

NOTES:

- 1. In conjunction with the recordation of this plat for DAYBREAK VILLAGE 15 PLAT 2, 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").
- 2. 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, storm water and reclaimed water. The "tract" subdivided by this Plat is further subject to all easements, restrictions, reservations, rights-of-way, shortages in area, encroachments, or other encumbrances, whether such matters are of record or otherwise enforceable at law or in equity.
- 3. All areas identified on this Plat as public rights-of-way are intended for public use and are hereby dedicated to 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.
- 4. The Owner reserves, in favor of Daybreak Water Company, a Utah non-profit corporation, easements over, across and under all streets, public rights-of-way, 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.
- 5. On any lot in this Plat encumbered by a blanket PU&DE 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.
- 6. From and after recordation of this plat, any amendment thereto or further subdivision thereof or within therewith 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.
- 7. Certain lots on this Plat may be served by sewer laterals that are less than 11 feet below ground level. In such event the 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.
- 8. 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 traits of each residential property may change over time depending on adjacent uses, such as the view, shade, perceived privacy, adjacency to parking, 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.
- 9. For any "P" lots or "O" lots with paved sidewalks and/or walkways constructed thereon, the Owner hereby grants a public access easement thereon for public use by pedestrians and non-motorized vehicles for the purpose of reasonable access, ingress and egress over and across such paved sidewalks and/or walkways. Such public access easement areas and improvements shall be maintained by the Daybreak community association or applicable sub-association.
- 10. 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.
- 11. For any private water lateral located within public right-of-way the Daybreak community association or applicable sub-association shall install, maintain, repair, and otherwise operate and accomplish all things associated with, a private water lateral.

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 174454-TOE, Amendment No. 3 with an effective date of August 12, 2024

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 PU&DE easement is hereby granted an easement over and through such "P" and/or "O" lots, public rights-of-way and/or PU&DE 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 ("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.

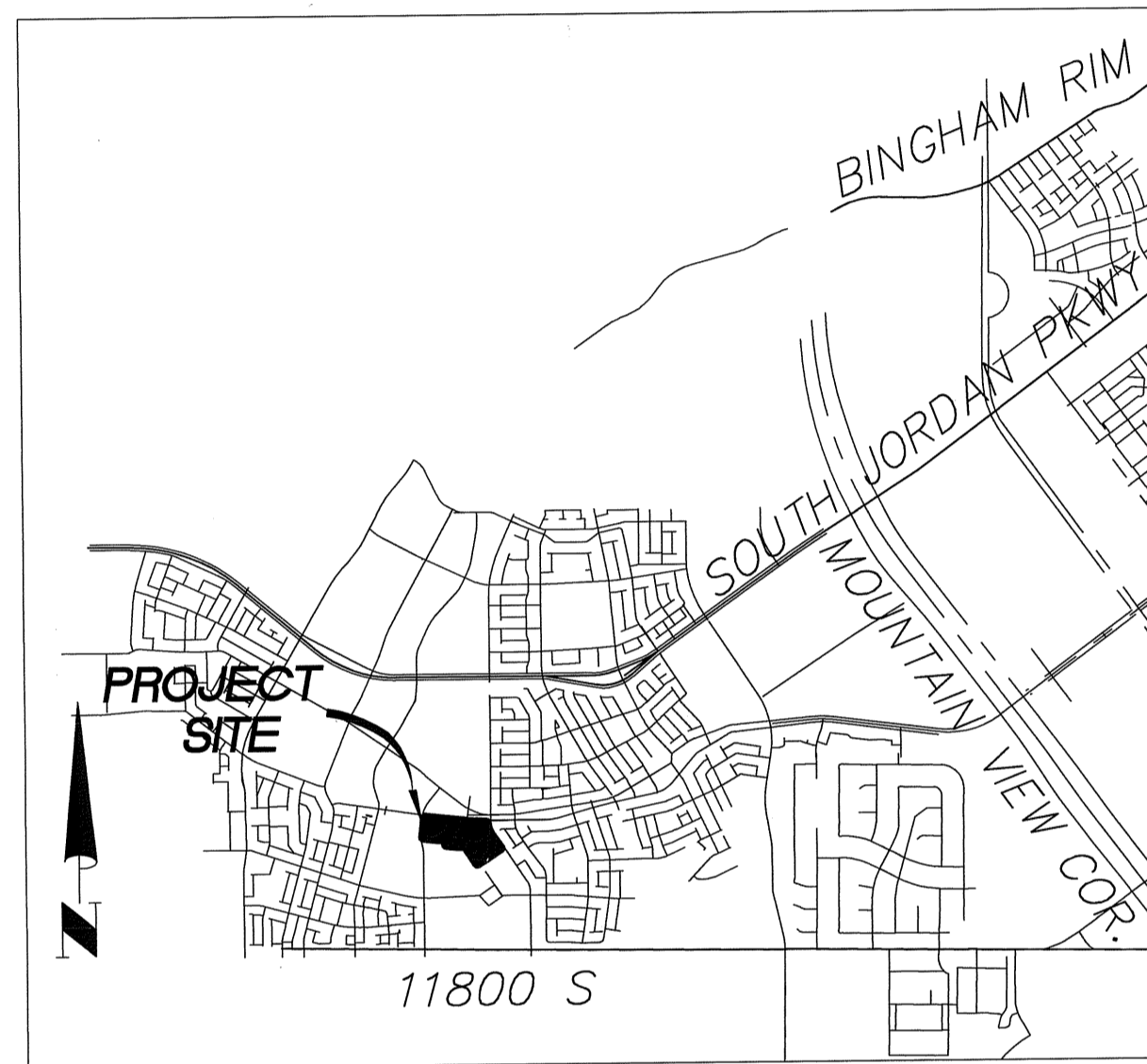
DAYBREAK VILLAGE 15 PLAT 2 AMENDING A PORTION OF LOT Z101 OF THE VP DAYBREAK OPERATIONS-INVESTMENTS PLAT 1 SUBDIVISION, ALSO A PORTION OF DAYBREAK VILLAGE 8 PLAT 4D SUDIVISION, ALSO A PORTION OF DAYBREAK WEST VILLAGES ROADWAY DEDICATION PLAT IN LIEU OF CONDEMNATION

Located in the Southeast Quarter of Section 22, T3S, R2W, Salt Lake Base and Meridian September, 2024

Table with 2 columns: Description and Area. Rows include: Containing 32 Lots (3.786 acres), Containing 2 P-Lots (14,881 S.F. - 0.342 acres), Containing 3 Public Lanes (0.454 acres), Street Right-of-Way (1.753 acres), (Street Rights-of-Way included 0.446 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 (6.335 acres)

OWNER:

VP DAYBREAK DEVCO 2 INC. 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 15 PLAT 2 AMENDING A PORTION OF LOT Z101 OF THE VP DAYBREAK OPERATIONS-INVESTMENTS PLAT 1 SUBDIVISION, ALSO A PORTION OF DAYBREAK VILLAGE 8 PLAT 4D SUDIVISION, ALSO A PORTION OF DAYBREAK WEST VILLAGES ROADWAY DEDICATION PLAT IN LIEU OF CONDEMNATION

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.

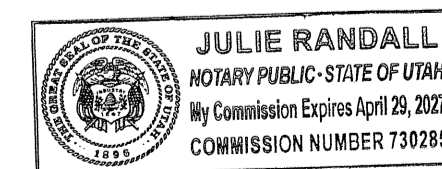
In witness whereof I have here unto set my hand this 21st day of August, A.D., 2024

VP Daybreak Devco 2 Inc., a Utah corporation By: [Signature] President Its:

CORPORATE ACKNOWLEDGMENT

"The Owner's Dedication was acknowledged before me this 21st day of August, 2024, by Brad Holmes as President for VP Daybreak Devco 2 Inc., a Utah corporation."

Julie Randall Notary Public



OWNER'S DEDICATION

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

DAYBREAK VILLAGE 15 PLAT 2 AMENDING A PORTION OF LOT Z101 OF THE VP DAYBREAK OPERATIONS-INVESTMENTS PLAT 1 SUBDIVISION, ALSO A PORTION OF DAYBREAK VILLAGE 8 PLAT 4D SUDIVISION, ALSO A PORTION OF DAYBREAK WEST VILLAGES ROADWAY DEDICATION PLAT IN LIEU OF CONDEMNATION

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 26th day of August, A.D., 2024

VP Daybreak Investco 4 LLC, a Utah limited liability company By: MIRE Investment Management, L.L.C. Its: Operating Manager By: Miller Family Real Estate, L.L.C. Its: Operating Manager

By: [Signature] Vice President Its:

CORPORATE ACKNOWLEDGMENT

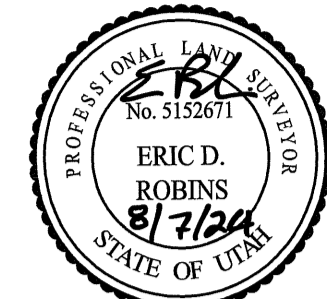
"The Owner's Dedication was acknowledged before me this 26th day of August, 2024, by Eric Gallwey as Vice President for Miller Family Real Estate, L.L.C., a Utah Limited Liability Company, the operating manager of MIRE Investment Management, L.L.C., a Utah limited liability company the operating manager of VP Daybreak Investco 4 LLC, a Utah limited liability company."

Notary Public



SURVEYOR'S CERTIFICATE

I, Eric D. Robins do hereby certify that I am a Professional Land Surveyor and that I hold License No. 5152671 in accordance with Title 58, Chapter 22 of the Professional Engineers and Professional Land Surveyors Licensing Act. I further certify that by the authority of the owners, and in accordance with Section 17-23-17, 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 15 PLAT 2 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 License No. 5152671

