

NOTES:

1. In conjunction with the recordation of this plat for DAYBREAK VILLAGE 12B PLAT 3, 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 7105 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, 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.

3. All areas identified on this Plat as public rights-of-way are intended for public use and are hereby dedicated for the perpetual use of the public pursuant to the Owner's dedication shown hereon. All other areas are not dedicated for public use by this Plat. Lots designated as "O" and "P" are to be dedicated or donated to either: (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 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.

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 parks, trails or open or 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.

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 181624 TOP, Amendment No. 3 with an effective date of June 4, 2025

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" or 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 ("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.	PERIGEE CONSULTING CIVIL • STRUCTURAL • SURVEY	
SIGNATURE	DATE	9050 SOUTH 1300 WEST, SUITE 160 801.628.6004 TEL 801.590.6611 FAX WEST JORDAN, UT 84088 WWW.PERIGEECIVL.COM



EASEMENT APPROVAL
CENTURY LINK: Paul Biering DATE: 5-22-25
PACIFICORP: DATE: 5-21-25
DOMINION ENERGY: DATE: 5-22-25
COMCAST: DATE: 5-21-25

SALT LAKE COUNTY HEALTH DEPARTMENT APPROVED AS TO FORM THIS 11th DAY OF June, A.D. 2025.

JORDAN BASIN IMPROVEMENT DISTRICT APPROVED AS TO FORM THIS 9th DAY OF June, A.D. 2025.

PLANNING DEPARTMENT APPROVED AS TO FORM THIS 19th DAY OF June, A.D. 2025.

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

SOUTH JORDAN CITY ATTORNEY APPROVED AS TO FORM THIS 31 DAY OF June, A.D. 2025.

SOUTH JORDAN CITY MAYOR APPROVED AS TO FORM THIS 30 DAY OF June, A.D. 2025.

DAYBREAK VILLAGE 12B PLAT 3 AMENDING LOT V5 OF THE KENNECOTT MASTER SUBDIVISION #1 AMENDED

Located in the Northwest Quarter of Section 22, T35, R2W,
Salt Lake Base and Meridian
South Jordan City, Salt Lake County, Utah
May 2025

Containing 30 Lots 4.053 acres
Containing 3 P-Lots 68,398 S.F. 1.570 acres
Containing 4 Public Lanes 0.484 acres
Street Right-of-Way 1.422 acres
(Street Rights-of-Way includes 0.276 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)

