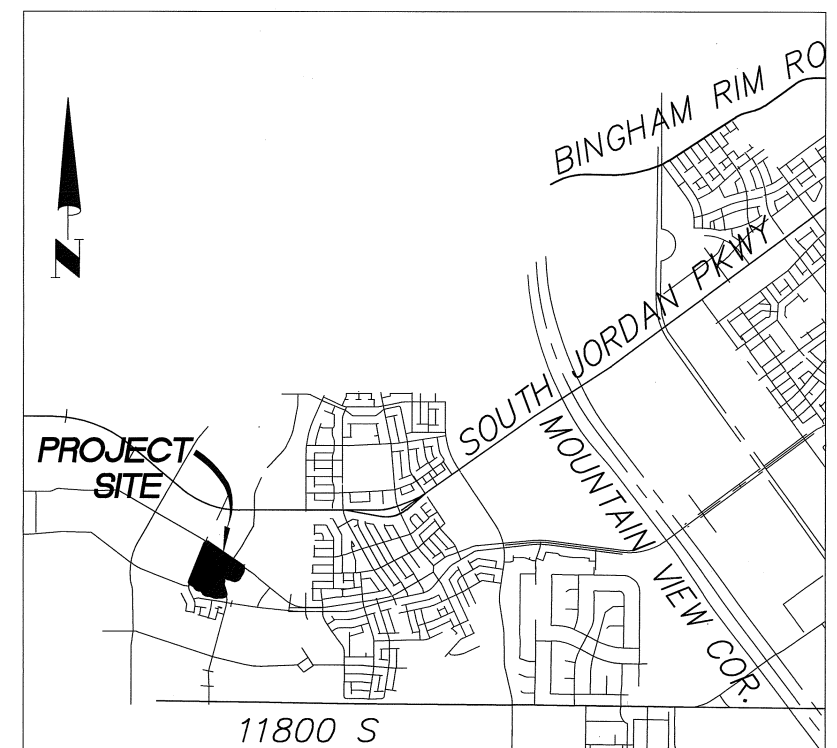


# DAYBREAK VILLAGE 9 PLAT 1 AMENDING LOT Z101 OF THE VP DAYBREAK OPERATIONS-INVESTMENTS PLAT 1

Located in the East Half of Section 22, T35, R2W,  
Salt Lake Base and Meridian  
April, 2022

Containing 47 Lots	6.754 acres
Containing 3 Public Lanes	0.465 acres
Containing 1 Private Lane	0.088 acres
Street Right-of-Way	1.170 acres
(Street Rights-of-Way includes 0.634 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.)	
<b>Total boundary acreage</b>	<b>8.482 acres</b>

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



### VICINITY MAP OWNER'S DEDICATION

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

**DAYBREAK VILLAGE 9 PLAT 1  
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 9th day of May, A.D., 2022

VP Daybreak Devco LLC,  
a Delaware limited liability company  
By: Miller Family Real Estate, L.L.C.,  
a Utah Limited Liability Company  
Its: Authorized Manager

By: [Signature]  
Name: Grant Sharp  
Its: C.O.O.

### CORPORATE ACKNOWLEDGMENT

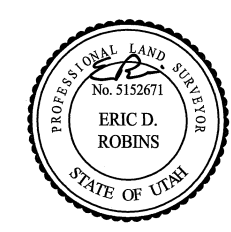
"The Owner's Dedication was acknowledged before me this 9th day of May, 2022, by VP Daybreak Devco LLC as COO for Miller Family Real Estate, L.L.C., a Utah Limited Liability Company, the authorized manager of VP Daybreak Devco LLC, a Delaware limited liability company."

[Signature]  
Notary Public

### 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 the said tract of land into lots and streets, hereafter to be known as DAYBREAK VILLAGE 9 PLAT 1 and the same has been correctly surveyed and staked on the ground as shown on this plat.

[Signature]  
Eric D. Robins  
Professional Land Surveyor  
Utah Certificate No. 5152671



4/7/22  
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. 12571242 in Book 2017P at Page 176 in the Office of the Salt Lake County Recorder more particularly described as follows:

Beginning at a point on the Westerly Right-of-Way Line of Watercourse Road, said point also being a point on a 147.529 foot radius curve to the right, (radius bears North 21°38'14" West, Chord: South 80°03'38" West 54.823 feet), said point lies South 84°56'37" East 336.247 feet along the Daybreak Baseline Southeast, (Being South 84°56'37" East 10583.405 feet between the Southwest Corner of Section 22, T35, R2W and the Southeast Corner of Section 23, T35, R2W) and North 1881.794 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along the arc of said curve 60.240 feet through a central angle of 23°29'43" to a point of reverse curvature with a 144.145 foot radius tangent curve to the left, (radius bears South 01°45'29" West, Chord: South 84°51'23" West 34.644 feet); thence along the arc of said curve 34.726 feet through a central angle of 13°48'13" to a point of reverse curvature with a 116.375 foot radius tangent curve to the right, (radius bears North 12°02'44" West, Chord: North 83°44'49" West 72.755 feet); thence along the arc of said curve 73.995 feet through a central angle of 36°25'50" to a point of reverse curvature with a 258.380 foot radius tangent curve to the left, (radius bears South 24°23'06" West, Chord: North 78°14'46" West 113.001 feet); thence along the arc of said curve 113.922 feet through a central angle of 25°15'44" to a point of reverse curvature with a 49.625 foot radius tangent curve to the right, (radius bears North 00°52'37" West, Chord: North 56°35'18" West 55.913 feet); thence along the arc of said curve 54.346 feet through a central angle of 68°24'36" to a point of reverse curvature with a 94.247 foot radius tangent curve to the left, (radius bears South 67°41'59" West, Chord: North 55°24'55" West 102.978 feet); thence along the arc of said curve 108.943 feet through a central angle of 66°13'48" to a point of reverse curvature with a 59.070 foot radius tangent curve to the right, (radius bears North 01°28'11" East, Chord: North 54°01'05" West 66.936 feet); thence along the arc of said curve 71.622 feet through a central angle of 67°01'28" to a point of reverse curvature with a 52.210 foot radius tangent curve to the left, (radius bears South 70°24'39" West, Chord: North 42°40'47" West 41.082 feet); thence along the arc of said curve 42.234 feet through a central angle of 46°20'53" to a point of reverse curvature with a 96.161 foot radius tangent curve to the right, (radius bears North 24°08'47" East, Chord: North 63°53'06" West 66.378 feet); thence along the arc of said curve 66.398 feet through a central angle of 03°56'14" to the Easterly Right-of-Way Line of Silver Pond Drive; thence along said Silver Pond Drive North 21°52'37" East 692.683 feet to the Southeasterly Right-of-Way Line of Dockside Drive; thence along said Dockside Drive South 55°43'37" East 480.606 feet to said Westerly Right-of-Way Line of Watercourse Road; thence along said Watercourse Road the following (7) courses: 1) South 34°16'23" West 7.284 feet to a point on a 230.000 foot radius tangent curve to the left, (radius bears South 95°43'37" East, Chord: South 32°08'11" West 17.149 feet); 2) along the arc of said curve 17.153 feet through a central angle of 04°16'23"; 3) South 30°00'00" West 190.352 feet to a point on a 230.000 foot radius tangent curve to the left, (radius bears South 60°00'00" East, Chord: South 18°01'51" West 94.297 feet); 4) along the arc of said curve 94.971 feet through a central angle of 23°39'30"; 5) South 06°20'30" West 99.201 feet to a point on a 230.000 foot radius tangent curve to the left, (radius bears South 83°39'30" East, Chord: South 05°23'58" East 93.606 feet); 6) along the arc of said curve 94.264 feet through a central angle of 23°28'56"; 7) South 17°08'27" East 115.936 feet to the point of beginning.