8/7/24 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 a point on the Westerly Right-of-way Line of Prosperity Road, said point lies South 89°56'37" East 4856.988 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 1264.330 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence South 56°37'14" West 328.049 feet; thence North 33°22'46" West 69.945 feet; thence West, Salt Lake Base and Meridian and running thence South 56°37'14" West 328.049 feet to a point on a 230.000 foot radius tangent curve to the right, (radius bears North 14°29'06" West, Chord: South 55°46'41" West 81.958 feet); thence along the arc of said curve 52.597 feet through a central angle of 13°06'04"; thence South 75°30'54" North 28°31'51" West 52.482 feet; thence along the arc of said curve 52.597 feet through a central angle of 13°06'04"; thence North 14°29'06" West, Chord: South 55°46'41" West 81.958 feet); thence along the arc of said curve 82.398 feet through a central angle of 20°31'35"; thence North 83°57'31" West 139.440 feet; thence North 06°02'29" East 60.000 feet; thence North 83°57'31" West 285.000 feet; thence North 06°02'29" East 230.483 feet; thence North 08°28'00" East 10.526 feet to the Southerly Right-of-Way Line of Lake Avenue; thence along said Lake Avenue the following (3) courses: 1) South 83°57'31" East 619.792 feet to a point on a 527.000 foot radius tangent curve to the left, (radius bears North 06°02'29" East, Chord: South 87°03'54" East 57.113 feet); 2) along the arc of said curve 57.141 feet through a central angle of 06°12'45"; 3) North 89°49'44" East 90.262 feet to said Westerly Right-of-way Line of Prosperity Road and a point on a 28.000 foot radius non-tangent curve to the right, (radius bears South 69°59'47" West, Chord: South 11°07'10" East 8.648 feet); thence along said Prosperity Road the following (16) courses: 1) along the arc of said curve 8.653 feet through a central angle of 17°46'06"; to a point of reverse curvature with a 207.500 foot radius tangent curve to the left, (radius bears North 87°45'53" East, Chord: South 03°01'20" East 5.700 feet); 2) along the arc of said curve 5.700 feet through a central angle of 01°34'26"; to a point of compound curvature with a 207.500 foot radius tangent curve to the left, (radius bears North 86°11'27" East, Chord: South 05°28'38" East 12.074 feet); 3) along the arc of said curve 12.081 feet through a central angle of 03°20'09"; to a point of reverse curvature with a 4.500 foot radius tangent curve to the right, (radius bears South 82°51'18" West, Chord: South 14°36'04" West 3.334 feet); 4) along the arc of said curve 3.416 feet through a central angle of 45°29'32"; 5) South 36°20'50" West 2.988 feet to a point on a 5.500 foot radius tangent curve to the left, (radius bears North 80°20'56" East, Chord: South 13°20'53" West 4.298 feet); 6) along the arc of said curve 4.416 feet through a central angle of 45°59'53"; to a point of compound curvature with a 212.500 foot radius tangent curve to the left, (radius bears North 87°45'53" East, Chord: South 19°54'47" East 75.713 feet); 7) along the arc of said curve 75.713 feet to the left, (radius bears North 56°37'14" East, Chord: South 55°52'46" East 4.210 feet); 8) along the arc of said curve 4.210 feet through a central angle of 45°00'00"; 9) South 33°22'46" East 4.343 feet to a point on a 25.000 foot radius tangent curve to the right, (radius bears South 11°37'14" West, Chord: South 55°52'46" East 3.444 feet); 10) along the arc of said curve 3.534 feet through a central angle of 45°00'00"; 11) South 78°22'46" East 11.860 feet to a point on a 25.000 foot radius tangent curve to the right, (radius bears South 56°37'14" West, Chord: South 11°37'14" West 35.355 feet); 14) along the arc of said curve 39.270 feet through a central angle of 90°00'00"; 15) South 56°37'14" West 10.500 feet; 16) South 33°22'46" East 42.500 feet to the point of beginning.

Property contains 6.335 acres.

ROCKY MOUNTAIN POWER PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITIES, PUBLIC UTILITY, EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN. PURSUANT TO UTAH CODE ANN. 17-27a-603(4)(c)(i) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATE THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER: a. A RECORDED EASEMENT OR RIGHT-OF-WAY b. THE LAM APPLICABLE TO DESCRIPTIVE RIGHTS c. TITLES 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR d. ANY OTHER PROVISION OF LAM

Table with 2 columns: RECORD OF SURVEY, REC. NO., SIGNATURE, DATE

PERIGEE CONSULTING CIVIL • STRUCTURAL • SURVEY 9089 SOUTH 1300 WEST, SUITE 160 WEST JORDAN, UT 84098 801.628.6004 TEL. 801.590.6611 FAX WWW.PERIGEECONSULTING.COM

Table with 2 columns: EASEMENT APPROVAL, CENTURY LINK, PACIFICORP, DOMINION ENERGY, COMCAST

Table with 2 columns: SALT LAKE COUNTY HEALTH DEPARTMENT, JORDAN BASIN IMPROVEMENT DISTRICT

Table with 2 columns: PLANNING DEPARTMENT, SOUTH JORDAN CITY ENGINEER

Table with 2 columns: OFFICE OF THE CITY ATTORNEY, SOUTH JORDAN CITY ENGINEER

Table with 2 columns: SOUTH JORDAN CITY MAYOR, SALT LAKE COUNTY RECORDER

Table with 2 columns: SALT LAKE COUNTY RECORDER, SALT LAKE COUNTY RECORDER

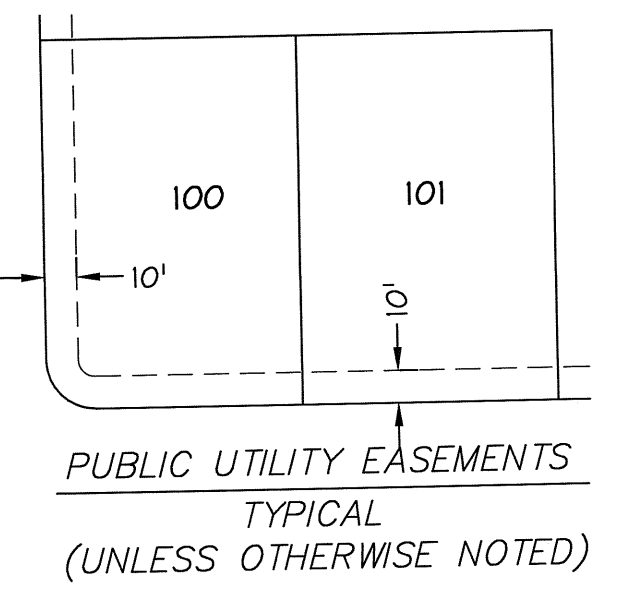
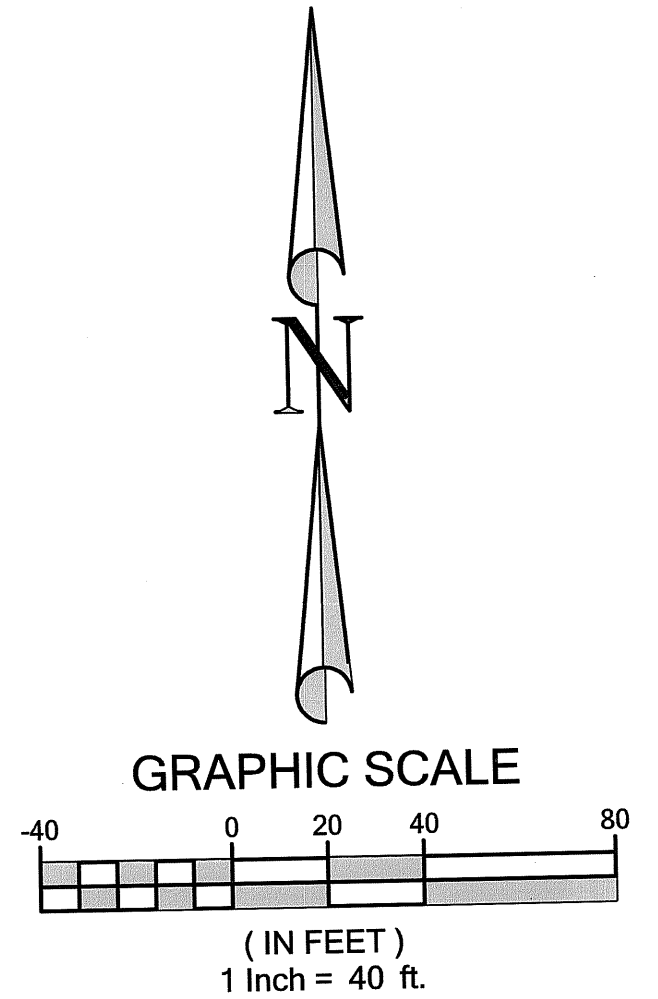
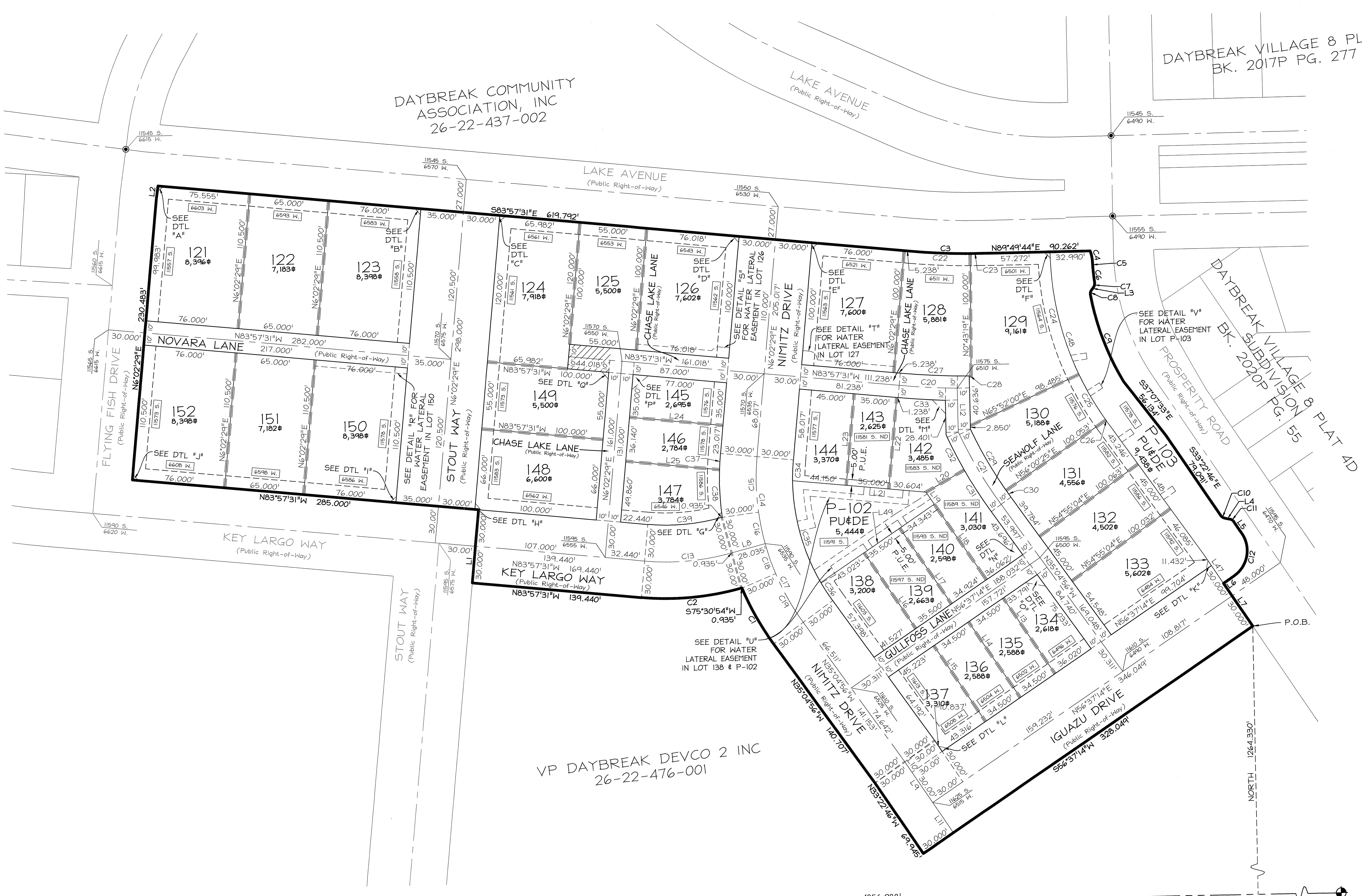
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DAYBREAK COMMUNITY ASSOCIATION, INC
26-22-437-002

DAYBREAK VILLAGE 8 PLAT 3
BK. 2017P PG. 277



- LEGEND**
- ⊕ FOUND SALT LAKE COUNTY SECTION CORNER
 - ⊙ PROPOSED STREET MONUMENT
 - ⊙ EXISTING STREET MONUMENT
 - 5191 BA 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.

VP DAYBREAK DEVCO 2 INC
26-22-476-001

SOUTHWEST COR. SECTION 22,
T3S, R2W, SLB#11
FND BRASS CAP
S.L. CO. MONUMENT

4856.98'
BASIS OF BEARING (DAYBREAK BASELINE SOUTHWEST)
S89°56'37"E 10583.405' (MON TO MON)

SOUTHEAST COR. SECTION 23,
T3S, R2W, SLB#11
FND BRASS CAP
S.L. CO. MONUMENT

Sheet 2 of 6

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.