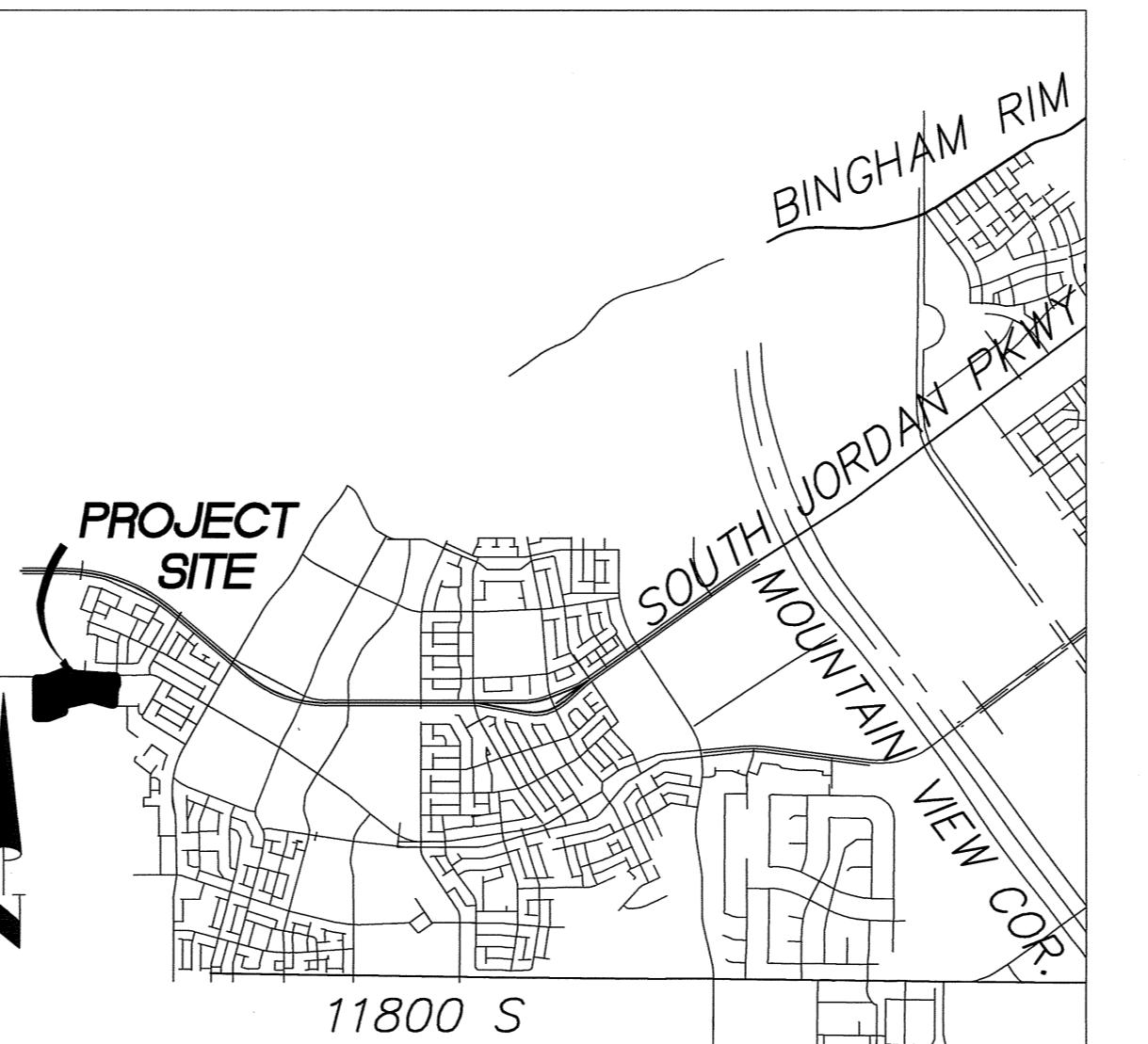
Total boundary acreage 7.529 acres

OWNER:

VP DAYBREAK DEVCO 2 INC
9350 South 150 East, Suite 900
Sandy, Utah 84070

OWNER:

VP DAYBREAK DEVCO LLC
9350 South 150 East, Suite 900
Sandy, Utah 84070



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 12B PLAT 3
AMENDING LOT V5 OF THE KENNECOTT
MASTER SUBDIVISION #1 AMENDED

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.

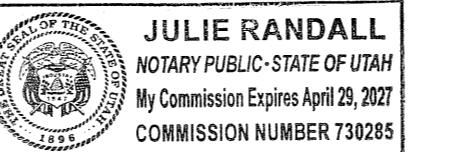
In witness whereof I have here unto set my hand this 4th day of June A.D., 2025

VP Daybreak Devco 2, Inc.
a Utah corporation

By:
Name: Eric Carlson
Title: Vice President

CORPORATE ACKNOWLEDGMENT

"The Owner's Dedication was acknowledged before me this 4th day of June, 2025, by Eric Carlson as Vice President of VP Daybreak Devco 2, Inc., a Utah corporation."



Julie Randall
Notary Public
SALT LAKE COUNTY HEALTH DEPARTMENT
APPROVED AS TO FORM THIS 11th DAY OF June, A.D. 2025.

JORDAN BASIN IMPROVEMENT DISTRICT
APPROVED AS TO FORM THIS 9th DAY OF June, A.D. 2025.

PLANNING DEPARTMENT
APPROVED AS TO FORM THIS 19th DAY OF June, A.D. 2025.

SOUTH JORDAN CITY ENGINEER
APPROVED AS TO FORM THIS 6/26/25 DAY OF June, A.D. 2025.

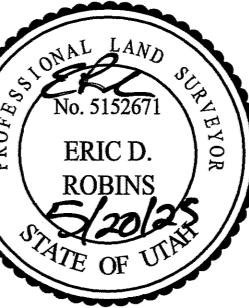
SOUTH JORDAN CITY ATTORNEY
APPROVED AS TO FORM THIS 31 DAY OF June, A.D. 2025.

SOUTH JORDAN CITY MAYOR
APPROVED AS TO FORM THIS 30 DAY OF June, A.D. 2025.

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 12B PLAT 3 and the same has been correctly surveyed and staked on the ground as shown on this plat.

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



5/20/25

Date

BOUNDARY DESCRIPTION:

Being a portion Lot V5 of the KENNECOTT DAYBREAK MASTER SUBDIVISION #1 AMENDED according to the official plat thereof, recorded as Entry No. 8824749 in Book 2003P at Page 303 in the Office of the Salt Lake County Recorder, being more particularly described as follows:

Beginning at a point that lies South 89°56'37" East 174.347 feet along the Daybreak Baseline Southwest (Being South 89°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 3132.727 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North 66.981 feet to a point on a 170.000 foot radius tangent curve to the left, (radius bears North, Chord: North 79°20'02" East 62.929 feet); thence along the arc of said curve 63.294 feet through a central angle of 21°19'56"; thence North 68°40'04" East 224.773 feet to a point on a 230.000 foot radius tangent curve to the right, (radius bears South 21°19'56" East, Chord: North 72°30'03" East 30.750 feet); thence along the arc of said curve 30.773 feet through a central angle of 07°39'58" to a point on the Northern Right-of-Way Line of Dockside Drive; thence South 13°39'58" East 48.500 feet to a point on the Southerly Right-of-Way Line of Dockside Drive and a 181.500 foot radius non tangent curve to the right, (radius bears South 13°39'58" East, Chord: South 85°12'48" East 56.032 feet); thence along said Southerly Right-of-Way Line of Dockside Drive the following (4) courses: 1) along the arc of said curve 56.257 feet through a central angle of 17°45'33"; 2) South 85°54'25" East 414.411 feet to a point on a 218.500 foot radius tangent curve to the left, (radius bears South 04°40'04" East, Chord: South 87°44'32" East 13.996 feet); 3) along the arc of said curve 13.998 feet through a central angle of 03°40'14"; 4) South 89°34'40" East 65.388 feet to a point on a 25.000 foot radius non tangent curve to the right, (radius bears South 40°57'29" West, Chord: South 24°31'15" East 20.751 feet); thence along the arc of said curve 21.399 feet through a central angle of 49°02'31"; thence South 07°44'01" West 4.852 feet; thence along the arc of said curve 4.852 feet through a central angle of 01°28'01"; thence South 01°28'01" West 33.940 feet to a point on a 210.500 foot radius tangent curve to the left, (radius bears South 08°15'58" East, Chord: North 78°17'40" West 20.758 feet); thence along the arc of said curve 20.770 feet through a central angle of 06°52'44"; thence North 74°51'19" West 197.329 feet to a point on a 227.000 foot radius tangent curve to the left, (radius bears South 15°08'41" West, Chord: North 88°27'09" West 106.734 feet); thence along the arc of said curve 107.743 feet through a central angle of 27°11'41"; thence South 77°57'01" West 142.996 feet; thence South 21°02'59" East 2.592 feet; thence South 77°57'01" West 47.047 feet; thence South 74°29'30" West 30.876 feet; thence South 68°40'04" West 93.673 feet; thence South 21°19'56" East 67.000 feet; thence South 68°40'04" West 188.937 feet; thence West 132.739 feet to the point of beginning.

Property contains 7.529 acres.

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 12B PLAT 3
AMENDING LOT V5 OF THE KENNECOTT
MASTER SUBDIVISION #1 AMENDED

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 4th day of June A.D., 2025

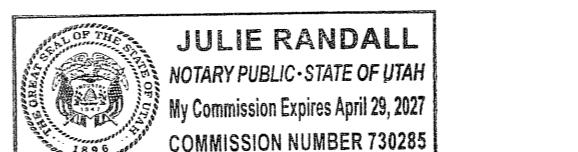
VP Daybreak Devco, LLC.
a Delaware limited liability company

By: LHMRE, L.L.C.
a Utah Limited Liability Company
Its: Authorized Manager

By:
Name: Michael Kunkel
Title: Treasurer

CORPORATE ACKNOWLEDGMENT

"The Owner's Dedication was acknowledged before me this 4th day of June, 2025, by Michael Kunkel as Treasurer for LHMRE, L.L.C., a Utah Limited Liability Company, the authorized manager of VP Daybreak Devco, LLC, a Delaware limited liability company."



Julie Randall
Notary Public
SALT LAKE COUNTY HEALTH DEPARTMENT
APPROVED AS TO FORM THIS 11th DAY OF June, A.D. 2025.

JORDAN BASIN IMPROVEMENT DISTRICT
APPROVED AS TO FORM THIS 9th DAY OF June, A.D. 2025.

PLANNING DEPARTMENT
APPROVED AS TO FORM THIS 19th DAY OF June, A.D. 2025.

SOUTH JORDAN CITY ENGINEER
APPROVED AS TO FORM THIS 6/26/25 DAY OF June, A.D. 2025.

SOUTH JORDAN CITY ATTORNEY
APPROVED AS TO FORM THIS 31 DAY OF June, A.D. 2025.

SOUTH JORDAN CITY MAYOR
APPROVED AS TO FORM THIS 30 DAY OF June, A.D. 2025.

ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.