Property contains 7.475 acres.

Also and together with the following described tract of land:

Beginning at a point on the Easterly Right-of-Way Line of Watercourse Road, said point also being a point on a 170.000 foot radius non-tangent curve to the right, (radius bears South 74°14'19" East, Chord: North 22°52'50" East 42.138 feet), said point lies South 84°56'37" East 3401.262 feet along the Daybreak Baseline Southeast, (Being South 84°56'37" East 10583.405 feet between the Southwest Corner of Section 22, T35, R2W and the Southeast Corner of Section 23, T35, R2W) and North 2205.170 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Watercourse Road the following (4) courses: 1) along the arc of said curve 42.247 feet through a central angle of 14°14'19"; 2) North 30°00'00" East 190.352 feet to a point on a 170.000 foot radius tangent curve to the right, (radius bears South 60°00'00" East, Chord: North 32°08'11" East 12.675 feet); 3) along the arc of said curve 12.678 feet through a central angle of 04°16'23"; 4) North 34°16'23" East 7.284 feet; thence South 55°43'37" East 172.352 feet to a point on a 5.000 foot radius tangent curve to the right, (radius bears South 34°16'23" West, Chord: South 00°54'29" East 8.165 feet); thence along the arc of said curve 8.165 feet through a central angle of 10°28'16" to a point of reverse curvature with a 17.500 foot radius tangent curve to the left, (radius bears South 36°15'21" East, Chord: South 23°01'58" West 17.875 feet); thence along the arc of said curve 18.761 feet through a central angle of 61°25'21" to a point of reverse curvature with a 75.489 foot radius tangent curve to the right, (radius bears South 82°19'17" West, Chord: South 19°31'07" West 69.005 feet); thence along the arc of said curve 71.667 feet through a central angle of 54°23'41" to a point of reverse curvature with a 74.598 foot radius non-tangent curve to the left, (radius bears South 38°39'57" East, Chord: South 30°33'29" West 52.923 feet); thence along the arc of said curve 54.100 feet through a central angle of 41°33'08" to a point of reverse curvature with a 55.056 foot radius non-tangent curve to the right, (radius bears North 84°06'51" West, Chord: South 69°37'34" West 98.747 feet); thence along the arc of said curve 122.494 feet through a central angle of 127°28'35" to a point of reverse curvature with a 65.757 foot radius non-tangent curve to the left, (radius bears South 42°26'26" West, Chord: North 70°48'09" West 51.900 feet); thence along the arc of said curve 53.351 feet through a central angle of 46°29'09" to a point of reverse curvature with a 42.101 foot radius non-tangent curve to the right, (radius bears North 05°02'33" West, Chord: North 69°17'13" West 34.850 feet); thence along the arc of said curve 36.052 feet through a central angle of 51°30'40" to a point of reverse curvature with a 54.848 foot radius tangent curve to the left, (radius bears South 46°28'07" West, Chord: North 62°20'04" West 35.358 feet); thence along the arc of said curve 36.000 feet through a central angle of 37°36'24" to a point of reverse curvature with a 94.000 foot radius non-tangent curve to the right, (radius bears North 08°45'45" East, Chord: North 80°27'50" West 2.538 feet); thence along the arc of said curve 2.539 feet through a central angle of 01°32'50" to the point of beginning.

Property contains 1.007 acres.

### NOTES:

- In conjunction with the recordation of this plat for DAYBREAK VILLAGE 9 PLAT 1, there shall also be recorded, with respect to the "tract" described herein, a document entitled "Supplement to Covenant for Community for Daybreak Submitting Additional Property", and, with respect to the residential lots and certain other lots within this Plat, a document entitled "Supplement to Community Charter for Daybreak Submitting Additional Property" (each, a "Supplement"). The Supplements subject the "tract" described herein to a document entitled "Covenant for Community for Daybreak" (the "Covenant"), and the residential lots and certain other lots within this Plat to a second document entitled "Community Charter for Daybreak" (the "Charter"); in addition, any non-residential lot(s) may also have recorded against them a "Supplement to Amended and Restated Declaration of Covenants, Conditions and Restrictions for Daybreak Village Submitting Additional Property", which subjects such non-residential lots within this Plat to the "Amended and Restated Declaration of Covenants, Conditions and Restrictions for Daybreak Village" (the "Village Declaration"). This Plat is part of a master-planned community commonly known as "Daybreak" and is subject to the Master Development Agreement recorded on March 26, 2003 as Entry No. 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 herein. 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 on 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 Master Community, 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 thereunto shall not be deemed to be an amendment to the Kennecott Master Subdivision #1 referred to herein. 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 factors, requested approvals and the results of ongoing studies and planning. Certain trails 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 platting property which are shown by public records on this plat based on the title report issued under the title Order Number 157558-TOE Amendment No. 1 with an effective date of April 29, 2022.

### 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 rules, lot information, easements and other pertinent information contained on this plat and also with any Covenants, Conditions and Restrictions ("CCRs") recorded against such property, including those described in note 1 of this plat. Such property may also be subject to the restrictions of the Kennecott Development Standards Matrix ("Matrix") attached to the Kennecott Master Subdivision #1 Plat recorded in Book 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 CCRs, the Matrix and other recorded documents related to this plat, as currently existing or as may from time to time be changed and/or amended.