DAYBREAK VILLAGE 15 PLAT 2
AMENDING A PORTION OF LOT 2101 OF THE VP DAYBREAK OPERATIONS-INVESTMENTS PLAT 1 SUBDIVISION, ALSO A PORTION OF DAYBREAK VILLAGE 8 PLAT 4D SUBDIVISION, ALSO A PORTION OF DAYBREAK WEST VILLAGES ROADWAY DEDICATION PLAT IN LIEU OF CONDEMNATION

Located in the Southeast Quarter of Section 22, T3S, R2W, Salt Lake Base and Meridian

SALT LAKE COUNTY RECORDER RECORDED # 14286202
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF: VP Daybreak Operations LLC
DATE: 9/10/2024 TIME: 11:24am BOOK: 2024P PAGE: 201
\$ 368.00
FEE \$
Amy L. Deery Deputy
DEPUTY, SALT LAKE COUNTY RECORDER

PERIGEE CONSULTING
CIVIL • STRUCTURAL • SURVEY

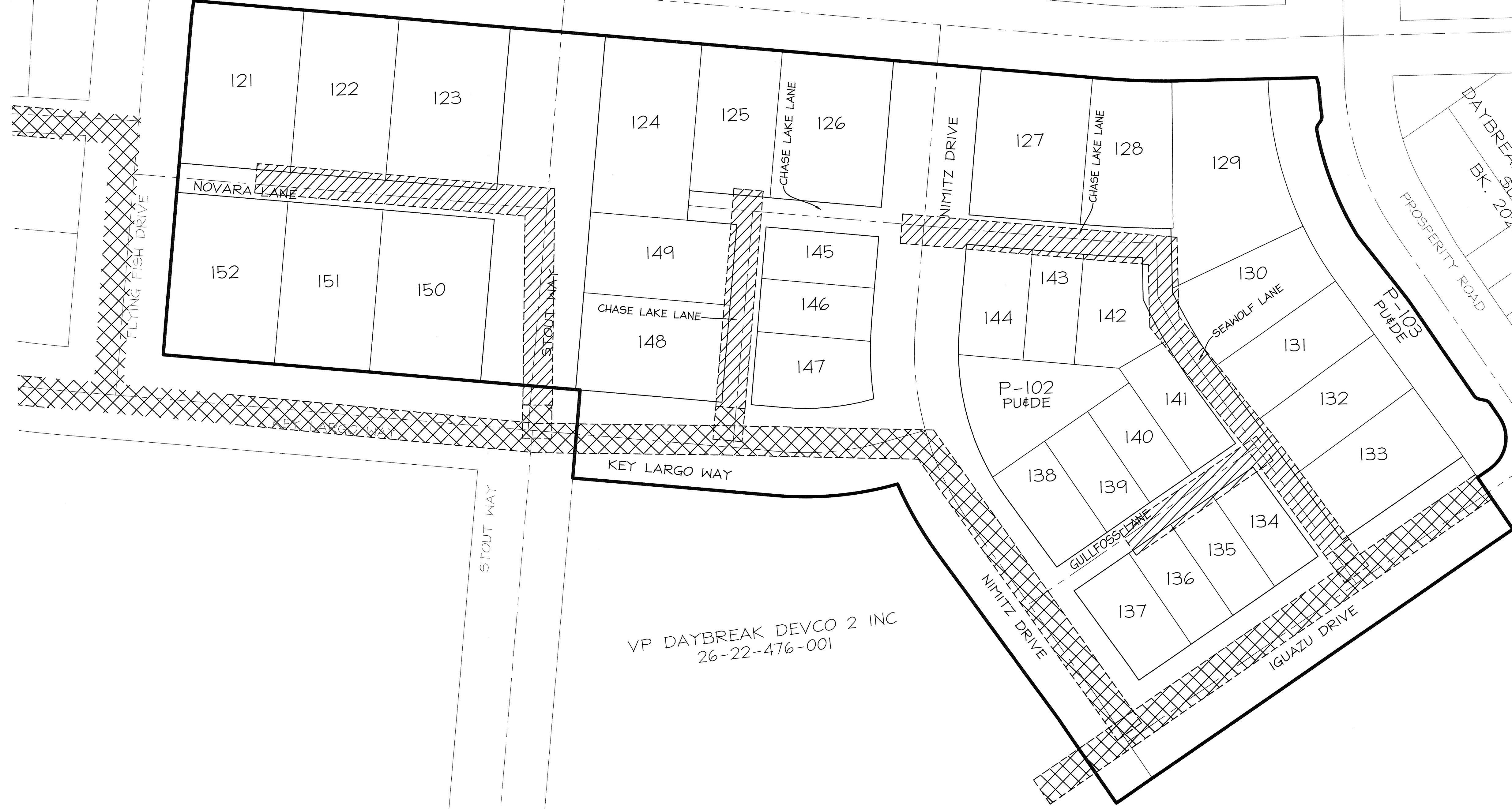
9089 SOUTH 1300 WEST, SUITE 160 WEST JORDAN, UT 84088
801.628.6004 TEL. 801.590.6611 FAX WWW.PERIGEECIVIL.COM

DAYBREAK COMMUNITY ASSOCIATION, INC
26-22-437-002

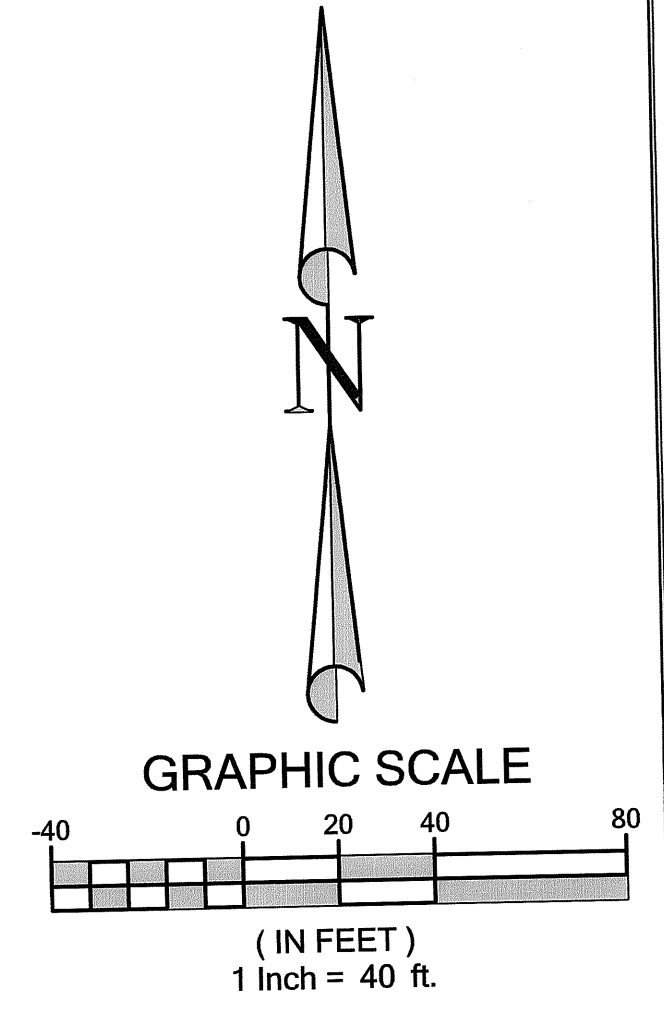
DAYBREAK VILLAGE 8 PLAT 3
BK. 2017P PG. 277

DAYBREAK VILLAGE 8 PLAT 4D
BK. 2020P PG. 55

VP DAYBREAK DEVCO 2 INC
26-22-476-001



LEGEND
 EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 11470 PAGE 8180
 EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 11472 PAGE 5406 & IN BOOK 11462 PAGE 792



Sheet 3 of 6

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

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 Located in the Southeast Quarter of Section 22, T35, R2W, Salt Lake Base and Meridian

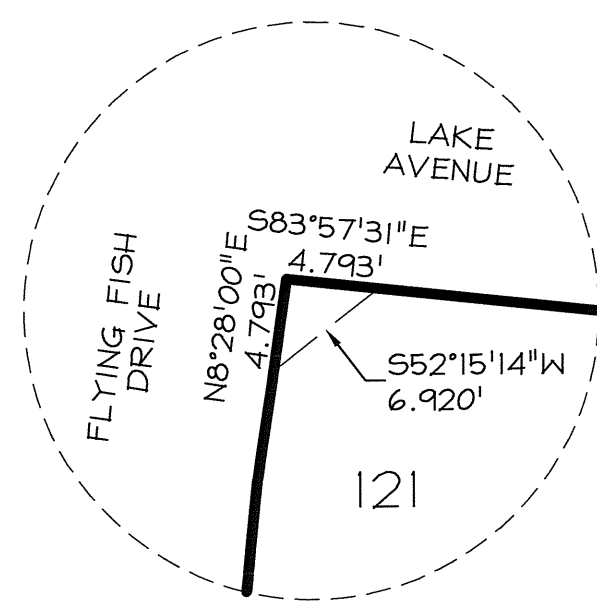
SALT LAKE COUNTY RECORDER RECORDED # 14286202
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: VP Daybreak Operations LLC
 DATE: 9/10/2024 TIME: 11:24am BOOK: 2024P PAGE: 201
 FEE \$ 368.00
 Deputy Salt Lake County Recorder

SIDEWALK EASEMENTS

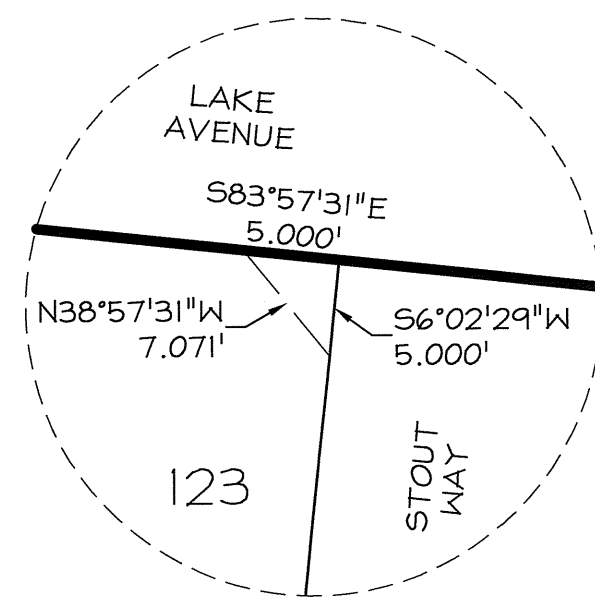
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ACCESS EASEMENTS - LANES

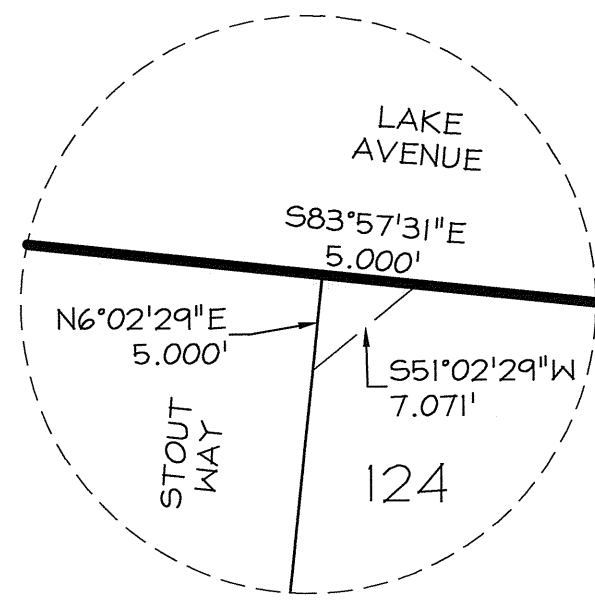
DETAILS "M" THROUGH "Q" - ACCESS EASEMENTS FOR LANES TO BE MAINTAINED BY SOUTH JORDAN CITY



