



When recorded please
return to:

Planning Department
South Jordan City
1600 W. Towne Center Dr.
South Jordan, UT 84095

File: PLLC202200127

Subdivision Parcel/Lots: Daybreak Urban Center Plat 1 Lots C-109 & C-111
Affected Parcel Numbers: 26-24-101-019 & 26-24-101-018


NOTICE OF APPROVAL OF EXCHANGE OF TITLE

The City Engineer of the City of South Jordan hereby approves file PLLC202400109, an application for exchange of title that adjusts the property lot lines between two separate parcels listed as parcel numbers, 26-24-101-019 & 26-24-101-018, which are all described by metes and bounds and hereby known as (the "Parcels"). The original legal descriptions of the Parcels is attached as Exhibit A, and the area being transferred or consolidated as the approved exchange of title between the Parcels is attached as Exhibit B.

This exchange of title between the Parcels does not vacate or amend a public street, public right-of-way, or public easement and does not result in a violation of any City land use ordinance. This Notice of Approval does not act as a conveyance of title to real property.

APPROVED by the City Engineer of the City of South Jordan, Utah, on this 23 day of July, 2024.

City Engineer:




Brad Klavano

Approved as to form:



Office of the City Attorney



Lot C-109 Property Owner

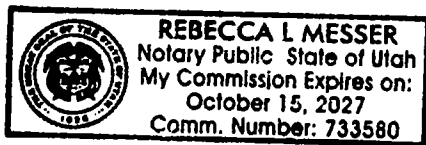


Lot C-111 Property Owner

SOUTH JORDAN CITY ENGINEER

State of Utah)
) ss.
County of Salt Lake)

The foregoing instrument was acknowledged before me this 23 day of
July, 2024, by Brad Klavano (Brad Klavano), the
City Engineer of the City of South Jordan.



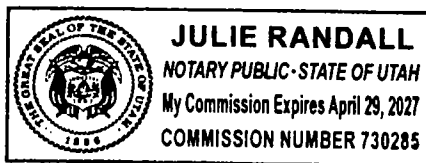
Rebecca Messer
Notary Public

My Commission Expires: October 15, 2027 Residing at: Salt Lake County

OWNER OF LOT(S): C-109

State of Utah)
) ss.
County of Salt Lake)

The foregoing instrument was acknowledged before me this 29th day of
July, 2024, by Michael Kunkel, Treasurer and
DTDB 14, LLC, the owner(s) of record of lot C-109.



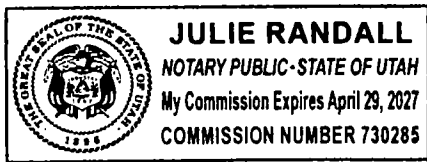
Julie Randall
Notary Public

My Commission Expires: April 29, 2027 Residing at: Sandy, Utah 84070

OWNER OF LOT(S): C-111

State of Utah)
) ss.
County of Salt Lake)

The foregoing instrument was acknowledged before me this 29th day of
July, 2024, by Michael Kunkel, Treasurer and
DTDB II, LLC, the owner(s) of record of lot C-111.



Julie Randall
Notary Public

My Commission Expires: April 29, 2027 Residing at: Sandy, Utah 84070

Exhibit A

(Original legal descriptions)

26-24-101-019

All of Lot C-109 of Daybreak Urban Center Plat 1, according to the official plat thereof recorded as Entry No. 14214053 in Book 2024P at Page 058 in the Office of the Salt Lake County Recorder.

26-24-101-018

All of Lot C-111 of Daybreak Urban Center Plat 1, according to the official plat thereof recorded as Entry No. 14214053 in Book 2024P at Page 058 in the Office of the Salt Lake County Recorder.

Exhibit B

(Adjusted legal descriptions)

Resultant Lot C-109

Beginning at the South Corner of Lot C-109 of the Daybreak Urban Center Plat 1 subdivision, said point lies South $89^{\circ}55'30''$ East 1127.685 feet along the Daybreak Baseline Southeast (Basis of bearings is South $89^{\circ}55'30''$ East 10641.888' between Southwest Corner of Section 24, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 4279.105 feet from the Southwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Lot C-109 North $34^{\circ}52'32''$ West 98.719 feet; thence North $55^{\circ}56'58''$ West 2.938 feet; thence North $34^{\circ}03'02''$ East 1.132 feet to a point on the Southwest Line of said Lot C-109; thence along said Lot C-109 the following (2) courses: 1) North $34^{\circ}52'32''$ West 20.815 feet; 2) North $55^{\circ}05'50''$ East 54.083 feet; thence North $34^{\circ}03'02''$ East 9.408 feet; thence South $55^{\circ}56'58''$ East 3.620 feet to a point on the Northwest Line of said Lot C-109; thence along said Lot C-109 the following (5) courses: 1) North $55^{\circ}05'50''$ East 26.720 feet; 2) South $40^{\circ}20'00''$ East 104.714 feet; 3) South $49^{\circ}54'53''$ West 20.644 feet to a point on a 350.500 foot radius tangent curve to the left, (radius bears South $40^{\circ}05'07''$ East, Chord: South $44^{\circ}27'08''$ West 66.729 feet); 4) along the arc of said curve 66.830 feet through a central angle of $10^{\circ}55'29''$; 5) South $38^{\circ}59'24''$ West 15.313 feet to the point of beginning.