**RECORD OF SURVEY**  
REC. NO. S2022-04-0214  
[Signature] DATE 4/12/22

**PERIGEE CONSULTING**  
CIVIL • STRUCTURAL • SURVEY  
9089 SOUTH 1300 WEST, SUITE 160  
801.628.6004 TEL 801.580.8811 FAX  
WEST JORDAN, UT 84088  
WWW.PERIGEECONSULT.COM

**EASEMENT APPROVAL**  
CENTURY LINK [Signature] DATE 4-11-22  
PACIFICORP [Signature] DATE 4-11-22  
DOMINION ENERGY [Signature] DATE 4-11-22  
CORPAC [Signature] DATE 4-11-22

**SALT LAKE COUNTY HEALTH DEPARTMENT**  
APPROVED AS TO FORM THIS 9th DAY OF May, A.D., 2022.  
[Signature]  
SALT LAKE COUNTY HEALTH DEPARTMENT

**SOUTH VALLEY SEWER DISTRICT**  
APPROVED AS TO FORM THIS 6th DAY OF May, A.D., 2022.  
[Signature]  
GENERAL MANAGER

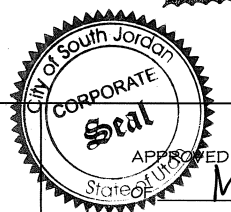
**PLANNING DEPARTMENT**  
APPROVED AS TO FORM THIS 16th DAY OF May, A.D., 2022. BY THE SOUTH JORDAN PLANNING DEPARTMENT.  
[Signature]  
CITY PLANNER

**SOUTH JORDAN CITY ENGINEER**  
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAN AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.  
[Signature] DATE 5/24/22  
SOUTH JORDAN CITY ENGINEER

**OFFICE OF THE CITY ATTORNEY**  
APPROVED AS TO FORM THIS 25 DAY OF May, A.D., 2022.  
[Signature]  
ATTORNEY FOR SOUTH JORDAN CITY

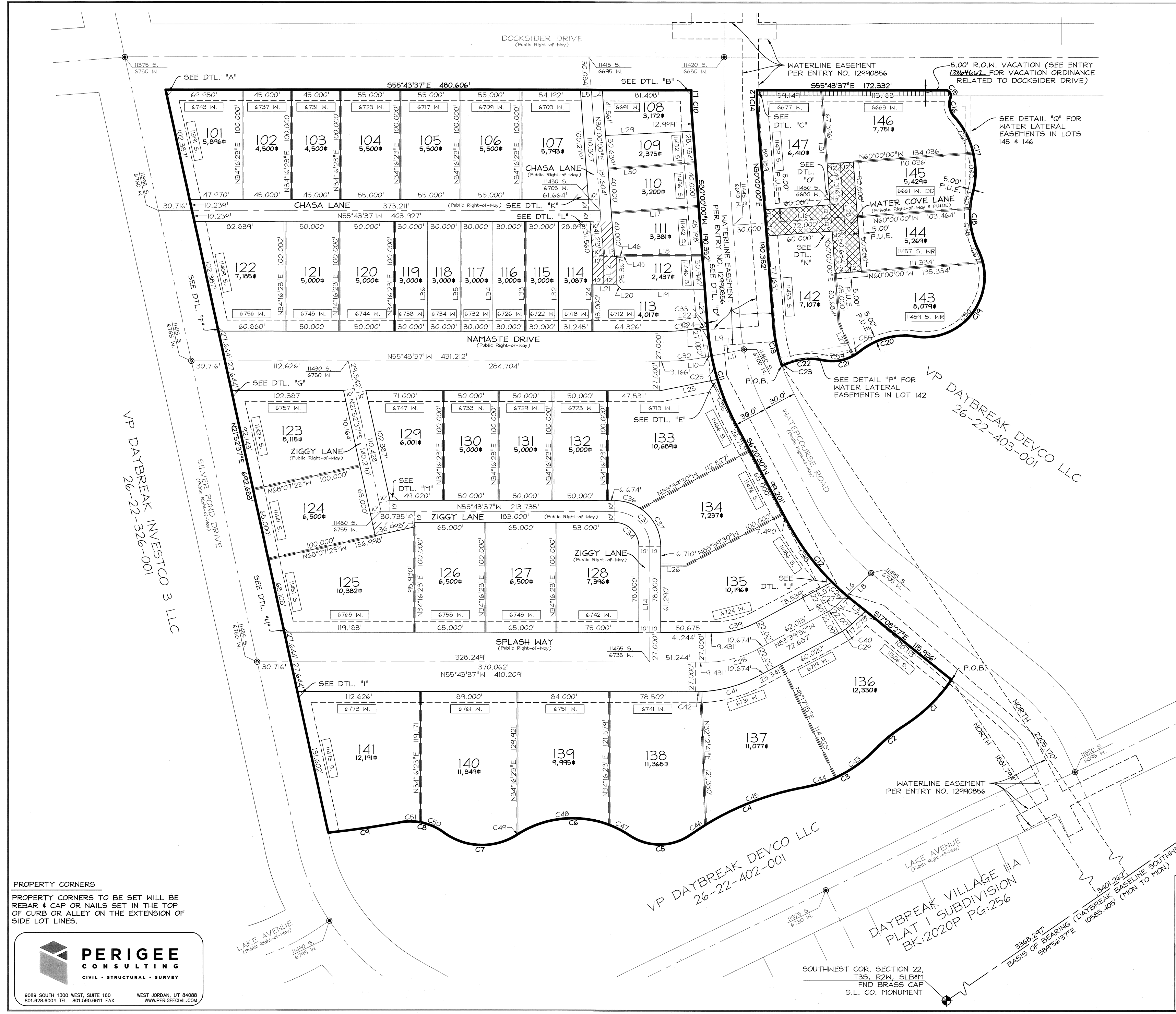
**SOUTH JORDAN CITY ENGINEER**  
APPROVED AS TO FORM THIS 21 DAY OF May, A.D., 2022.  
[Signature]  
CITY RECORDER

**RECORDED IN 139446-37**  
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: VP Daybreak Devco LLC  
DATE: 6/16/2022 TIME: 11:25am BOOK: 2022P PAGE: 133  
FEE \$ 346.00  
SALT LAKE COUNTY RECORDER