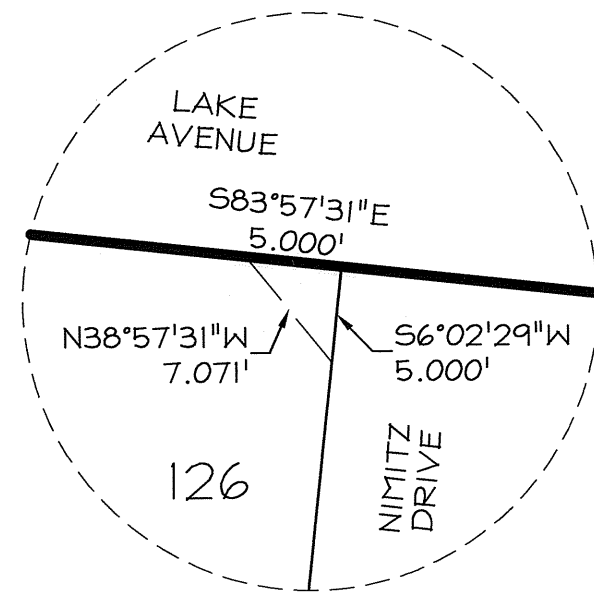
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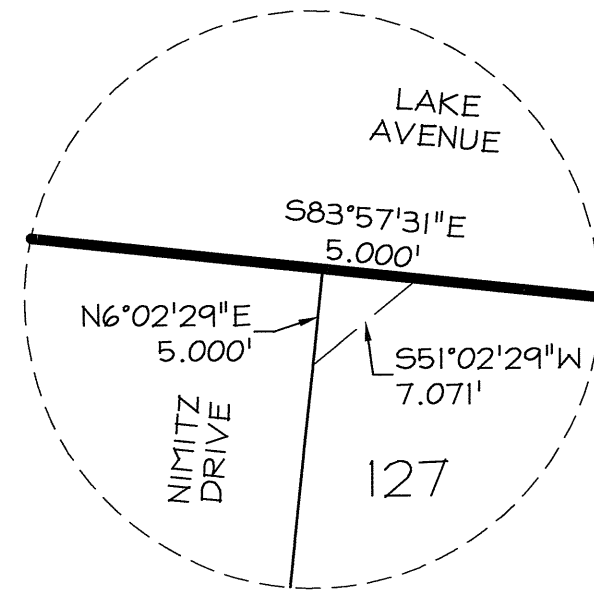
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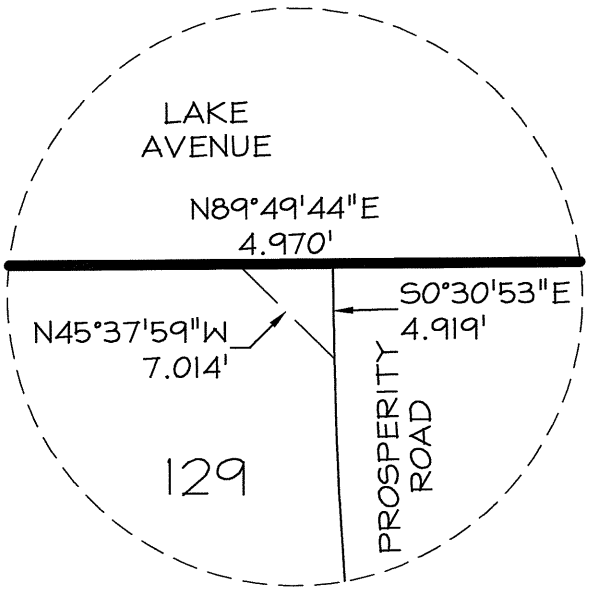
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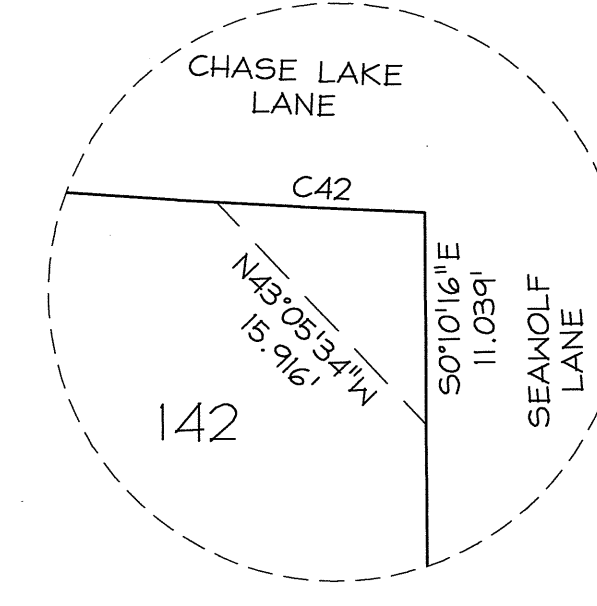
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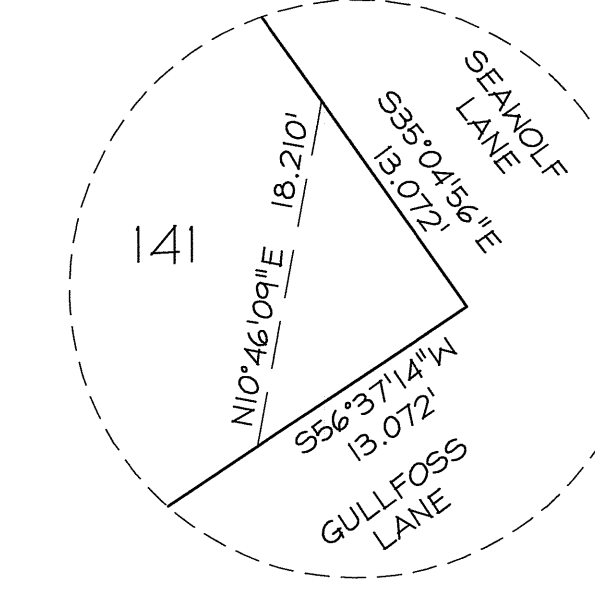
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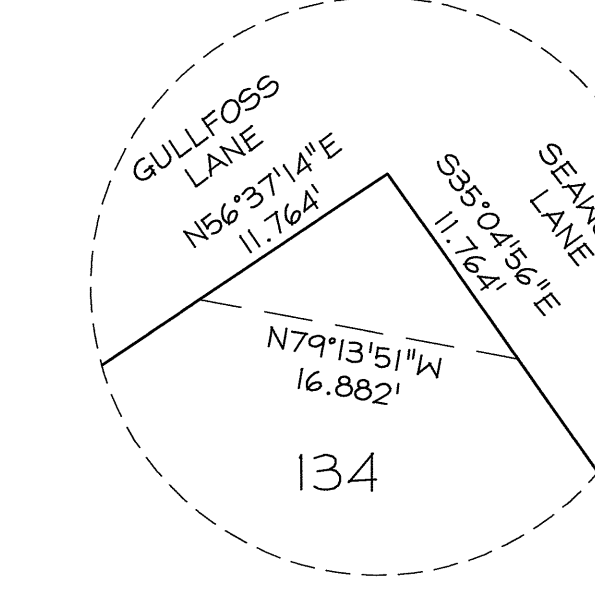
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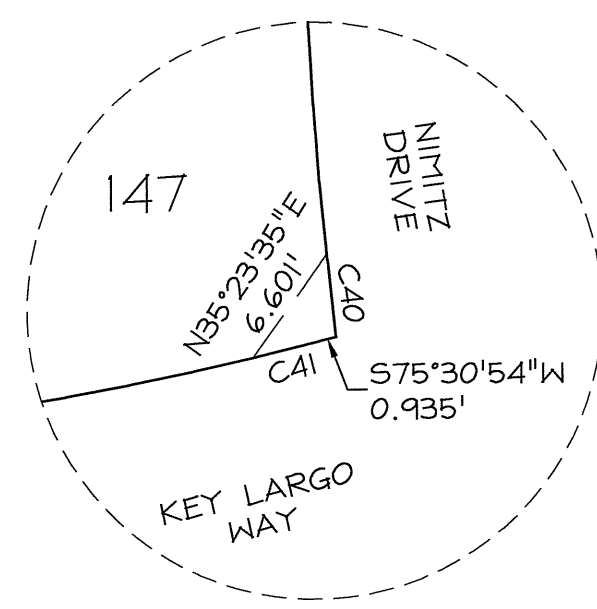
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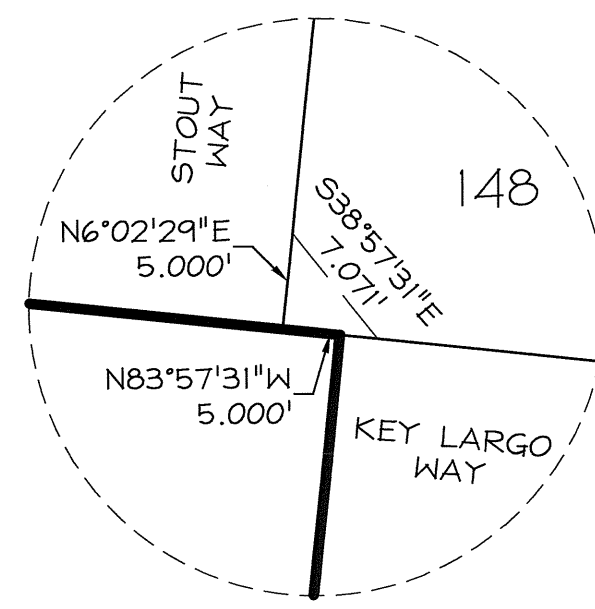
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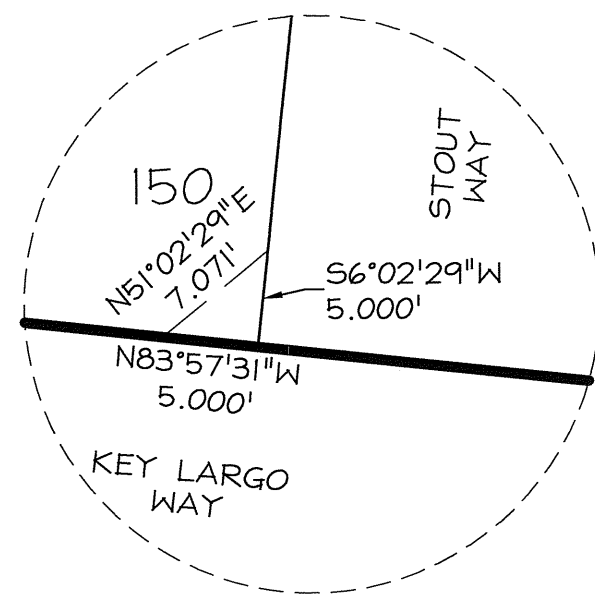
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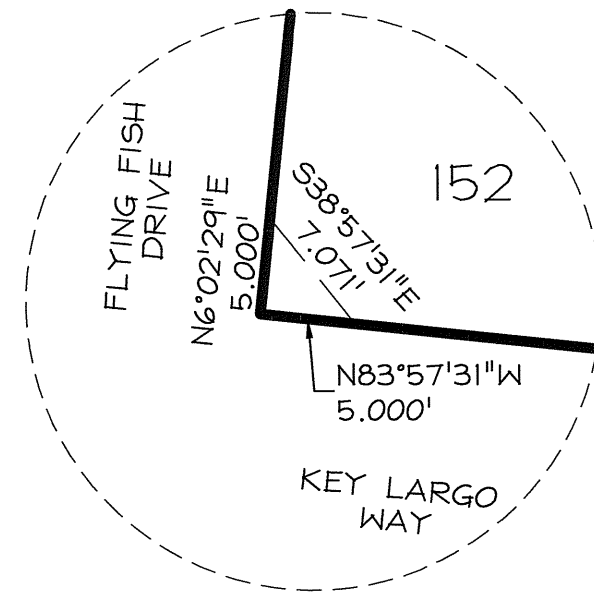
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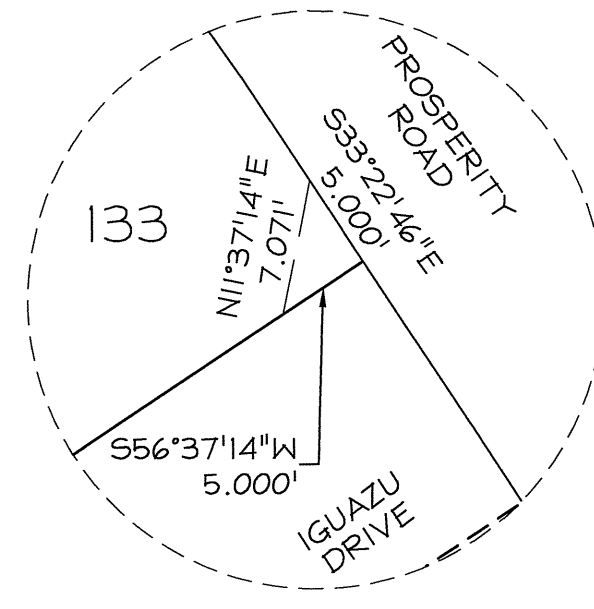
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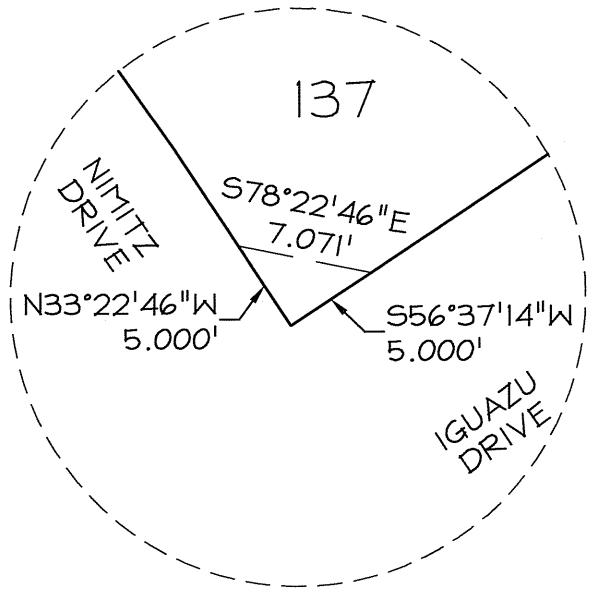
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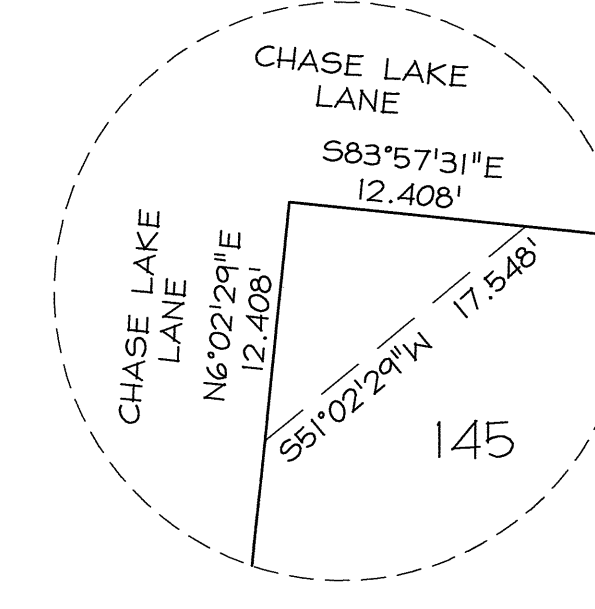
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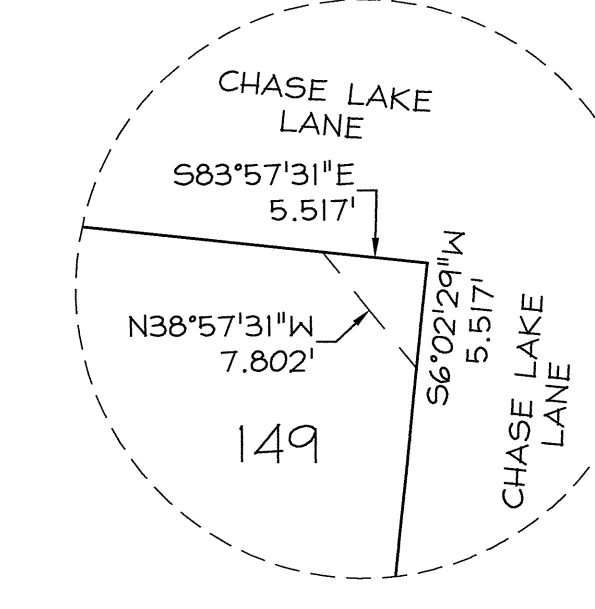
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DETAIL "L"
N.T.S.



