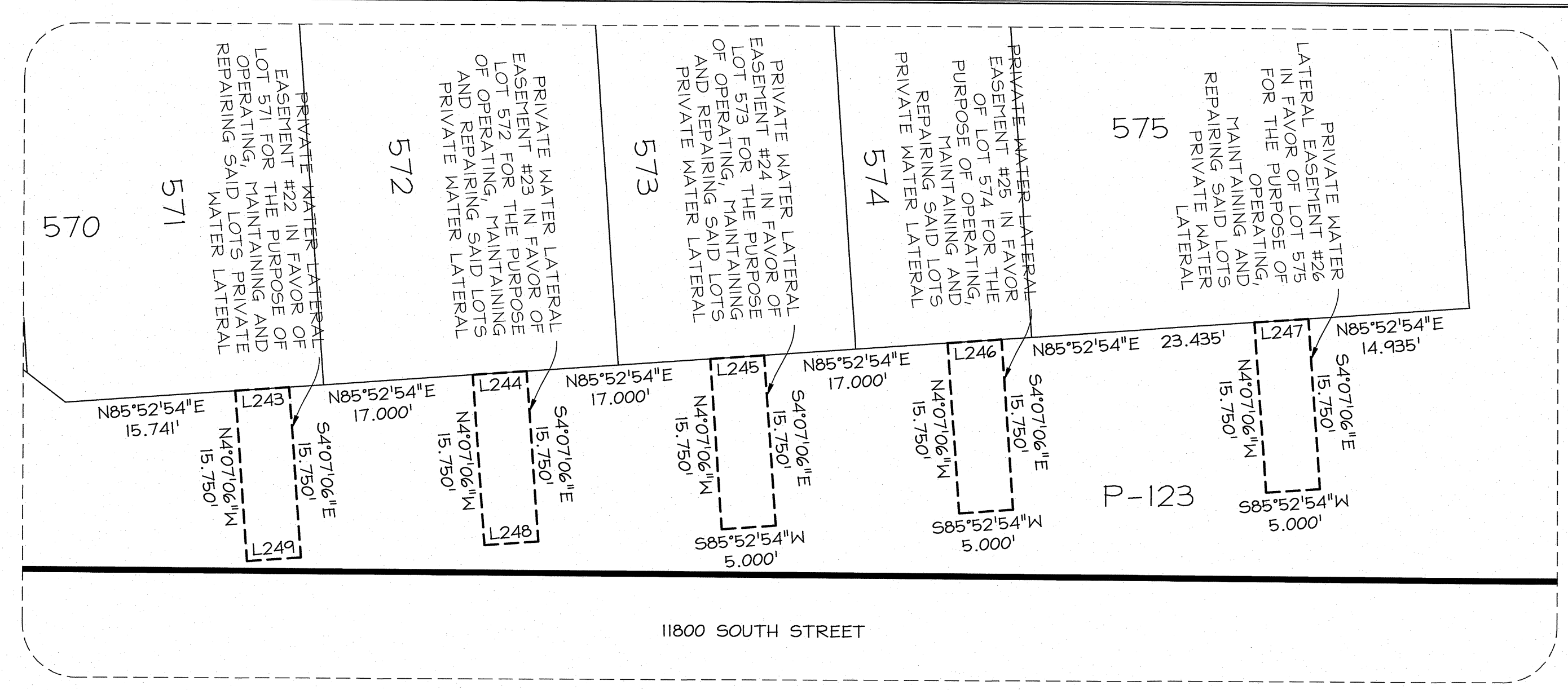
Located in the South Half of Section 22, T3S, R2W, Salt Lake Base and Meridian

RECORDED # 13795800
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: VP Daybreak Operations LLC
DATE: 10/12/2021 TIME: 10:58am BOOK: 2021P PAGE: 255
\$ 934.00
FEE \$ _____
Amy D. Deery Deputy
SALT LAKE COUNTY RECORDER