Sheet 1 of 5

26-22-102-002; 26-22-103-003; 26-22-403-002 \$346.00

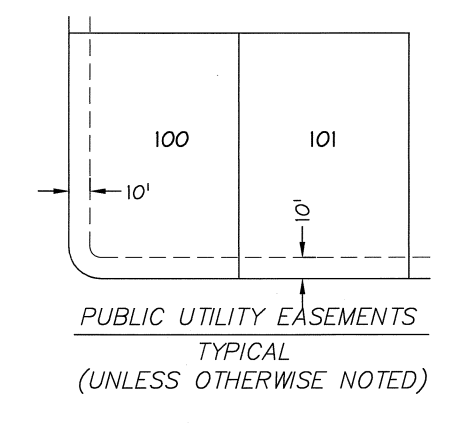


**PERIGEE CONSULTING**  
 CIVIL • STRUCTURAL • SURVEY

9089 SOUTH 1300 WEST, SUITE 160 WEST JORDAN, UT 84088  
 801.628.6004 TEL. 801.580.6611 FAX WWW.PERIGEECIVIL.COM

**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 SHEEPING OR GARBAGE COLLECTION IN THESE AREAS. SNOW REMOVAL AND STREET SHEEPING ARE THE RESPONSIBILITY OF THE ADJACENT LOT OWNERS. GARBAGE CANS MUST BE PLACED ON THE THROUGH PORTION OF THE ADJACENT LANE OR STREET.
- VACATED AREA OF DOCKSIDER DRIVE
- PRIVATE RIGHT-OF-WAY



SOUTHEAST COR. SECTION 23, T3S, R2W, S1E41M  
 FND BRASS CAP  
 S.L. CO. MONUMENT

**GRAPHIC SCALE**

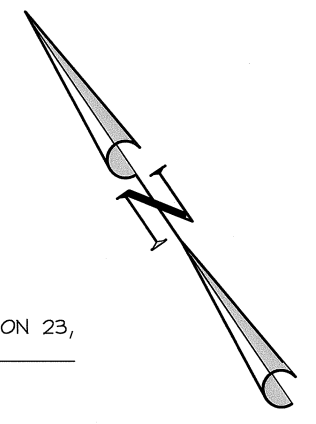
0 20 40 80  
 (IN FEET)  
 1 Inch = 40 ft.

Sheet 2 of 5

DAYBREAK VILLAGE 9 PLAT 1  
 AMENDING LOT Z101 OF THE VP DAYBREAK OPERATIONS-INVESTMENTS PLAT 1

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

RECORDED # 13964637  
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: VP Daybreak Devco LLC  
 DATE: 6/16/2022 TIME: 11:25am BOOK: 2022P PAGE: 133  
 \$ 346.00  
 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.

**PERIGEE CONSULTING**  
 CIVIL • STRUCTURAL • SURVEY

9089 SOUTH 1300 WEST, SUITE 160 WEST JORDAN, UT 84088  
 801.628.8004 TEL. 801.590.6811 FAX WWW.PERIGEECIVIL.COM

VP DAYBREAK DEVCO LLC 26-22-402-001  
 DAYBREAK VILLAGE 9A PLAT 1 SUBDIVISION BK:2020P PG:256

**LEGEND**  
 [Hatched Box] EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 11259 PAGE 3084

**GRAPHIC SCALE**  
 (IN FEET)  
 1 Inch = 40 ft.

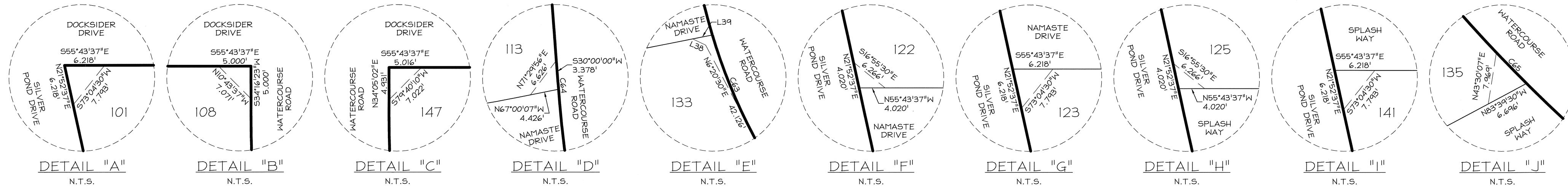
Sheet **3** of 5

DAYBREAK VILLAGE 9 PLAT 1  
 AMENDING LOT Z101 OF THE VP DAYBREAK OPERATIONS-INVESTMENTS PLAT 1

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

RECORDED # 13904637  
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: VP Daybreak Devco LLC  
 DATE: 6/6/2022 TIME: 11:25 am BOOK: 2022P PAGE: 133  
 FEE \$ 346.00  
 [Signature] SALT LAKE COUNTY RECORDER