DETAIL "P"
N.T.S.



DETAIL "Q"
N.T.S.

Line #	Length	Direction
L1	60.000	N06°02'29"E
L2	10.526	N08°28'00"E
L3	2.988	S36°20'50"W
L4	4.343	S78°22'46"E
L5	11.860	S33°22'46"E
L6	10.500	S56°37'14"W
L7	42.500	S33°22'46"E
L8	28.970	N75°30'54"E
L9	40.391	N33°22'46"W
L10	10.391	N33°22'46"W
L11	30.000	N33°22'46"W
L12	35.885	N00°10'16"W
L13	75.000	N33°22'46"W
L14	75.000	N33°22'46"W
L15	75.000	N33°22'46"W
L16	75.000	N33°14'29"W
L17	75.000	N33°14'29"W
L18	75.001	N33°41'08"W
L19	12.022	N33°22'46"W
L20	36.279	N61°09'25"E

Line #	Length	Direction
L21	109.754	N83°57'31"W
L22	75.000	N06°02'29"E
L23	75.000	N06°02'29"E
L24	77.000	N83°57'31"W
L25	77.375	N83°57'31"W
L26	8.500	N79°08'01"E
L27	5.000	S83°57'31"E
L28	5.000	S83°57'31"E
L29	11.500	S06°02'29"W
L30	20.584	N59°47'35"E
L31	9.037	N56°37'14"E
L32	5.000	S33°22'46"E
L33	6.358	S33°22'46"E
L34	5.000	S56°37'14"W
L35	6.504	N33°22'46"W
L36	6.502	S33°22'46"E
L37	5.000	S56°37'14"W
L38	6.502	N33°22'46"W
L39	5.002	N35°02'32"W
L40	5.000	S33°22'46"E

Line #	Length	Direction
L41	5.002	N35°02'32"W
L42	5.000	S33°22'46"E
L43	16.017	S35°02'32"E
L44	5.000	S31°51'55"E
L45	5.000	S07°27'03"E
L46	11.669	S82°32'57"W
L47	28.932	N33°22'46"W
L48	134.331	N35°02'32"W
L49	112.866	N56°37'14"E

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	52.597	230.000	013°06'09"	N28°31'51"W	52.482
C2	82.398	230.000	020°31'35"	S85°46'41"W	81.958
C3	57.141	527.000	006°12'45"	S87°03'54"E	57.113
C4	8.683	28.000	017°46'06"	S11°07'10"E	8.648
C5	5.700	207.500	001°34'26"	S03°01'20"E	5.700
C6	12.081	207.500	003°20'09"	S05°28'38"E	12.079
C7	3.416	4.500	043°29'32"	S14°36'04"W	3.334
C8	4.416	5.500	045°59'53"	S13°20'53"W	4.298
C9	76.120	212.500	020°31'26"	S19°54'47"E	75.713
C10	4.320	5.500	045°00'00"	S55°52'46"E	4.210
C11	3.534	4.500	045°00'00"	S55°52'46"E	3.444
C12	39.270	25.000	090°00'00"	S11°37'14"W	35.355
C13	71.650	200.000	020°31'35"	N85°46'41"E	71.268
C14	71.650	200.000	020°31'35"	S04°13'19"E	71.268
C15	45.489	200.000	013°01'54"	S00°28'28"E	45.391
C16	26.161	200.000	007°29'41"	S10°44'15"E	26.143
C17	71.898	200.000	020°35'50"	S24°47'01"E	71.511
C18	26.161	200.000	007°29'41"	S18°13'56"E	26.143
C19	45.736	200.000	013°06'09"	S28°31'51"E	45.637
C20	47.747	637.000	004°17'41"	S86°06'22"E	47.736

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C21	68.673	362.000	010°52'09"	S29°38'51"E	68.570
C22	48.926	527.000	005°19'10"	N86°37'06"W	48.909
C23	8.215	527.000	000°53'35"	N89°43'29"W	8.215
C24	103.284	242.000	024°27'13"	N12°13'36"W	102.502
C25	43.397	242.000	010°16'28"	N29°35'27"W	43.339
C26	1.327	242.000	000°18'51"	N34°53'07"W	1.327
C27	58.210	627.000	005°19'10"	S86°37'06"E	58.190
C28	1.544	627.000	000°08'28"	N89°12'27"W	1.544
C29	57.969	352.000	009°26'09"	S29°16'30"E	57.903
C30	6.692	352.000	001°05'21"	S34°32'15"E	6.692
C31	40.509	372.000	006°14'21"	N31°57'45"W	40.489
C32	32.205	372.000	004°57'37"	N26°21'47"W	32.195
C33	38.823	647.000	003°26'17"	N85°40'40"W	38.817
C34	17.011	170.000	005°44'00"	S03°10'29"W	17.004
C35	87.365	170.000	029°26'42"	S14°24'53"E	86.407
C36	17.639	170.000	005°56'42"	S32°06'35"E	17.632
C37	13.130	230.000	003°16'15"	N04°24'21"E	13.128
C38	39.182	230.000	009°45'38"	N02°06'36"W	39.134
C39	60.903	170.000	020°31'35"	N85°46'41"E	60.577
C40	4.332	230.000	001°04'45"	S06°27'02"E	4.332