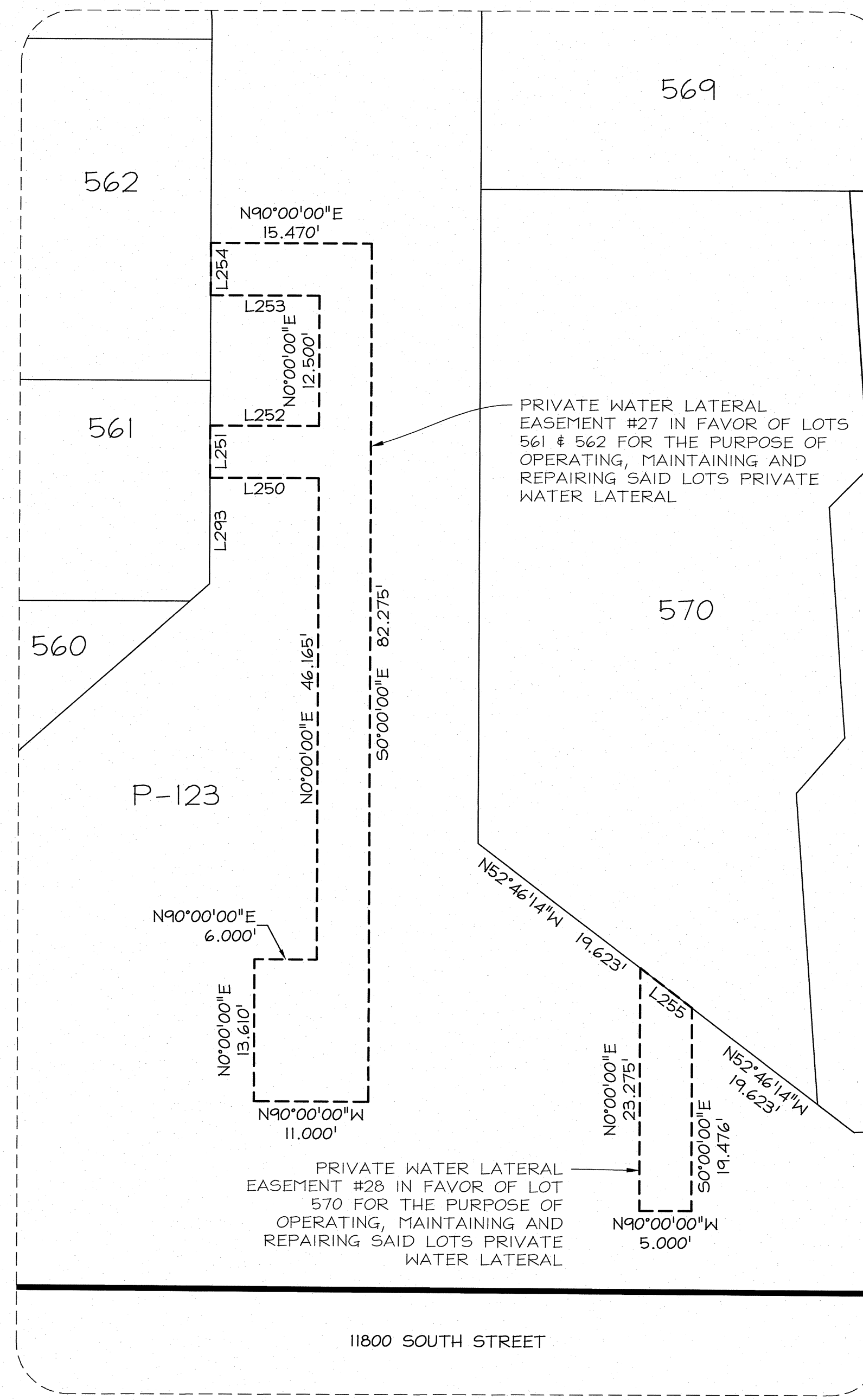




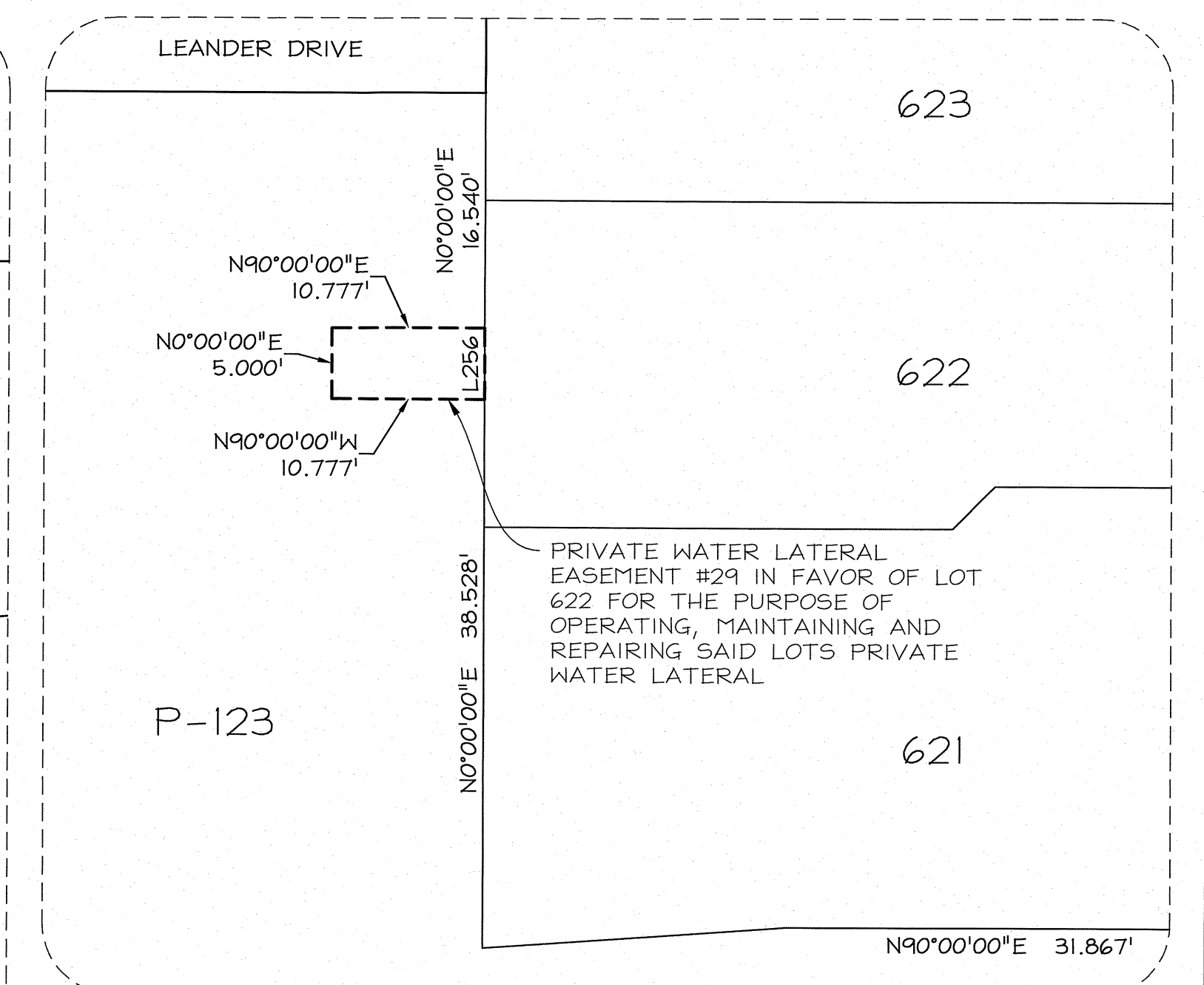