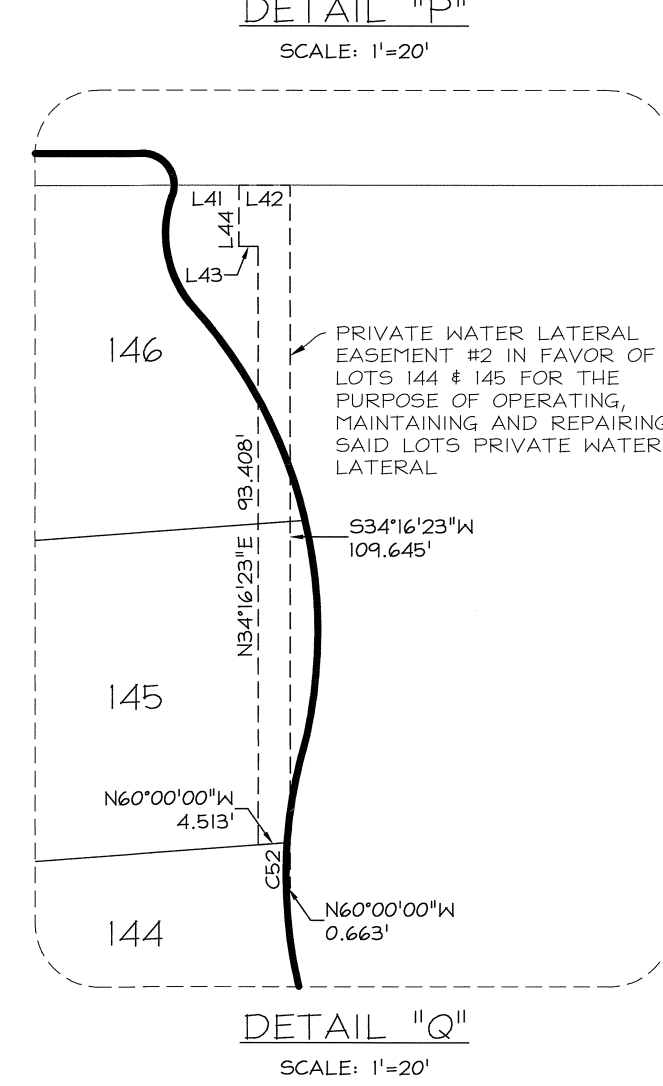
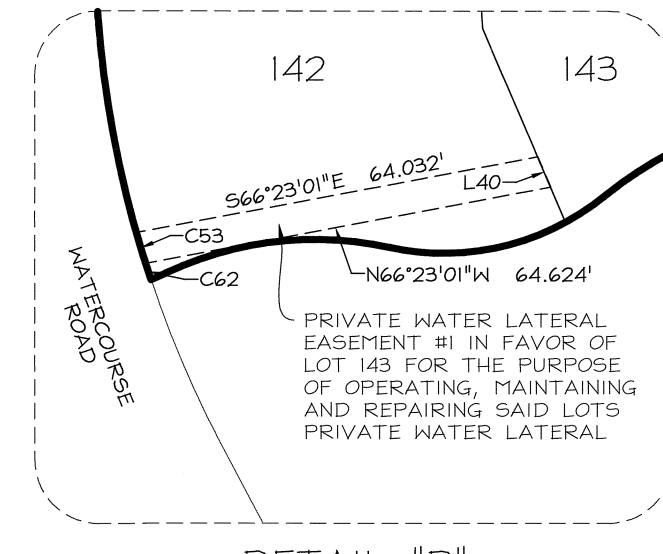
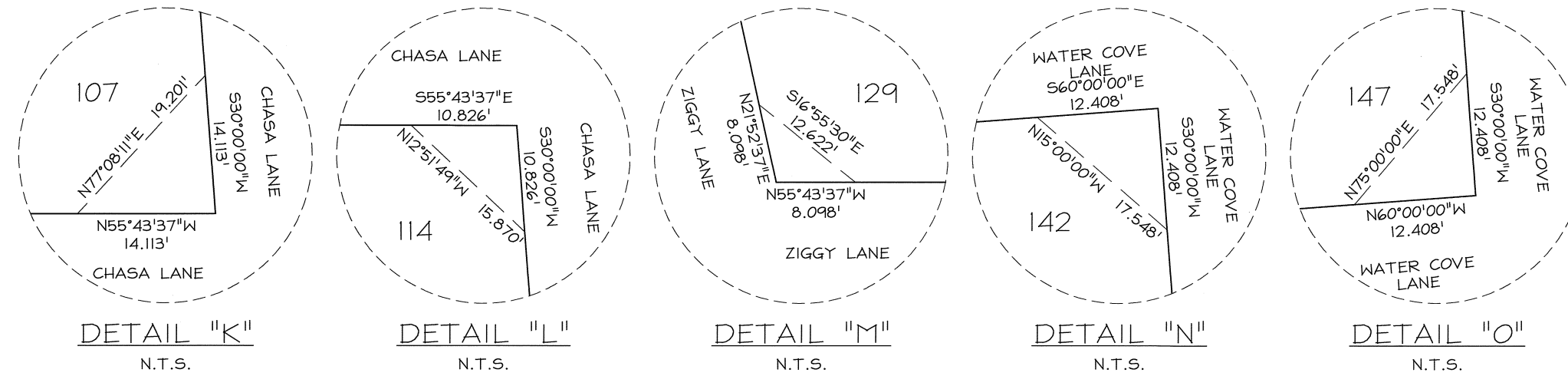
**SIDEWALK EASEMENTS**  
 DETAILS "A" THROUGH "J" - SIDEWALK EASEMENTS FOR  
 HANDICAP RAMP TO BE MAINTAINED BY SOUTH JORDAN CITY



Line #	Length	Direction
L1	7.284	S34°16'23"W
L2	7.284	N34°16'23"E
L3	15.823	N17°08'27"W
L4	10.028	S55°43'37"E
L5	10.028	S55°43'37"E
L6	44.291	N81°29'24"E
L7	14.029	N81°29'24"E
L8	30.262	N81°29'24"E
L9	35.444	N67°00'07"W
L10	5.444	N67°00'07"W
L11	30.000	N67°00'07"W
L12	25.901	N34°16'23"E
L13	10.079	N55°43'37"W
L14	105.000	N34°16'23"E
L15	14.070	N34°16'23"E
L16	102.000	N60°00'00"W
L17	80.000	N60°00'00"W
L18	69.767	N55°43'37"W
L19	76.361	N55°43'37"W
L20	6.411	N06°30'36"W
L21	22.000	N55°43'37"W
L22	7.034	S67°00'07"E
L23	32.480	N30°00'00"E

Line #	Length	Direction
L24	68.528	N34°16'23"E
L25	53.986	N67°00'07"W
L26	23.427	N55°43'37"W
L27	32.887	N10°56'11"E
L28	100.000	N30°00'00"E
L29	80.023	N58°38'11"W
L30	80.000	N60°00'00"W
L31	104.712	N30°00'00"E
L32	100.000	N34°16'23"E
L33	100.000	N34°16'23"E
L34	100.000	N34°16'23"E
L35	100.000	N34°16'23"E
L36	100.000	N34°16'23"E
L37	16.526	N83°39'30"W
L38	5.972	N30°19'49"W
L39	8.269	S67°00'07"E
L40	5.125	S10°56'11"W
L41	10.174	S55°43'37"E
L42	8.000	S55°43'37"E
L43	3.000	N55°43'37"W
L44	9.500	N34°16'23"E
L45	8.500	N60°00'00"W
L46	10.427	N60°00'00"W

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



Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	60.240	147.529	023°23'43"	S80°03'38"W	59.823
C2	34.728	144.145	013°48'13"	S84°51'23"W	34.644
C3	73.995	116.375	036°25'50"	N83°49'49"W	72.755
C4	113.922	258.380	025°15'44"	N78°14'46"W	113.001
C5	59.396	49.625	068°34'36"	N56°35'19"W	55.913
C6	108.943	94.247	066°13'48"	N55°24'55"W	102.978
C7	71.162	59.070	069°01'28"	N54°01'05"W	66.936
C8	42.234	52.210	046°20'53"	N42°40'47"W	41.092
C9	66.391	96.169	003°56'14"	N63°53'06"W	66.378
C10	17.153	230.000	004°16'23"	S32°08'11"W	17.149
C11	94.971	230.000	023°39'30"	S18°10'15"W	94.297
C12	94.264	230.000	023°28'56"	S05°23'58"E	93.606
C13	42.247	170.000	014°14'19"	N22°52'50"E	42.138
C14	12.678	170.000	004°16'23"	N32°08'11"E	12.675
C15	9.553	5.000	109°28'16"	S00°59'29"E	8.165
C16	18.761	17.500	061°25'22"	S23°01'58"W	17.875
C17	71.667	75.489	054°23'41"	S19°31'07"W	69.005
C18	54.100	74.598	041°33'08"	S30°33'29"W	52.923
C19	122.494	55.056	127°28'35"	S69°37'26"W	98.747
C20	53.351	65.757	046°29'09"	N70°48'09"W	51.900
C21	36.052	40.101	051°30'40"	N69°17'13"W	34.850
C22	36.000	54.848	037°36'24"	N62°20'04"W	35.358
C23	2.539	94.000	001°32'50"	N80°27'50"W	2.538