Property contains 0.246 acres, 10727 square feet.

Resultant Lot C-111

Beginning at a Southeasterly Corner of Lot C-111 of the Daybreak Urban Center Plat 1 subdivision, said point being common to the South Corner of Lot C-109 of said Daybreak Urban Center Plat 1, said point lies South 89°55'30" East 1127.685 feet along the Daybreak Baseline Southeast (Basis of bearings is South 89°55'30" East 10641.888' between Southwest Corner of Section 24, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 4279.105 feet from the Southwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Lot C-111 the following (23) courses: 1) South 38°59'24" West 40.846 feet; 2) North 29°57'30" West 129.957 feet; 3) North 36°32'54" West 89.911 feet; 4) North 44°44'54" West 31.393 feet; 5) North 44°06'10" East 19.000 feet; 6) North 45°53'50" West 30.649 feet; 7) North 08°10'15" East 29.674 feet; 8) North 71°42'25" East 21.902 feet; 9) North 18°17'35" West 12.915 feet; 10) North 53°27'06" East 76.899 feet; 11) South 36°32'54" East 35.757 feet; 12) North 53°27'06" East 41.026 feet; 13) North 68°44'40" East 57.101 feet; 14) North 53°27'06" East 175.545 feet; 15) South 36°32'54" East 181.044 feet to a point on a 5.500 foot radius tangent curve to the left, (radius bears North 53°27'06" East, Chord: South 59°02'54" East 4.210 feet); 16) along the arc of said curve 4.320 feet through a central angle of 45°00'00"; 17) South 81°32'54" East 6.464 feet to a point on a 4.500 foot radius tangent curve to the right, (radius bears South 08°27'06" West, Chord: South 59°02'54" East 3.444 feet); 18) along the arc of said curve 3.534 feet through a central angle of 45°00'00"; 19) South 36°32'54" East 15.000 feet to a point on a 28.000 foot radius tangent curve to the right, (radius bears South 53°27'06" West, Chord: South 12°15'12" East 23.041 feet); 20) along the arc of said curve 23.746 feet through a central angle of 48°35'25"; 21) South 53°27'06" West 131.787 feet; 22) North 36°32'54" West 95.496 feet; 23) South 55°05'50" West 177.516 feet; thence North 55°56'58" West 3.620 feet; thence South 34°03'02" West 9.408 feet to a point on a Southeasterly Line of said Lot C-111; thence along said Lot C-111 the following (2) courses: 1) South 55°05'50" West 54.083 feet; 2) South 34°52'32" East 20.815 feet; thence South 34°03'02" West 1.132 feet; thence South 55°56'58" East 2.938 feet to a point on a Northeasterly Line of said Lot C-111; thence along said Lot C-111 South 34°52'32" East 98.719 feet to the point of beginning.

Property contains 1.759 acres.