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C41	3.507	170.000	001°10'56"	S76°06'22"W	3.507
C42	10.856	647.000	000°57'41"	S86°54'58"E	10.856
C43	24.630	242.000	005°49'53"	S32°07'36"E	24.619
C44	5.008	242.000	001°11'09"	N28°37'05"W	5.008
C45	26.962	242.000	006°23'00"	S24°50'01"E	26.948
C46	5.144	242.000	001°13'04"	N21°01'59"W	5.144
C47	86.265	242.000	020°25'26"	S10°12'43"E	85.809
C48	148.302	242.000	035°06'43"	S17°29'11"E	145.992
C49	7.562	7.500	057°46'09"	S67°09'24"W	7.246
C50	10.778	7.500	082°20'16"	N42°47'23"W	9.874
C51	33.473	170.000	011°16'54"	S05°19'58"W	33.419
C52	8.209	170.000	002°46'01"	N12°21'26"W	8.209
C53	34.113	170.000	011°29'50"	S19°29'21"E	34.056
C54	11.570	170.000	003°53'58"	N27°11'15"W	11.567
C55	0.464	170.000	000°09'23"	N29°12'55"W	0.464
C56	24.410	161.500	008°39'36"	N06°38'58"W	24.386
C57	25.813	156.500	009°27'01"	S09°10'12"E	25.784
C58	8.161	156.500	002°59'16"	S27°52'20"E	8.160

DAYBREAK VILLAGE 15 PLAT 2
 AMENDING A PORTION OF LOT Z101 OF THE VP DAYBREAK
 OPERATIONS-INVESTMENTS PLAT 1 SUBDIVISION, ALSO A PORTION OF
 DAYBREAK VILLAGE 8 PLAT 4D SUBDIVISION, ALSO A PORTION OF DAYBREAK
 WEST VILLAGES ROADWAY DEDICATION PLAT IN LIEU OF CONDEMNATION

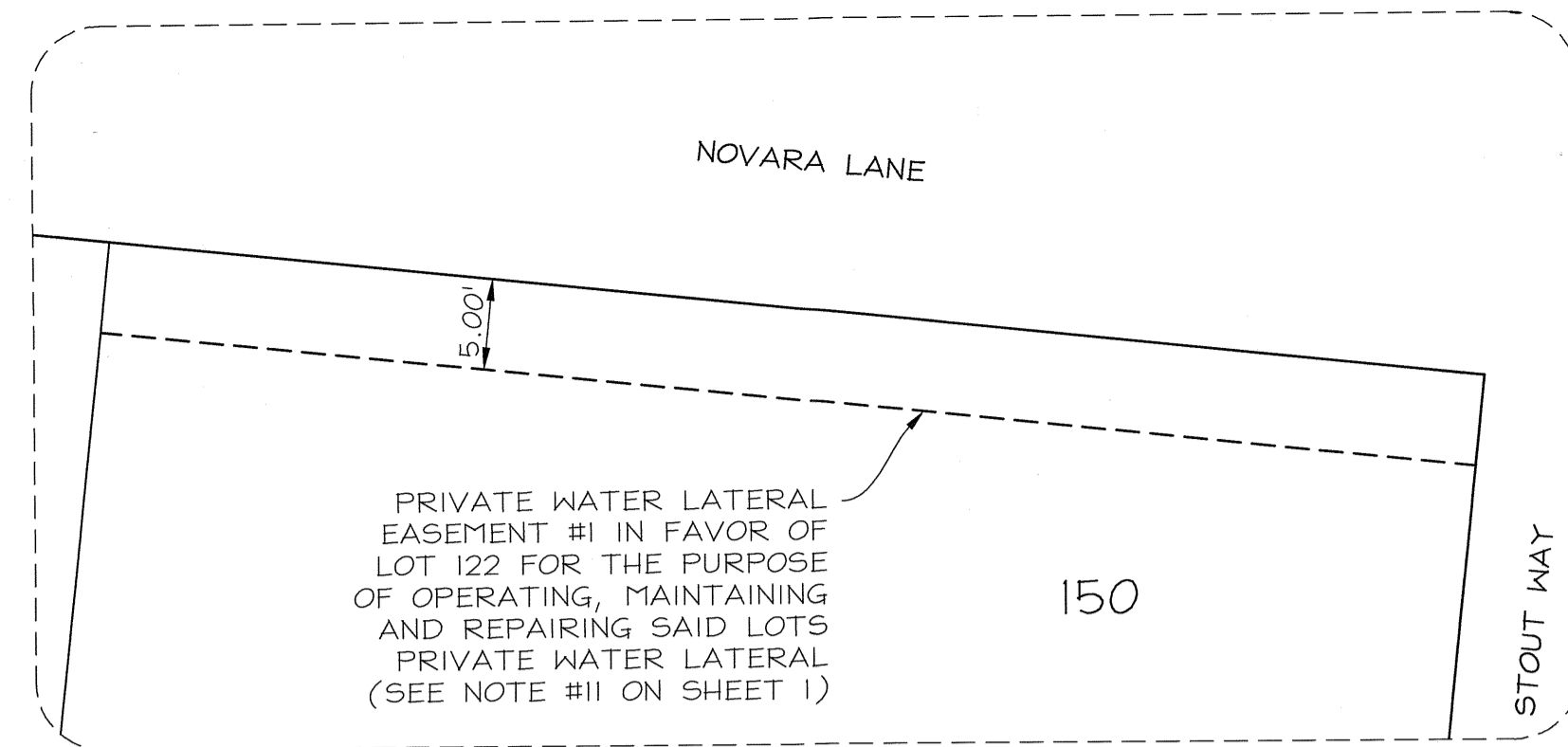
Located in the Southeast Quarter of Section 22, T35, R2W,
 Salt Lake Base and Meridian

SALT LAKE COUNTY RECORDER RECORDED # 14284202
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
 REQUEST OF: VP Daybreak Operations LLC
 DATE: 9/16/2024 TIME: 11:24am BOOK: 2024P PAGE: 201
 \$ 368.00
 FEE \$

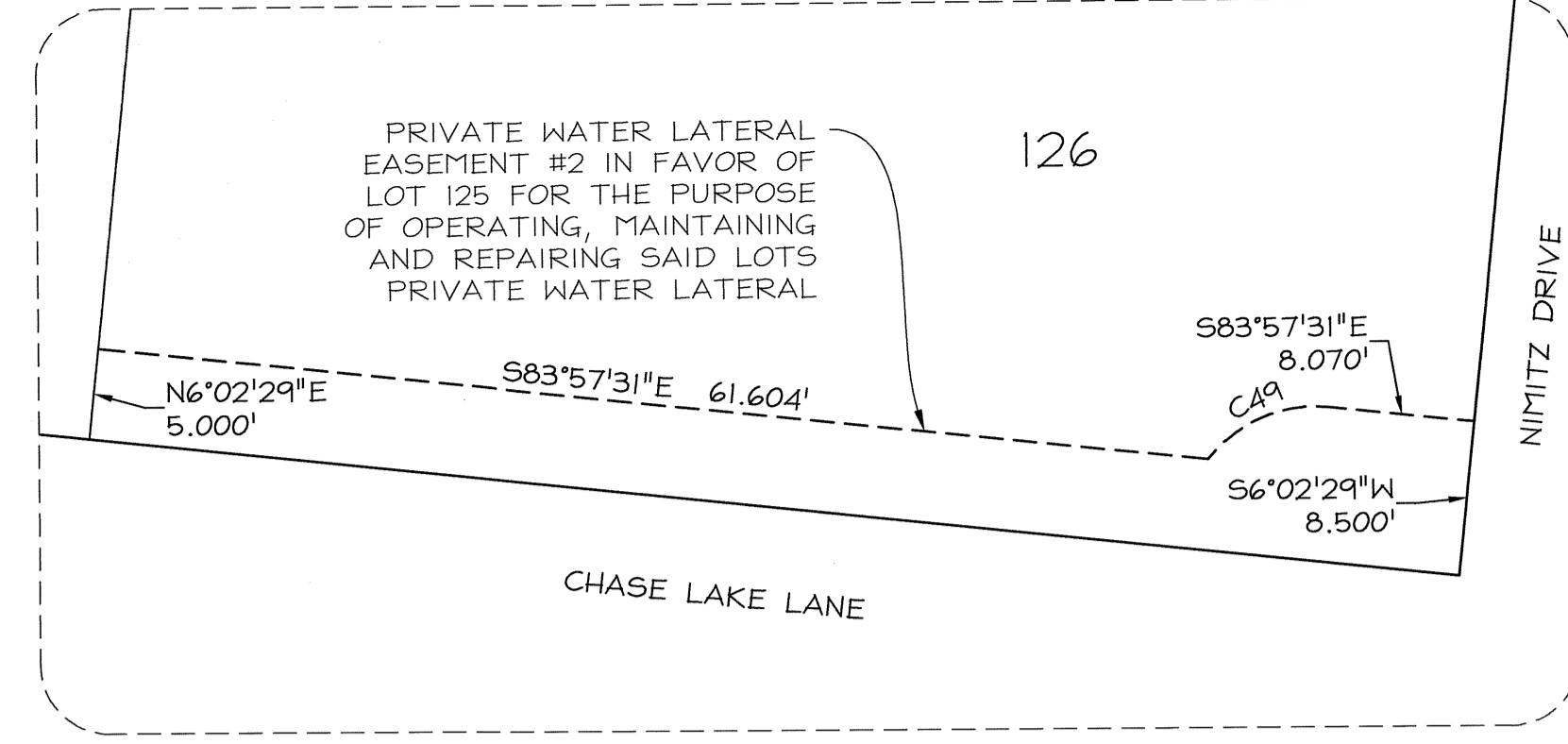
Amy D. W. Deputy
 DEPUTY, SALT LAKE COUNTY RECORDER

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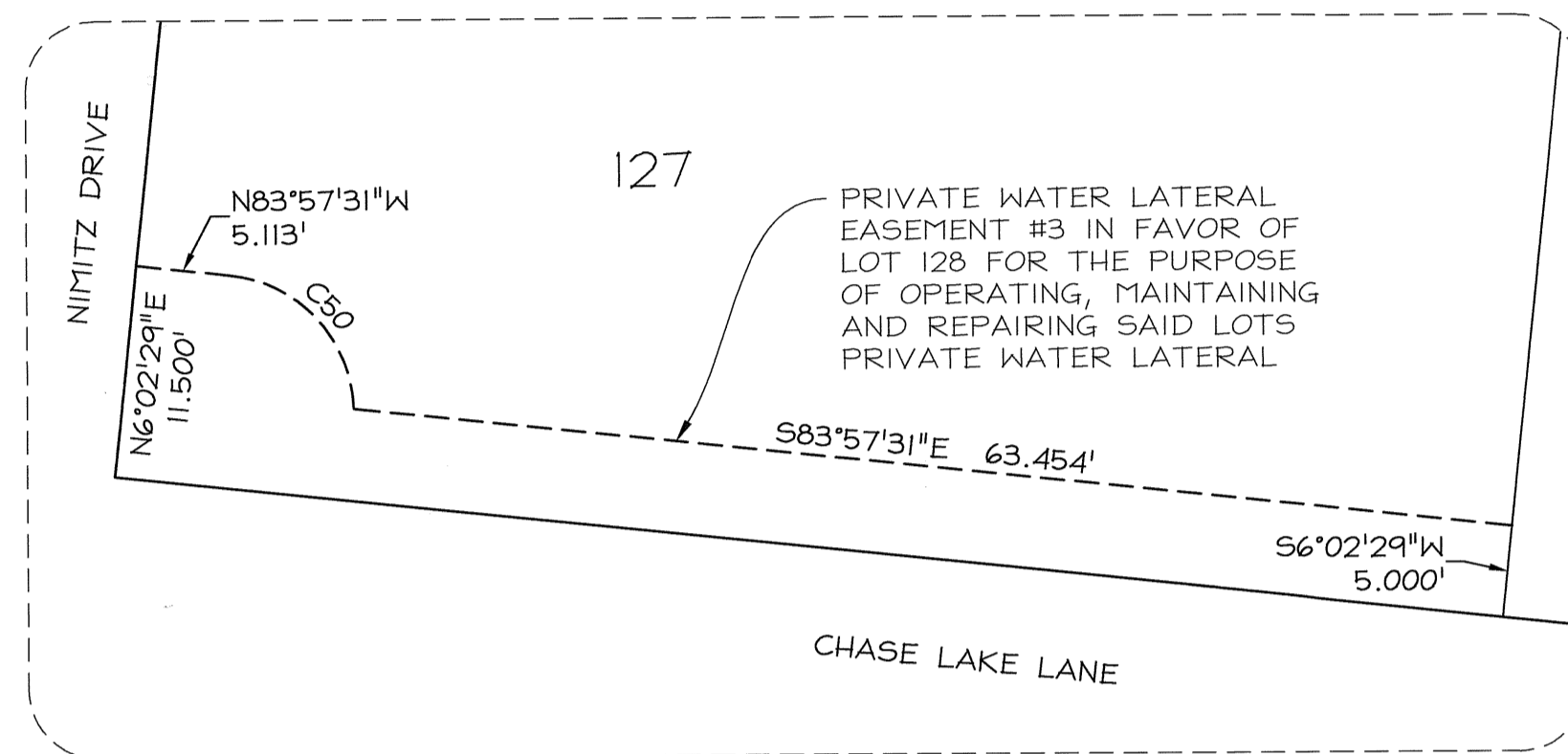
8089 SOUTH 1300 WEST, SUITE 160 WEST JORDAN, UT 84088
 801.628.6004 TEL 801.590.6611 FAX WWW.PERIGEECVIL.COM