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C24	27.062	230.000	006°44'30"	S26°22'08"W	27.047
C25	22.034	230.000	005°29'20"	S20°15'13"W	22.025
C26	18.283	230.000	004°33'16"	N13°15'55"W	18.278
C27	6.416	230.000	001°35'54"	N16°20'30"W	6.416
C28	48.749	100.000	027°55'53"	S69°41'34"E	48.268
C29	9.202	35.500	014°51'06"	N88°54'57"E	9.176
C30	39.357	200.000	011°16'30"	S61°21'52"E	39.294
C31	50.265	32.000	090°00'00"	N10°43'37"W	45.255
C32	34.044	173.000	011°16'30"	S61°21'52"E	33.989
C33	1.045	230.000	000°15'37"	N29°52'11"E	1.045
C34	34.558	22.000	090°00'00"	N10°43'37"W	31.113
C35	44.829	230.000	011°10'03"	N11°55'32"E	44.758
C36	25.119	42.000	034°15'59"	S38°35'37"E	24.746
C37	40.855	42.000	055°44'01"	S06°24'23"W	39.263
C38	69.565	230.000	017°19'47"	N02°19'23"W	69.301
C39	38.025	78.000	027°55'53"	S69°41'34"E	37.649
C40	14.904	57.500	014°51'06"	S88°54'57"W	14.863
C41	54.579	122.000	025°37'57"	N70°50'31"W	54.125
C42	4.895	122.000	002°17'56"	N56°52'35"W	4.895
C43	44.522	116.375	021°55'11"	N88°54'51"E	44.251
C44	29.474	116.375	014°30'39"	S72°52'13"E	29.395
C45	97.629	258.380	021°38'58"	S76°26'22"E	97.050
C46	16.292	258.380	003°36'46"	S89°04'14"E	16.289

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C47	20.550	94.247	012°24'36"	S28°32'44"E	20.510
C48	87.525	94.247	053°12'33"	S61°23'54"E	84.413
C49	0.868	94.247	000°31'39"	S88°16'00"E	0.868
C50	23.465	52.210	025°45'00"	S32°22'51"E	23.268
C51	18.770	52.210	020°35'52"	S55°33'17"E	18.669
C52	7.127	74.598	005°28'26"	N35°34'00"E	7.124
C53	5.029	170.000	001°41'41"	N17°31'56"E	5.028
C54	28.470	40.101	040°40'42"	S63°52'14"E	27.876
C55	6.715	40.101	009°35'39"	S89°00'24"E	6.707
C56	108.411	55.056	112°49'15"	N76°57'06"E	91.727
C57	14.083	55.056	014°39'20"	N13°12'49"E	14.044
C58	37.135	74.598	028°31'18"	N24°02'34"E	36.753
C59	16.966	74.598	013°01'50"	N44°49'08"E	16.929
C60	33.995	75.489	025°48'08"	N33°48'54"E	33.709
C61	37.671	75.489	028°35'33"	N06°37'03"E	37.282
C62	2.740	170.000	000°55'25"	S16°13'23"W	2.740
C63	44.829	230.000	011°10'03"	N11°55'32"W	44.758
C64	1.045	230.000	000°15'37"	S29°52'11"W	1.045
C65	6.624	230.000	001°39'01"	S10°04'46"E	6.624

**PERIGEE CONSULTING**  
 CIVIL • STRUCTURAL • SURVEY  
 9088 SOUTH 1300 WEST, SUITE 160 WEST JORDAN, UT 84088  
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Sheet 4 of 5

DAYBREAK VILLAGE 9 PLAT 1  
 AMENDING LOT Z101 OF THE VP DAYBREAK  
 OPERATIONS-INVESTMENTS PLAT 1

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

RECORDED # 13964637  
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE  
 REQUEST OF: VP Daybreak Devco LLC  
 DATE: 6/16/2022 TIME: 11:25am BOOK: 2022P PAGE: 133  
 \$ 346.00  
 FEE \$