Transfer Parcel 1

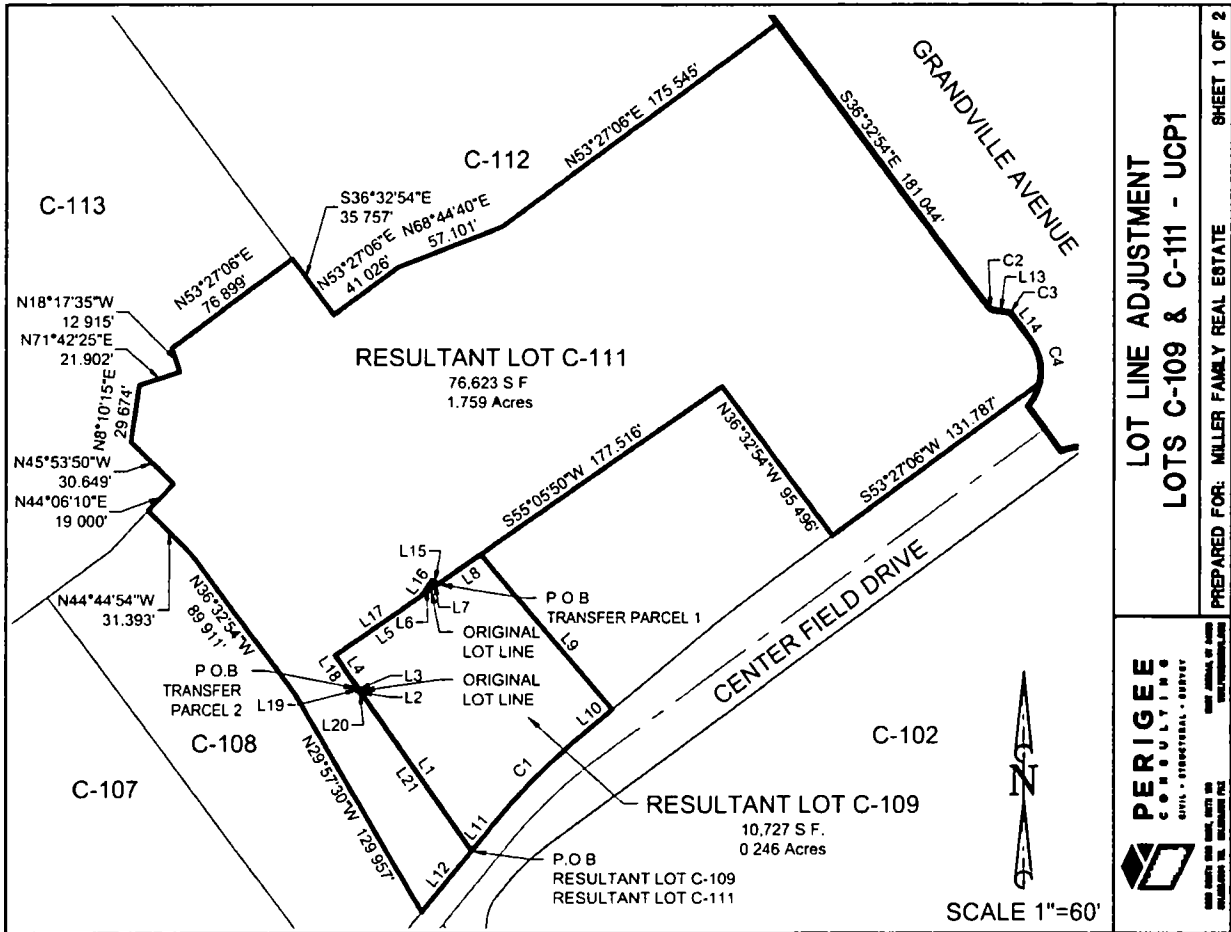
Beginning at a point on the Northwest Line of Lot C-109 of the Daybreak Urban Center Plat 1 subdivision, said point lies South 89°55'30" East 1110.157 feet along the Daybreak Baseline Southeast (Basis of bearings is South 89°55'30" East 10641.888' between Southwest Corner of Section 24, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 4416.445 feet from the Southwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Lot C-109 South 55°05'50" West 10.081 feet; thence North 34°03'02" East 9.408 feet; thence South 55°56'58" East 3.620 feet to the point of beginning.

Property contains 0.000 acres, 17 square feet.

Transfer Parcel 2

Beginning at a point on the Southwest Line of Lot C-109 of the Daybreak Urban Center Plat 1 subdivision, said point lies South 89°55'30" East 1069.437 feet along the Daybreak Baseline Southeast (Basis of bearings is South 89°55'30" East 10641.888' between Southwest Corner of Section 24, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 4362.601 feet from the Southwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Lot C-109 South 34°52'32" East 3.149 feet; thence North 55°56'58" West 2.938 feet; thence North 34°03'02" East 1.132 feet to the point of beginning.

Property contains 0.000 acres, 2 square feet



Notice of Approval of Exchange of Title
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Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	66 830	350 500	010°55'29"	S44°27'08"W	66 729
C2	4 320	5 500	045°00'00"	S59°02'54"E	4.210
C3	3 534	4 500	045°00'00"	S59°02'54"E	3 444
C4	23 746	28 000	048°35'25"	S12°15'12"E	23 041


Line Table		
Line #	Length	Direction
L1	98 719	N34°52'32"W
L2	2 938	N55°56'58"W
L3	1.132	N34°03'02"E
L4	20 815	N34°52'32"W
L5	54 083	N55°05'50"E
L6	9 408	N34°03'02"E
L7	3.620	S55°56'58"E
L8	26 720	N55°05'50"E
L9	104 714	S40°20'00"E
L10	20 644	S49°54'53"W
L11	15 313	S38°59'24"W

Line Table		
Line #	Length	Direction
L12	40 846	S38°59'24"W
L13	6 464	S81°32'54"E
L14	15 000	S36°32'54"E
L15	3 620	N55°56'58"W
L16	9 408	S34°03'02"W
L17	54 083	S55°05'50"W
L18	20 815	S34°52'32"E
L19	1 132	S34°03'02"W
L20	2 938	S55°56'58"E
L21	98.719	S34°52'32"E

LOT LINE ADJUSTMENT
LOTS C-109 & C-111 - UCP1

PREPARED FOR: MILLER FAMILY REAL ESTATE

SHEET 2 OF 2



PERIGEE
CONSULTING SURVEY
CIVIL - SURVEYING - SURVEY
1000 WEST 10TH AVENUE SUITE 100
DENVER CO 80202-1000