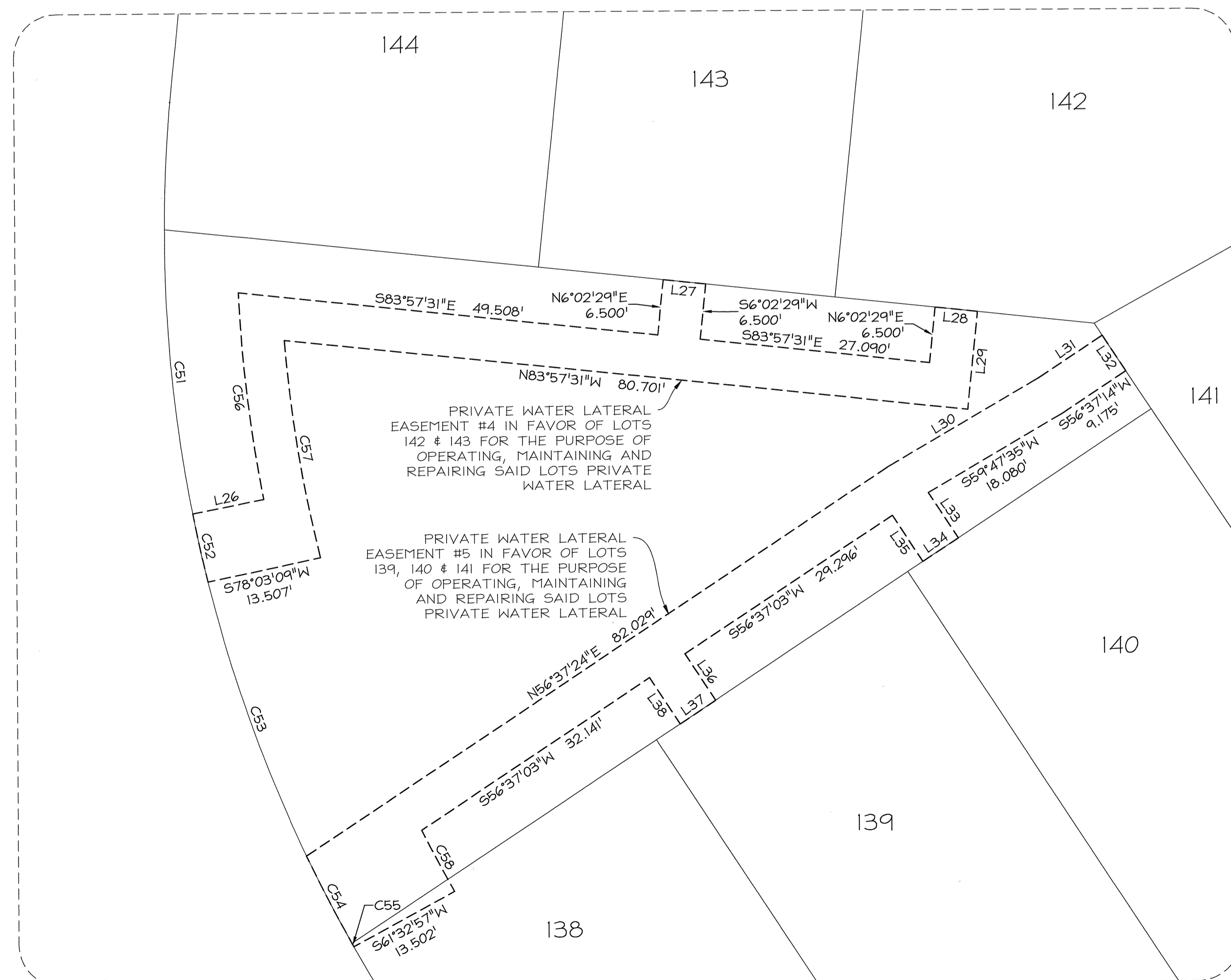
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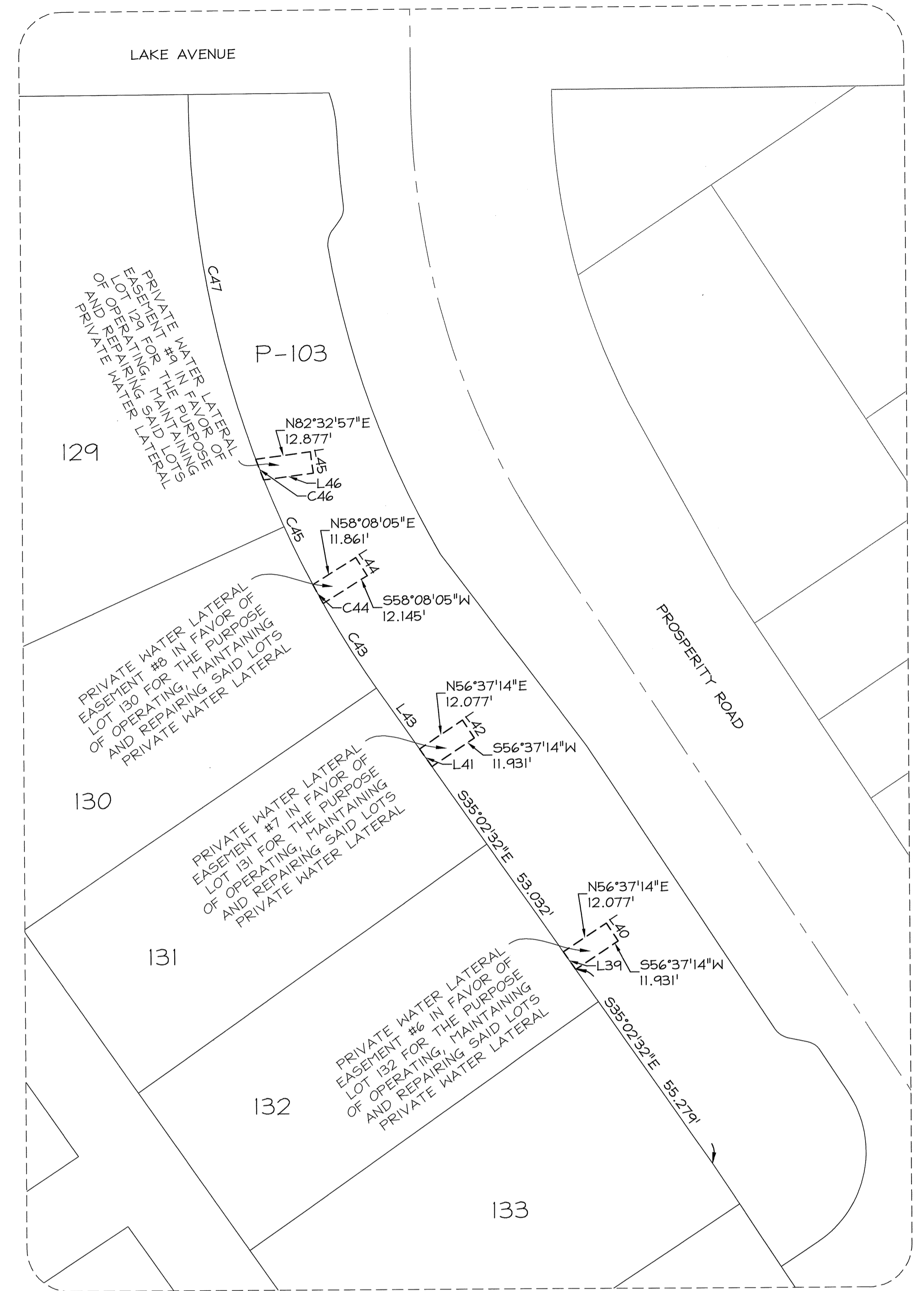
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DETAIL "T"
SCALE: 1"=10'



DETAIL "U"
SCALE: 1"=10'



DETAIL "V"
SCALE: 1"=20'

DAYBREAK VILLAGE 15 PLAT 2
AMENDING A PORTION OF LOT 2101 OF THE VP DAYBREAK
OPERATIONS-INVESTMENTS PLAT 1 SUBDIVISION, ALSO A PORTION OF
DAYBREAK VILLAGE 8 PLAT 4D SUBDIVISION, ALSO A PORTION OF DAYBREAK
WEST VILLAGES ROADWAY DEDICATION PLAT IN LIEU OF CONDEMNATION

Located in the Southeast Quarter of Section 22, T3S, R2W,
Salt Lake Base and Meridian

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Deputy Salt Lake County Recorder