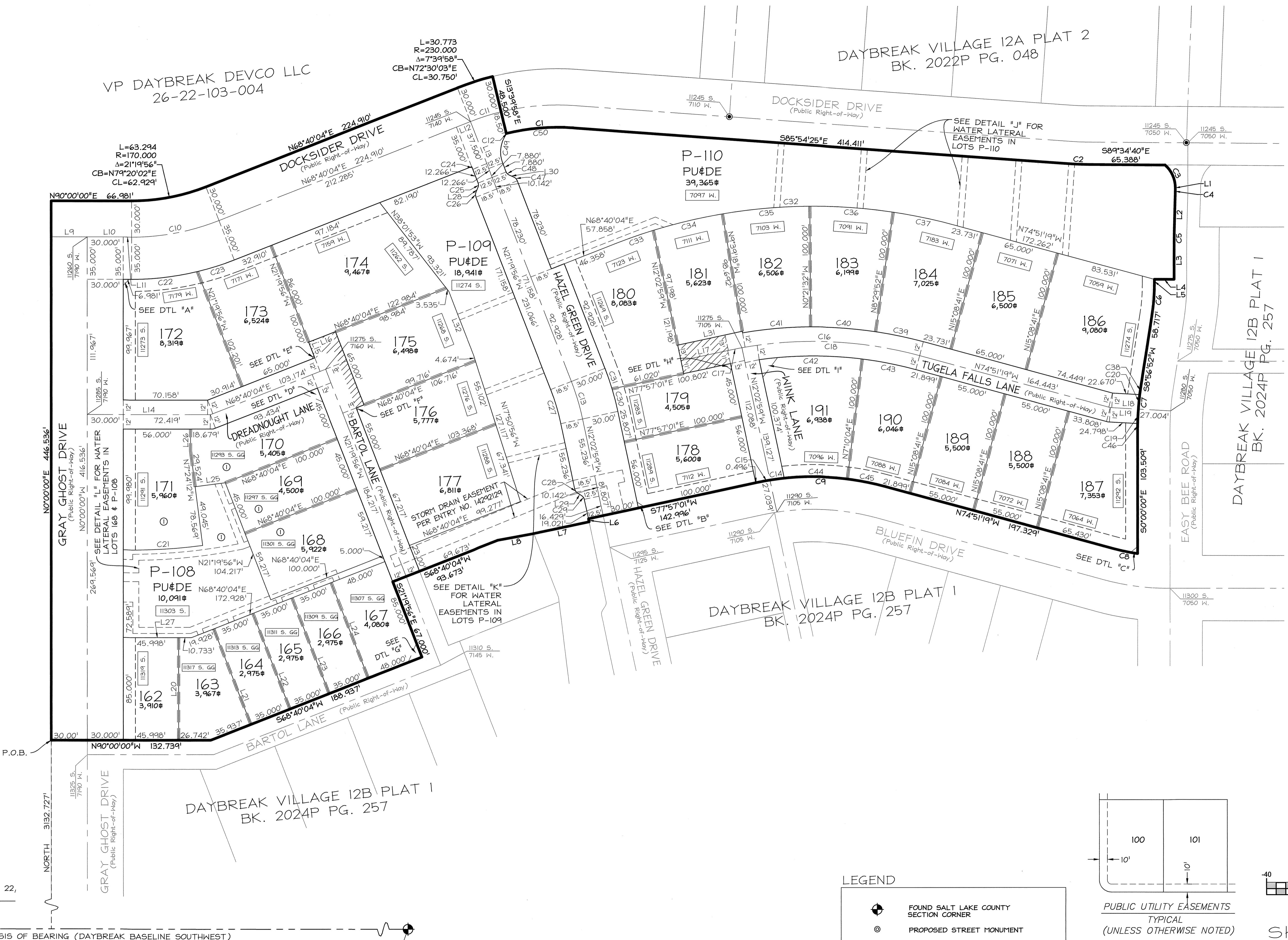
2. PURSUANT TO UTAH CODE ANN. 17-27a-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT 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 RECORDED EASEMENT OR RIGHT-OF-WAY
- THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
- TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
- DANY OTHER PROVISION OF LAW



VP DAYBREAK DEVCO LLC
26-22-103-004

DAYBREAK VILLAGE 12A PLAT 2
BK. 2022P PG. 048



SOUTHWEST COR. SECTION 22,
T35, R2W, SLB#1
FND BRASS CAP
S.L. CO. MONUMENT
174.347'

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

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.

SOUTHEAST COR. SECTION 23,
T35, R2W, SLB#1
FND BRASS CAP
S.L. CO. MONUMENT

DRAINAGE EASEMENTS

① 2' WIDE DRAINAGE EASEMENT IN FAVOR OF
LOTS 168-171 & LOT P-108 (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.