Sally Lake County Recorder

PLAT NUMBER	DAYBREAK PARK LOT AREA	DAYBREAK OPEN SPACE LOT AREA	COLLECTOR STRIP PARK STRIP AREA	NON-COLLECTOR STRIP AREA	PARK AREA DEDICATED TO CITY	OPEN SPACE AREA DEDICATED TO CITY	TOTAL	NUMBER OF LANES	LINEAR FOOTAGE	PLAT NUMBER	DAYBREAK PARK LOT AREA	DAYBREAK OPEN SPACE LOT AREA	COLLECTOR STRIP PARK STRIP AREA	NON-COLLECTOR STRIP AREA	PARK AREA DEDICATED TO CITY	OPEN SPACE AREA DEDICATED TO CITY	TOTAL	NUMBER OF LANES	LINEAR FOOTAGE
PLAT 1	2.5723	22.23	2.28	5.23	26.0777	0	36.350	0	SEE AMENDED PLAT 1	PLAT 306	0	0	0.33	0.29	0	0.620	4	1,208.13	
PLAT 1 AMENDED	12.61	22.17	2.28	5.23	26.0777	0	68.328	13	4,887.83	5. JORDAN PARKWAY ROW/PLAT FROM S80SWEST TO MT. VIEW CORN.	0	0	2.6	0	0	2.600	0	0	
LOT #10 AMENDED	0	0	0	0	0	0	0.000	0	0	PLAT 307	1.6274	0	1.17	0.99	0	3.877	10	2,672.92	
PLAT 2	8.6753	1.0496	1.32	4.74	0	15.785	0	SEE AMENDED PLAT 2	VILLAGE 8 PLAT 5	0.221	0	0.44	0.04	0	1.571	4	112.98		
PLAT 2 AMENDED	8.6093	1.0496	1.32	4.74	0	15.719	21	6,940.29	PLAT 308	2.967	0	1.15	0.00	0	3.577	10	5,294.81		
TANK 4A & B	4.57	0	0	0	0	0.000	0	0	VILLAGE 10 NORTH PLAT 1	4.459	0	0.04	0	0	4.499	0	0		
TOWNHOME 5/8	0	0	0	0	0	0.000	0	0	VILLAGE 5 PLAT 2	0.381	0	0.31	0.00	0	0.691	2	752.23		
PHASE 2 PLAT 3	2.6437	11.6306	0.32	5.89	0	20.464	9	3,105.88	VILLAGE 5 PLAT 7	0	0	0.34	0	0	0.340	2	672		
PLAT 4	0.7252	0.3496	0.34	1.97	0	3.265	0	SEE AMENDED PLAT 4	UNIVERSITY MEDICAL #2	0	0	0.00	0	0	0.000	0	0		
PLAT 4 AMENDED	0.7593	0.3303	0.24	1.97	0	3.306	9	4,886.98	VILLAGE 10 NORTH PLAT 2	0	0	0.00	0	0	0.000	0	0		
CARRIAGE CONDOS	0	0	0	0	0	0.000	0	0	VILLAGE 7	6.0122	0	2.09	0	0	8.102	0	0		
PLAT 5	2.9964	2.7288	1.18	5.39	0	12.326	0	SEE AMENDED PLAT 5	LAKE AVENUE FROM MOUNTAIN VIEW CORNER TO BOOBY WISE	15.1509	0	1.32	0	0	16.471	0	0		
PLAT 5 AMENDED	13.809	0	1.18	5.39	0	20.379	36	10,719.18	VILLAGE 7 PLAT 1	0.944	0	0.354	0.74	0	2.038	7	2,183.79		
PLAT 6	14.581721	31.8148	0	3.89	0	50.287	11	7,532.29	VILLAGE 8 PLAT 1	0	0	0	0	0	0.000	0	0		
PLAT 7	36.3272	7.6236	0.37	5.11	0	35.368	0	SEE AMENDED PLAT 7C	VILLAGE 8 PLAT 2	19.8151	0	0.57	1.16	0	21.545	10	3,142.73		
PLAT 7A	1.736	0	0.1	0.39	0	2.236	5	1,600.56	VILLAGE 5 PLAT 8	0.041	0	0.941	0	0	0.982	13	3,121.73		
PLATS 7B 1 THRU 7B 10	0	0	0	0	0	0.000	0	0	LAKE AVENUE EAST	6.055	0	0	0	0	6.055	0	0		
CORPORATE CENTER #1	0	0	0.07	0.11	0	0.170	0	0	VILLAGE 4 EAST CONDOMINIUMS NO. 4	0	0	0	0	0	0.000	0	0		
PLAT 8	* 15.7922	* 0.0431	0.18	3.77	0	* 19.885	13	4,227.78	COMMERCE PARK PLAT 4	4.777	0	0	0	0	4.777	0	0		
PLAT 7A AMENDED	16.3272	7.6526	6.27	5.11	0	35.360	0	SEE AMENDED PLAT 7C	COMMERCE PARK PLAT #1	0.043	0	0	0	0	0.043	0	0		
EASTLAKE VILLAGE CONDOS	0	0	0	0	0	0.000	0	0	VILLAGE 4 EAST MULTI FAMILY #1	0.428	0	0	0	0	0.428	3	735.03		
PLAT 9	17.8005	0	5.04	5.92	0	28.761	0	SEE AMENDED PLAT 9A	VILLAGE 4 EAST CONDOMINIUMS NO. 3	0	0	0	0	0	0.000	0	0		
PLAT 7B AMENDED	14.7624	7.6526	7.83	5.11	0	35.355	0	SEE AMENDED PLAT 7C	VILLAGE 4 EAST CONDOMINIUMS NO. 5	0	0	0	0	0	0.000	0	0		
VILLAGE CENTER 1A	0	0	0	0	0	0.000	0	0	VILLAGE 4 EAST CONDOMINIUMS NO. 6	0	0	0	0	0	0.000	0	0		
AMENDED EASTLAKE VILLAGE CONDOS	0	0	0	0	0	0.000	0	0	VILLAGE 4 EAST CONDOMINIUMS NO. 7	0	0	0	0	0	0.000	0	0		
PLAT 9A AMENDED	17.8005	5.04	5.92	0	28.761	38	11,087.08	SEE AMENDED PLAT 1	SOUTH STATION PLAT 1	0.356	0	0.526	0	0	0.882	6	1,287		
AMENDED PLAT 3A	12.61	22.17	2.28	5.23	26.0777	68.328	0	SEE AMENDED PLAT 1	VILLAGE 4A PLAT 9	0.824	0	0.19	0	0	0.907	3	768.43		
DAYBREAK VIEW PARKWAY SUBDIVISION FROM PLAT A1 TO THE EAST FRONTAGE ROAD	0	0	1.36	0	0	* 1.360	0	0	OPERATING INVESTMENTS PLAT 1	0	0	0.000	0	0	0.000	0	0		
APARTMENT VENTURE #1	0	0	1.3	1.14	0	* 2.440	0	0	VILLAGE 4 MULTI FAMILY #2	0.188	0	0	0	0	0.188	3	1,307.00		
PLAT 3C	6.9832	0	0.84	0	0	7.223	0	0	VILLAGE 5 PLAT 3	3.166	0	2.149	0	0	6.315	22	7,225.25		
DAYBREAK VIEW PARKWAY SUBDIVISION FROM EAST FRONTAGE ROAD TO 1180 SOUTH	0	0	1.11	0.04	0	1.150	0	0	VILLAGE 4 WEST PLAT 1	0.483	0	0.563	0	0	1.046	2	651.91		