PLAT NUMBER	DAYBREAK PARK LOT AREA	DAYBREAK OPEN SPACE LOT AREA	COLLECTOR STREET PARK STRIP AREA	NON-COLLECTOR STREET PARK STRIP AREA	PARK AREA DEDICATED TO CITY	OPEN SPACE AREA DEDICATED TO CITY	TOTAL	NUMBER OF LANES	LINEAR FOOTAGE
PLAT 1	2,573	22.27	2.28	5.23	26.0377	0	58.350	13	4,887.83
PLAT 1 AMENDED	12.61	22.17	2.28	5.23	26.0377	0	68.328	13	4,887.83
LOT 14-10 AMENDED	0	0	0	0	0	0	0.000	0	0
PLAT 2	8,673	1,046	1.32	4.74	0	0	15.785	21	6,340.29
PLAT 2 AMENDED	8,693	1,046	1.32	4.74	0	0	15.719	21	6,340.29
TANK 5A & 5B	4.37	0	0	0	0	0	0.000	0	0
TOWNHOME SUB	0	0	0	0	0	0	0.000	0	0
PHASE 2 PLAT 1	2,447	11,406	0.32	5.89	0	0	20,464	9	2,105.88
PLAT 4	0.752	0.3496	0.24	1.97	0	0	3.285	9	4,589.98
PLAT 4 AMENDED	0.753	0.3363	0.24	1.97	0	0	3.306	9	4,589.98
CARRIAGE CONDOS	0	0	0	0	0	0	0.000	0	0
PLAT 5	2,994	2,736	1.18	5.39	0	0	12,206	36	10,719.18
PLAT 5 AMENDED	18,889	1,118	1.18	5.39	0	0	20,379	36	10,719.18
PLAT 6	14,581,721	31,814	3.89	5.11	0	0	50,287	13	3,532.29
PLAT 7	16,322	7,6526	6.27	0.39	0	0	35,360	5	1,690.56
PLAT 3A	1.736	0	0.1	0.39	0	0	2.226	0	0
PLATS 3B-1 THRU 3B-10	0	0	0	0	0	0	0.000	0	0
CORPORATE CENTER #1	0	0.07	0.1	0	0	0	0.170	0	0
PLAT 7A	* 15,792	* 0,0431	0.38	3.77	0	0	* 19,985	13	4,227.78
PLAT 7A AMENDED	16,322	7,6526	6.27	0.39	0	0	35,360	5	1,690.56
EASTLAKE VILLAGE CONDOS	0	0	0	0	0	0	0.000	0	0
PLAT 9	17,805	0	5.04	5.92	0	0	28,761	38	11,087.08
PLAT 7B AMENDED	14,764	7,6526	7.83	5.11	0	0	35,355	38	11,087.08
VILLAGE CENTER 1A	0	0	0	0	0	0	0.000	0	0
AMENDED EASTLAKE VILLAGE CONDOS	0	0	0	0	0	0	0.000	0	0
PLAT 9A AMENDED	17,805	0	5.04	5.92	0	0	28,761	38	11,087.08
AMENDED PLAT 1A	12.61	22.17	2.28	5.23	26.0377	0	68.328	13	4,887.83
DAYBREAK VIEW PARKWAY SUBDIVISION FROM PLAT A1 TO THE EAST FRONTAGE ROAD	0	0	1.36	0	0	0	* 1,360	0	0
APARTMENT VENTURE #1	0	0	1.3	1.14	0	0	* 2,440	0	0
PLAT 7C	6,3832	0	0.84	0	0	0	7,223	0	0
DAYBREAK VIEW PARKWAY SUBDIVISION FROM EAST FRONTAGE ROAD TO 11800 SOUTH	0	0	1.11	0.04	0	0	1,150	0	0
COMMERCE PARK PLAT 1	0	0	0.19	0.22	0	0	0.410	0	0
COMMERCE PARK PLAT 2	2,194,919	0	0.47	0	0	0	* 2,664	0	0
PLAT 8A-1	0	0	0	0	0	0	0.000	2	740
PLAT 8A-2	0	0	0	0	0	0	0.000	0	0
VILLAGE 4A PLAT 1	2,149	0	0.61	0	0	0	3,639	7	1,028.00
VILLAGE 4A PLAT 2	0.8623	0	0	0	0	0	1,422	0	0
PLAT 8A-3	0	0	0	0	0	0	0.000	0	0
PLAT 8A-4	0	0	0	0	0	0	0.000	0	0
PLATS 8A-5 THRU 8A-9	0	0	0	0	0	0	0.000	0	0
PLAT 7C AMENDED	14,764	7,6526	7.83	5.11	0	0	35,435	38	10,037.21
AMENDED VILLAGE 4A PLAT 2	0.8623	0	0.61	0	0	0	1,422	3	709.76
EASTLAKE ELEMENTARY SCHOOL COUPLET LINES PROJECT #1	0	0	0	0	0	0	0.000	0	0
PLAT 3D	0.0138	0	0.12	0	0	0	0.134	2	449.14
AMENDED PLAT 3B-10	0	0	0	0	0	0	0.000	1	33.72
VC1 DAYCARE	0	0	0.38	0.04	0	0	0.420	0	0
VC1 CONDO SUBDIVISION	0	0	0	0	0	0	0.000	0	0
VILLAGE 4A PLAT 3	2,972	0	1.56	0.37	0	0	4,902	3	1,283.96
BINGHAM CREEK PLAT	142,713	0	0	0	0	0	142,713	0	0
11400/MVC SE COMMERCIAL #1	0	0	0.211	0	0	0	0.211	0	0
QUESTAR/JVDCD PLAT	0	0	0	0	0	0	0.000	0	0
VILLAGE 4A MULTI FAMILY #1	1.05	0	0.41	0	0	0	1.460	0	0
UNIVERSITY MEDICAL #1	0.766	0	0.64	0	0	0	1.406	2	1,291.32
PLAT 10A	0.766	0	0.64	0	0	0	1.406	2	1,291.32
VC1 MULTI FAMILY #1	0.0003	0	0	0	0	0	0.000	0	0
AMENDED PLAT 10A	0.766	0	0.64	0	0	0	1.406	2	1,291.32
GARDEN PARK CONDOMINIUMS, PHASE 1	0	0	0	0	0	0	0.000	0	0
GARDEN PARK CONDOMINIUMS, PHASE 3	0	0	0	0	0	0	0.196	0	0
PLAT 9B	0.196	0	0	0	0	0	0.196	0	0
PLAT 9C	-0.479	0	0	0	0	0	-0.479	0	0
PLAT 9E	0.0251	0	0.36	0	0	0	0.385	1	389
AMENDED UNIVERSITY MEDICAL #1	0	0	0.26	0.22	0	0	0.480	0	0
SOUTH JORDAN PARKWAY ROW PLAT FROM SPLIT ROCK DRIVE TO S360 WEST	0	0	1.21	0	0	0	1,210	0	0
PLAT 8C	0.0998	0	0	0	0	0	0.100	3	412.58
AMENDED VC1 MULTI FAMILY #1	0.0903	0	0	0	0	0	0.140	1	502.5
VC1 MULTI FAMILY #2A	0.11	0	0	0	0	0	0.100	2	484
PLAT 9D	0	0	0	0	0	0	0.000	0	0
AMENDED PLAT 3E	0	0	0	0	0	0	0.309	1	194.33
PLAT 7D	0.3087	0	0	0	0	0	2	718.52	
VC1 MULTI FAMILY #2B	0.8077	0	0.26	0.23	0	0	1,298	4	1,125.22
VILLAGE 4A PLAT 4	1.5901	0	0.68	0.01	0	0	2,270	4	1,125.22
VILLAGE 4A PLAT 5	1.5901	0	0.2	0.09	0	0	0.290	0	0
PLAT 10B	0	0	0	0	0	0	0.000	0	0
PLAT 7E	0	0	0	0	0	0	0.000	0	0
PLAT 9F	0	0	0	0	0	0	0.000	0	0
PLAT 7F	0	0	0	0	0	0	0.000	0	0
VC1 MULTI FAMILY #3	0.1297	0	0	0	0	0	0.130	0	0
VILLAGE 4A MULTI FAMILY #2	0	0	0	0	0	0	0.000	0	0
PLAT 9G	1.0818	0	0.14	0.65	0	0	1,872	4	1,303.42
PLAT 8D	0	0	0	0	0	0	0.000	0	0
PLAT 8B	0	0	0	0	0	0	0.000	0	0
PLAT 9H	0	0	0	0	0	0	0.000	0	0
VILLAGE 4 WEST PLAT 1	0.2552	0	2.02	0.48	0	0	2,755	2.00	1,088
VC1 MULTI FAMILY #4	0	0	0	0	0	0	0.000	0	0
VILLAGE 4 EAST PLAT 1	1.499	0	0	0.86	0	0	2,359	6	1,524.61
VC1 MULTI FAMILY #4A	0.3296	0	0	0.35	0	0	0.390	0	0
PLAT 10D	0.3384	0	0.18	0	0	0	0.868	6	924.04
VC1 MULTI FAMILY #5	0.2653	0	0	0	0	0	0.265	0	0
VILLAGE 4A PLAT 6	1.002	0	0.99	0.31	0	0	2,302	10	1,837.74
PLAT 10E	0.9735	0	1.31	0.51	0	0	2,794	8	2,892.33
PLAT 9I	0	0	0	0	0	0	0.000	0	0
VILLAGE 4 WEST PLAT 2	0.293	0	0	0.27	0	0	0.563	2	891.76
VILLAGE 3 PLAT 1	32,092	0	0.58	0	0	0	32,673	0	0
PLAT 10F	6,7848	0	0	0	0	0	6,785	0	0
VILLAGE 3 PLAT 2	0.984	0	0.13	0.72	0	0	1,248	7	2,583.35
VILLAGE 3 PLAT 3	1.2195	0	0.22	1.11	0	0	2,550	16	3,781.25
VILLAGE 4 EAST CONDOMINIUM NO. 1 AMENDED	0	0	0	0	0	0	0.000	0	0
VILLAGE 4 EAST CONDOMINIUM NO. 2 AMENDED	0	0	0	0	0	0	0.000	0	0
VILLAGE 4 EAST PLAT 2	0.1964	0	0	0.66	0	0	0.856	6	1,524.61
VILLAGE 4 EAST PLAT 3	0.405	0	0	0.21	0	0	0.615	6	1,524.61
VILLAGE 4 EAST PLAT 4	0	0	0.46	0.2	0	0	0.660	1	150
COMMERCE PARK PLAT 3	0	0	0	0	0	0	0.000	0	0
VILLAGE 4 PLAT 5	3,3688	0	0.1	0.96	0	0	4,647	19	3,532.59
VILLAGE 4A PLAT 8	0.3688	0	0.52	0.02	0	0	0.909	6	1,687.31
VILLAGE 4 WEST PLAT 1 AMENDED	0.1275	0	0	0	0	0	0.128	0	0
VILLAGE 5 MULTI FAMILY #1	0.0903	0	0	0.02	0	0	0.110	4	1,161.21
VC1 MULTI FAMILY #7	0.3485	0	0	0.04	0	0	0.189	0	0
SOUTH STATION MULTI FAMILY #1	0.4972	0	0	0	0	0	0.497	0	0
VILLAGE 2A PLAT 1	0	0	0.123	0	0	0	0.620	4	1,208.13
PLAT 10G	0	0	0.33	0.29	0	0	2,600	4	2,600
S. JORDAN PKWY. ROW DED. PLAT FROM S360 WEST TO MT. VIEW CORR.	0	0	2.6	0	0	0	2,600	10	2,672.92
PLAT 10H	1,6574	0	1.17	0.99	0	0	3,817	14	1,125.38
VILLAGE 5 PLAT 5	0.221	0	0.91	0.44	0	0	1,571	10	3,294.81
PLAT 10I	2,067	0	0.36	1.15	0	0	3,577	10	3,294.81
VILLAGE 10 NORTH PLAT 1	4,459	0	0.15	0.04	0	0	4,649	2	752.23
VILLAGE 5 PLAT 6	0.581	0	0.11	0	0	0	0.340	2	672
VILLAGE 5 PLAT 7	0	0	0	0.34	0	0	0.060	0	0
UNIVERSITY MEDICAL #2	0	0	0.06	0	0	0	0.000	0	0
VILLAGE 10 NORTH PLAT 2	0	0	0	0	0	0	8.102	0	0
VILLAGE 7	6,0122	0	2.09	0	0	0	16,471	0	0
LAKE AVENUE FROM MOUNTAIN VIEW CORRIDOR TO 600 WEST	15,1509	0	1.32	0	0	0	2,038	7	2,183.79
VILLAGE 7 PLAT 1	0.944	0	0.354	0.74	0	0	0.000	2	363.33
VILLAGE 8 PLAT 1	0	0	0	1.16	0	0	21,545	10	3,137.71
VILLAGE 8 PLAT 2	19,8151	0	0.57	0	0	0	0.982	13	3,137.71
VILLAGE 5 PLAT 8	0.041	0	0.941	0	0	0	11,156	0	0