DAYBREAK VILLAGE 12B PLAT 3
AMENDING LOT V5 OF THE KENNEDY
MASTER SUBDIVISION #1 AMENDED

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

SALT LAKE COUNTY RECORDER
RECORDED # 14405575
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF: VP Daybreak Devco
DATE: 7/31/2023 TIME: 01:23: BOOK: 1023 PAGE: 162
FEE: \$ 136.00
Deputy, SALT LAKE COUNTY RECORDER
hollyhuffs deputy

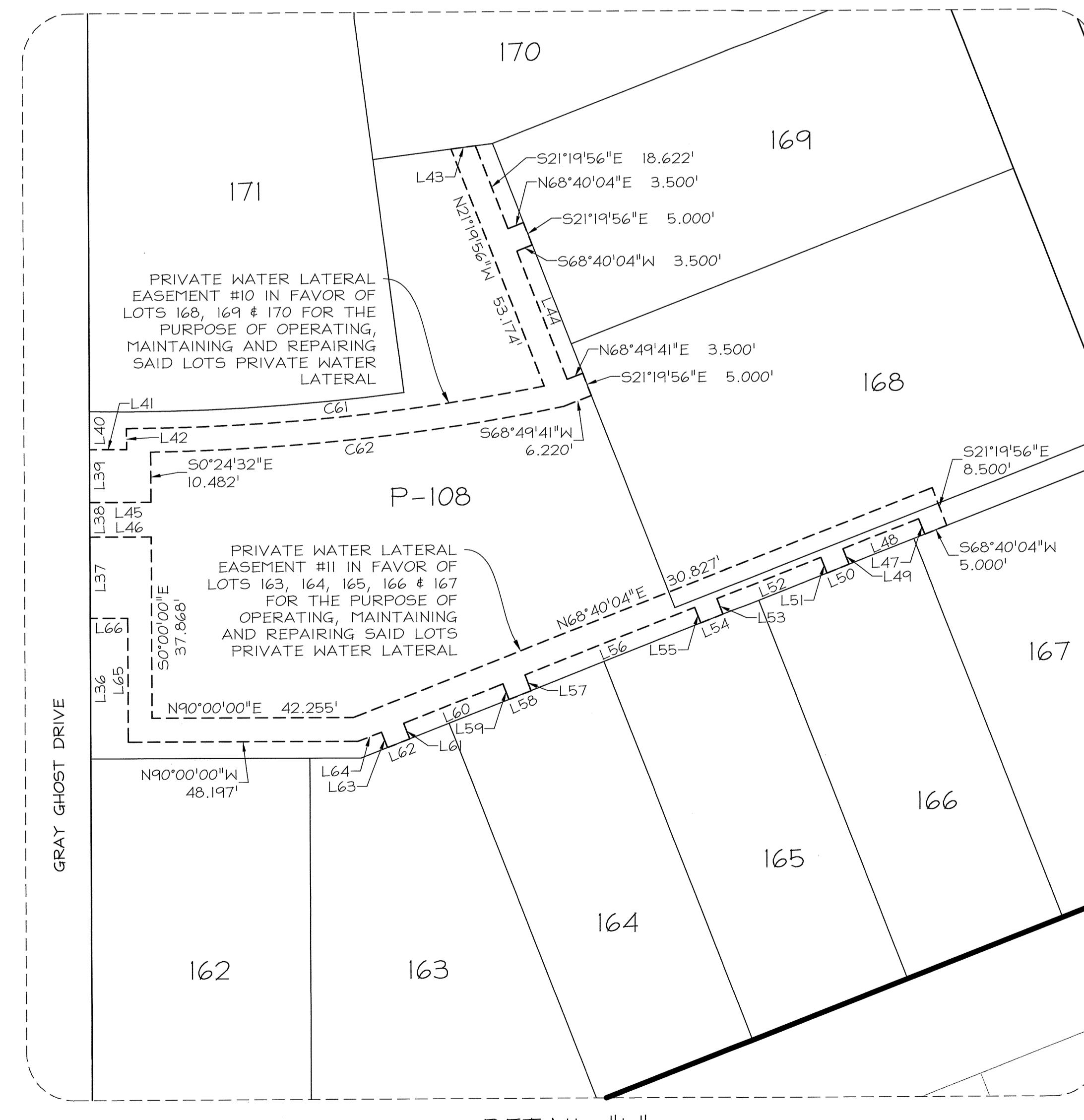
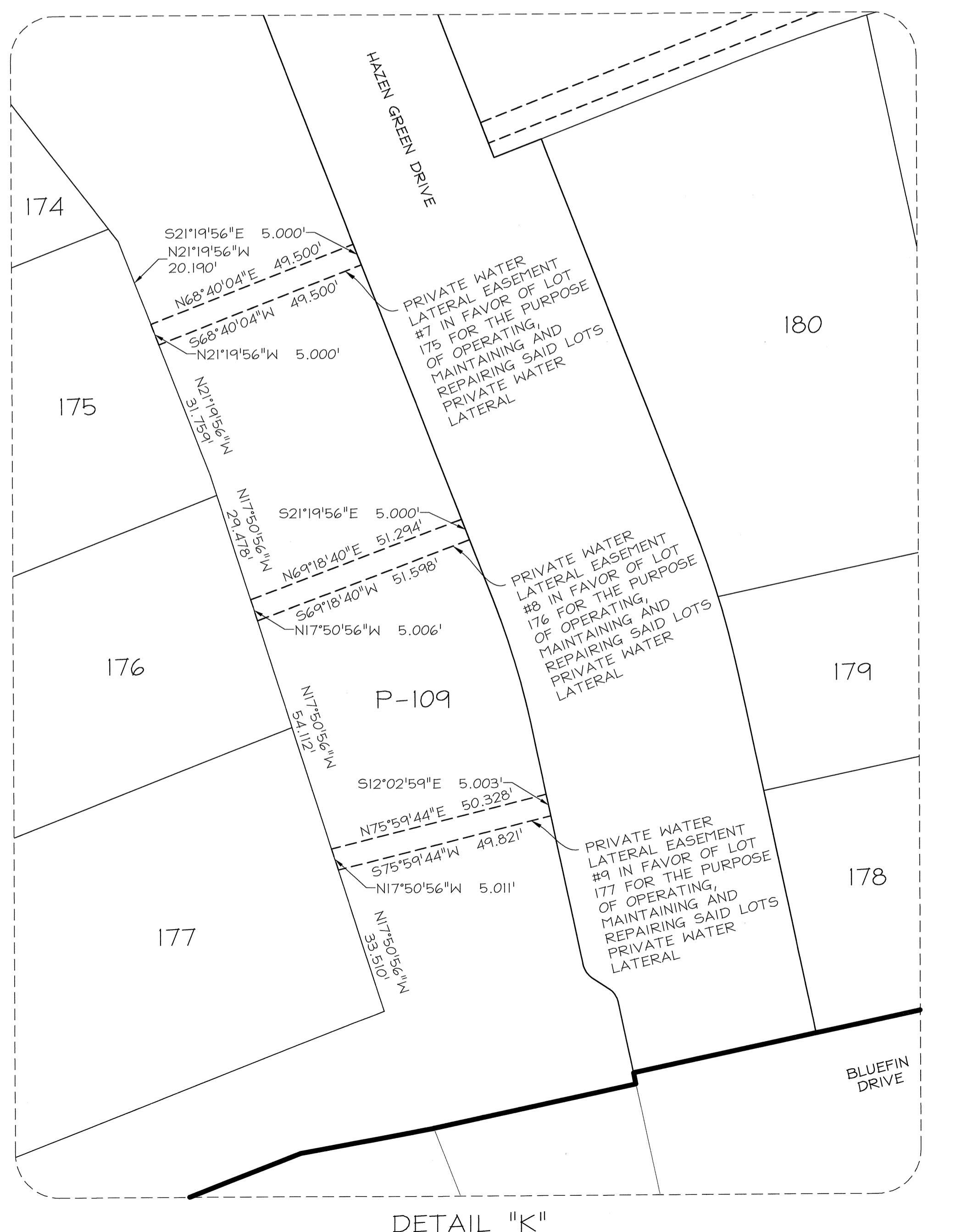
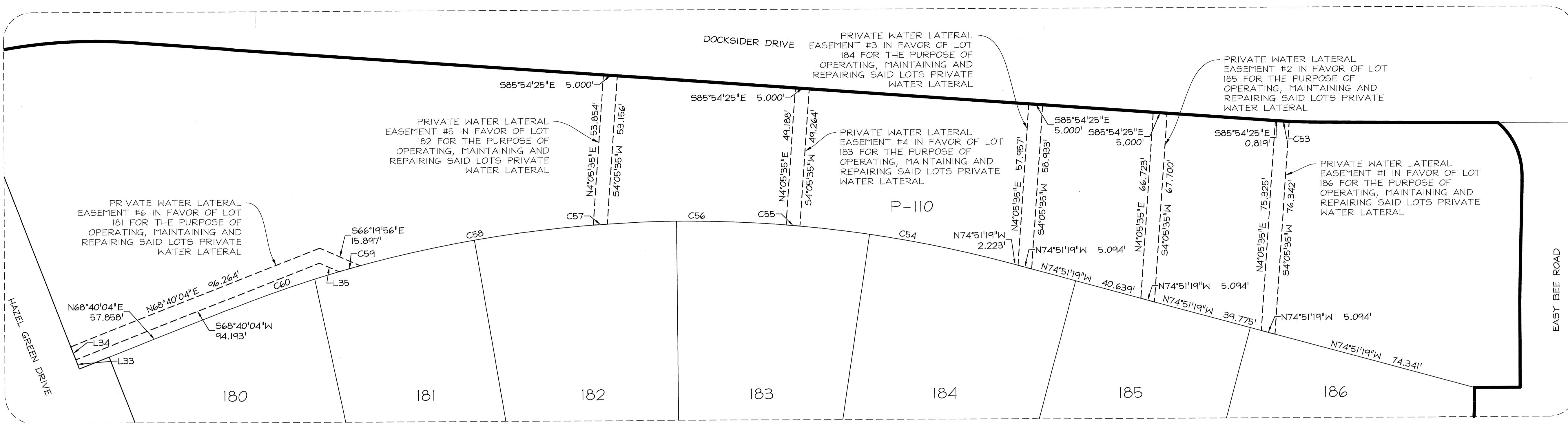
Curve Table						
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length	
C1	56.257	181.500	017°45'33"	N85°12'48"E	56.032	
C2	13.998	218.500	003°40'14"	S87°44'32"E	13.996	
C3	21.399	25.000	049°02'31"	S24°31'15"E	20.751	
C4	4.852	189.500	001°28'01"	S00°44'01"W	4.852	
C5	5.390	210.500	001°28'01"	S00°44'01"W	5.389	
C6	27.017	173.000	008°56'52"	S04°28'26"W	26.989	
C7	35.450	227.000	008°56'52"	S04°28'26"W	35.414	