COMMERCE PARK PLAT 1	0	0	0.19	0.32	0	0.410	0	0	LAKE ISLAND PLAT 2	0	0	0.051	0	0	0.051	0	0		
PLAT BA-1	2.1941939	0	0.47	0	0	* 2.664	0	0	VILLAGE 8 PLAT 10	1.109	0	2.113	0	0	3.222	7	2,846.54		
PLAT BA-2	0	0	0	0	0	0.000	2	760	MMU/QUESTAR REGULATOR STATION	0	0	0	0	0	0.000	0	0		
VILLAGE 4A PLAT 1	2.149	0	3.49	0	0	5.639	7	1,038.00	VILLAGE 7 AMENDED	0	0	0	0	0	0.000	0	0		
VILLAGE 4A PLAT 2	0.8823	0	0.61	0	0	1.472	0	0	VCL MULTI FAMILY #9A	0.104	0	0.127	0	0	0.231	4	566.00		
PLAT BA-4	0	0	0	0	0	0.000	0	0	SOUTH STATION MULTI FAMILY #2	0.188	0	0	0	0	0.188	5	1,638.60		
PLATS BA-5 THRU BA-9	0	0	0	0	0	0.000	0	0	BLACK TWIN DRIVE	2.175	0	0	0	0	2.175	3	1,569.48		
PLAT 7C AMENDED	14.2524	7.2382	1.83	5.11	0	35.415	35	10,021.21	VILLAGE 8 PLAT 6A	2.175	0	0.256	0	0	2.431	0	0		
AMENDED VILLAGE 4A PLAT 2	0.8823	0	0.61	0	0	1.472	3	709.76	DAYBREAK PARKWAY 6000 TO 6400	0	0	0.22	0	0	0.220	0	0		
EASTLAKE ELEMENTARY SCHOOL	0	0	0	0	0	0.000	0	0	WEST	0	0	0	0	0	0.000	0	0		
CORPUS UNIB PRODUCTAL	0	0	0	0	0	0.000	0	0	DAYBREAK VILLAGE 8 & VILLAGE 9	36.236	0	0	0	0	36.236	0	0		
AMENDED PLAT 3B-10	0	0	0.12	0	0	0.120	1	58.72	VILLAGE 23 SCHOOL SITES	0.473	0	0	0.245	0	0.718	3	1,084.01		
VCL CONDO SUBDIVISION	0	0	0	0	0	0.000	0	0	GARDEN PARK LAKESIDE PHASE 1	0.245	0	0	0.245	0	0.490	0	0		
VCL CONDO	0.0138	0	0.12	0	0	0.134	2	446.14	DAYBREAK VILLAGE PLAT 11	0	0	0	0	0	0.000	0	0		
VILLAGE 4A PLAT 1	2.972	0	1.56	0	0	4.532	1	1,286.96	VILLAGE 8 PLAT 3 AMENDED	0	0	0	0	0	0.000	0	0		
BINGHAM CREEK PLAT	142.733	0	142.733	0	0	142.733	0	0	VILLAGE 8 PLAT 12	1.107	0	0.864	0	0	1.971	10	372.41		
1480/VA/SC COMMERCIAL #1	0	0	0.211	0	0	0.211	0	0	VILLAGE 5 PLAT 4 AMENDED	3.056	0	0.293	0	0	3.349	6	1,122.50		
QUESTAR/ROW/PLAT	1.05	0	0	0	0	1.050	0	0	VILLAGE 8 PLAT 4B	0.784	0	1.407	0	0	2.191	13	3,994.61		
VILLAGE 4A MULTI FAMILY #1	1.05	0	0	0	0	1.050	0	0	VILLAGE 8 PLAT 13	2.855	0	3.279	0	0	6.134	10	4,484		
UNIVERSITY MEDICAL #1	0	0	0.41	0	0	0.410	0	0	SOUTH STATION MULTI FAMILY #3	0	0	0.117	0	0	0.117	4	970.06		
PLAT 30A	0.766	0	0.64	0	0	1.406	2	1,291.32	VILLAGE 4 WEST PLAT 4	0.467	0	0	0	0	0.467	2	1,643.94		
AMENDED PLAT 30A	0.766	0	0.64	0	0	1.406	2	1,291.32	VILLAGE 8 PLAT 11	0.333	0	0.333	0	0	0.666	4	1,314.03		
GARDEN PARK CONDOMINIUMS, PHASE 1	0	0	0	0	0	0.000	0	0	GARDEN PARK LAKESIDE PHASE 2	1.446	0	0	0	0	1.446	2	1,117.03		
GARDEN PARK CONDOMINIUMS, PHASE 3	0	0	0	0	0	0.000	0	0	NORTH STATION CAMPUS	90.411	0	0	0	0	90.411	0	0		
PLAT 8B	0.126	0	0.136	0	0	0.262	0	0	RAMCHON EXTENSION	0	0	0.039	0	0	0.039	0	0		
PLAT 8C	-0.479	0	0.36	0	0	0.385	1	389	LAKE RUN ROAD O.W. (IA-SP)	0	0	0.954	0	0	0.954	0	0		
PLAT 8E	0.0251	0	0.26	0.21	0	0.497	0	0	VCL MULTI FAMILY #8	0.026	0	0	0	0	0.026	1	107.13		
AMENDED UNIVERSITY MEDICAL #1	0	0	0	0	0	0.000	0	0	SOUTH STATION LIBRARY	2.583	0	0.33	0	0	2.916	0	0		
SOUTH JORDAN PARKWAY ROW PLAT FROM SPLIT ROCK DRIVE TO S80 WEST	0	0	1.21	0	0	1.210	0	0	COMMERCE PARK PLAT 5	1.222	0	0	0	0	1.222	0	0		
PLAT 8C	0.0398	0	0.100	0	0	0.139	0	0	VILLAGE 8 PLAT 9B	0.024	0	0.006	0	0	0.030	11	3,897.00		
AMENDED VCL MULTI FAMILY #1	0.0003	0	0	0	0	0.000	0	0	SOUTH MIXED USE MULTI FAMILY #1	0.451	0	0	0	0	0.451	1	699.36		
VCL MULTI FAMILY #2A	0.11	0	0	0	0	0.110	1	505.5	SOUTH MIXED USE MULTI FAMILY #2	0.436	0	0	0	0	0.436	1	1,175.70		
PLAT 7D	0	0	0	0	0	0.000	0	0	LAKE ISLAND PLAT 2	0.249	0	0.096	0	0	0.345	2	478.09		
PLAT 7E	0	0	0	0	0	0.000	0	0	VILLAGE 4 HARBOR PLAT 1	0.132	-0.104	0	0	0	0.028	1	401.48		
VCL MULTI FAMILY #3	0.1297	0	0	0	0	0.130	0	0	VILLAGE 4 HARBOR PLAT 2	0.837	-0.687	0	0	0	0.150	4	907.22		
VILLAGE 4A MULTI FAMILY #2	0	0	0	0	0	0.000	0	0	VILLAGE 5 PLAT 14	0.595	0	0.222	0	0	0.778	5	2,113.15		
PLAT 8F	-0.295	0	0	0	0	-0.295	6	1,303.42	VILLAGE 5 MULTI FAMILY #3	0.138	0	0.509	0	0	0.647	5	1,926.49		
PLAT 8G	0	0	0	0	0	0.000	0	0	VILLAGE 5 MULTI FAMILY #4	0.512	0	0	0	0	0.512	4	1,903.11		
PLAT 8H	0	0	0	0															