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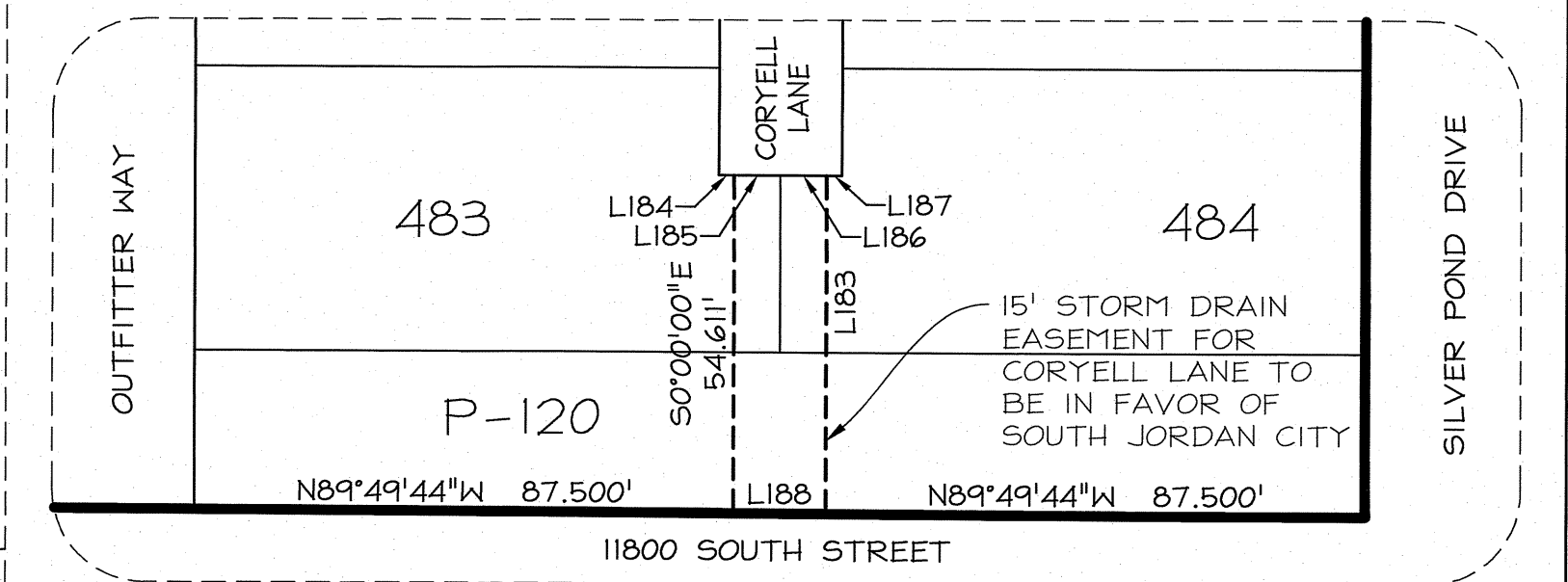
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SCALE: 1" = 10'