C8	20.770	173.000	006°52'44"	N78°17'40"W	20.758	
C9	107.743	227.000	027°11'41"	N88°27'09"W	106.734	
C10	74.463	200.000	021°19'56"	N79°20'02"E	74.034	
C11	26.759	199.999	007°39'58"	S72°30'03"W	26.739	
C12	0.803	181.500	000°15'13"	S76°27'38"W	0.803	
C13	32.401	200.000	009°16'56"	N16°41'28"W	32.366	
C14	12.037	227.000	003°02'18"	N82°22'27"E	12.036	
C15	11.509	227.000	002°54'17"	N79°24'09"E	11.507	
C16	160.902	339.000	027°11'41"	N88°27'09"W	159.396	
C17	11.506	339.000	001°56'41"	S78°55'21"W	11.506	
C18	149.396	339.000	025°15'00"	N87°28'48"W	148.190	
C19	12.002	227.000	003°01'46"	S02°33'34"W	12.001	
C20	12.013	227.000	003°01'55"	S05°35'25"W	12.011	
C21	66.289	459.000	008°16'29"	N86°44'03"E	66.231	
C22	55.304	235.000	013°29'02"	S83°15'29"W	55.177	
C23	32.190	235.000	007°50'54"	S72°35'31"W	32.165	
C24	2.504	25.000	005°44'21"	N24°12'06"W	2.503	
C25	3.534	4.500	045°00'00"	N01°10'04"E	3.444	

Curve Table						
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length	
C26	4.320	5.500	045°00'00"	N01°10'04"E	4.210	
C27	29.404	181.500	009°16'56"	N16°41'28"W	29.372	
C28	4.320	5.500	045°00'00"	N34°32'59"W	4.210	
C29	3.534	4.500	045°00'00"	N34°32'59"W	3.444	
C30	19.216	230.000	004°47'13"	S14°26'36"E	19.210	
C31	18.046	230.000	004°29'44"	S19°05'04"E	18.041	
C32	287.126	451.000	036°28'37"	N86°54'23"E	282.302	
C33	32.733	451.000	004°09'30"	S70°44'49"W	32.726	
C34	59.183	451.000	007°31'07"	S76°35'08"W	59.141	
C35	73.173	451.000	009°17'46"	S84°59'35"W	73.093	
C36	69.715	451.000	008°51'24"	N85°55'50"W	69.646	
C37	52.322	451.000	006°38'49"	N78°10'43"W	52.293	
C38	7.296	227.000	001°50'29"	N08°01'37"E	7.295	
C39	40.721	351.000	006°38'50"	S78°10'43"E	40.698	
C40	54.257	351.000	008°51'24"	S85°55'50"E	54.203	
C41	56.948	351.000	009°17'46"	N84°59'35"E	56.886	
C42	86.154	327.000	015°05'44"	S89°37'11"W	85.906	
C43	45.528	327.000	007°58'38"	N78°50'38"W	45.491	
C44	52.592	227.000	013°16'28"	S89°28'10"E	52.474	
C45	31.605	227.000	007°58'38"	S78°50'38"E	31.579	
C46	4.140	227.000	001°02'42"	N00°31'21"E	4.140	
C47	4.320	5.500	045°00'00"	S43°49'56"E	4.210	
C48	3.534	4.500	045°00'00"	S43°49'56"E	3.444	
C49	26.189	25.000	060°01'13"	S08°40'41"W	25.008	
C50	55.454	181.500	017°30'20"	S85°20'25"W	55.238	