DETAIL "TT"
SCALE: 1" = 10'



DETAIL "UU"
SCALE: 1" = 10'



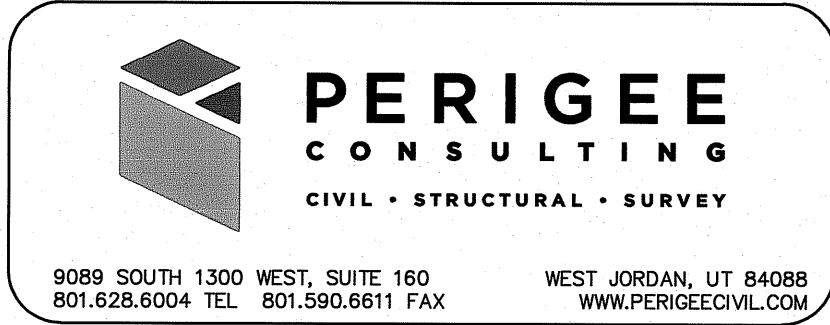
DETAIL "WW"
SCALE: 1" = 10'

DAYBREAK VILLAGE IIA PLAT 7
AMENDING LOT Z101 OF THE VP DAYBREAK
OPERATIONS-INVESTMENTS PLAT 1

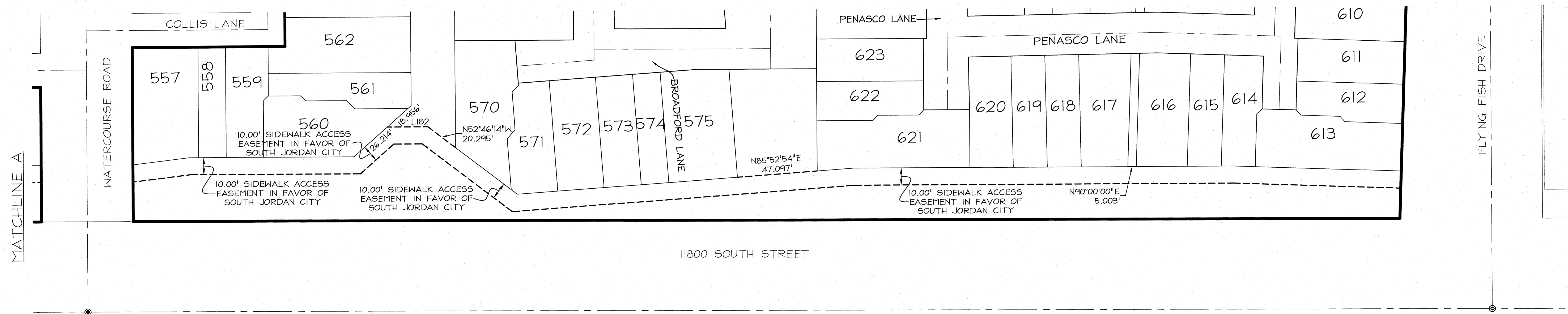
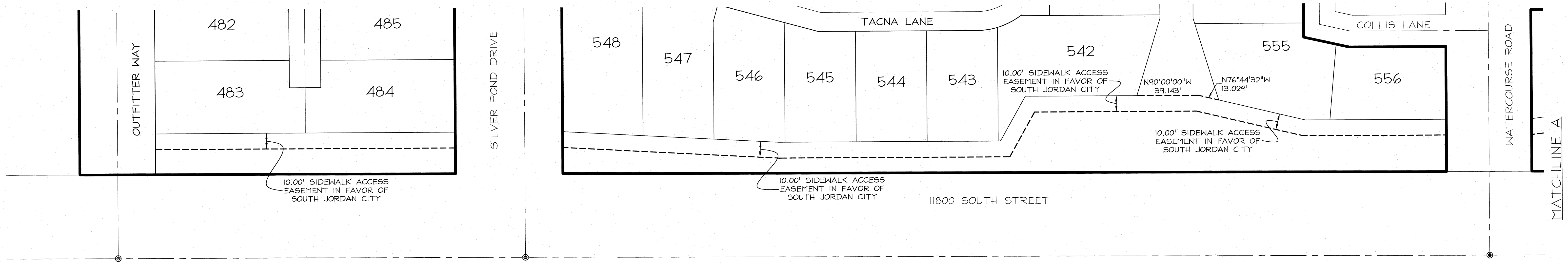
Located in the South Half of Section 22, T3S, R2W,
Salt Lake Base and Meridian

RECORDED # 13795800
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF: VP Daybreak Operations LLC
DATE: 10/12/2021 TIME: 10:58am BOOK: 2021P PAGE: 255
\$ 934.00
FEE \$

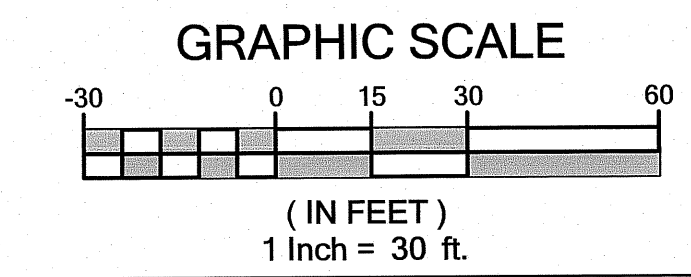
Amy L. W. Deputy
SALT LAKE COUNTY RECORDER



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.



DETAIL "XX"
SCALE: 1" = 30'



Sheet 11 of 12

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