Curve Table						
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length	
C51	5.967	173.000	001°58'34"	N80°44'45"W	5.967	
C52	15.513	327.000	002°43'05"	N83°25'52"E	15.511	
C53	4.181	218.500	001°05'47"	S86°27'19"E	4.181	
C54	77.580	451.000	009°51'21"	N79°46'59"W	77.484	
C55	5.001	451.000	000°38'07"	N85°01'43"W	5.001	
C56	64.445	451.000	008°11'14"	N89°26'24"W	64.390	
C57	5.049	451.000	000°38'29"	S86°08'45"W	5.048	
C58	85.305	451.000	010°50'14"	S80°24'23"W	85.178	
C59	7.914	451.000	001°00'19"	S74°29'07"W	7.914	
C60	41.834	451.000	005°18'53"	N71°19'31"E	41.819	
C61	88.360	462.500	010°56'47"	N84°25'39"E	88.226	
C62	87.511	467.500	010°43'30"	S83°55'49"W	87.383	

Line Table		
Line #	Length	Direction
L1	0.523	S00°00'00"E
L2	33.940	S01°28'01"W
L3	31.222	S00°00'00"W
L4	16.500	N90°00'00"W
L5	3.256	S00°00'00"E
L6	2.592	S12°02'59"E
L7	47.047	S77°57'01"W
L8	30.876	S79°29'30"W
L9	30.000	N90°00'00"W
L10	36.981	N90°00'00"W
L11	6.981	N90°00'00"E
L12	12.625	N68°40'04"E
L13	41.886	N21°19'56"W
L14	102.419	N90°00'00"E
L15	14.000	N21°19'56"W
L16	24.000	N68°40'04"E
L17	40.279	N77°57'01"E
L18	50.421	N86°52'34"W
L19	23.417	N86°52'34"W
L20	85.000	N00°00'00"E
L21	85.000	N21°19'56"W
L22	85.000	N21°19'56"W
L23	85.000	N21°19'56"W
L24	85.000	N21°19'56"W
L25	25.339	N82°35'48"E
L50	5.000	S68°40'04"W

Line Table		
Line #	Length	Direction
L51	3.500	N21°19'56"W
L52	23.477	S68°40'04"W
L53	3.500	S21°19'56"E
L54	5.000	S68°40'04"W
L55	3.500	N21°19'56"W
L56	38.370	S68°40'04"W
L57	3.5	



The logo for Perigee Consulting. It features a 3D block graphic on the left, composed of a dark gray top block and a light gray bottom block. To the right of the graphic, the word "PERIGEE" is written in large, bold, black capital letters. Below "PERIGEE", the word "CONSULTING" is written in a smaller, bold, black capital letters. At the bottom, the words "CIVIL • STRUCTURAL • SURVEY" are written in a smaller, bold, black capital letters.

Sheet 5 of 6

DAYBREAK VILLAGE 12B PLAT 3
ENDING LOT V5 OF THE KENNECOTT
MASTER SUBDIVISION #1 AMENDED

DAYBREAK VILLAGE 12B PLAT 3
AMENDING LOT V5 OF THE KENNECOTT
MASTER SUBDIVISION #1 AMENDED

located in the Northwest Quarter of Section 22, T3S, R2W,
Salt Lake Range and Meridian.

UNTY RECORDER RECORDED # 14465575
OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE

TO: VP Daybreak Denver
4/1/2025 TIME 9:57:38 BOOK 1075 PAGE: 167

TIME: 11:03 BOOK: 1000 PAGE: 100
6.00 haleyling deputy

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 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	2.5723	22.23	2.28	5.23	26.0377	0	58.350	0	0	VILLAGE 4 EAST MULTI FAMILY #1	0.428	0	0	0	0	0	0.428	3	753.03	
△ PLAT 1 AMENDED	12.61	22.17	2.28	5.23	26.0377	0	68.328	13	4,887.83	VILLAGE 4 EAST CONDOMINUMS NO. 5	0	0	0	0	0	0	0.000	0	0	
LOT M-104 AMENDED	0	0	0	0	0	0	0.000	0	0	VILLAGE 4 EAST CONDOMINUMS NO. 6	0	0	0	0	0	0	0.000	0	0	
△ PLAT 2	8.6753	1.0496	1.32	4.74	0	0	15.719	21	6340.29	VILLAGE 4 EAST CONDOMINUMS NO. 7	0	0	0	0	0	0	0.000	0	0	
TANK SA & SB	4.37	0	0	0	0	0	4,370	0	0	SOUTH STATION PLAT 1	0	0	0.526	0	0	0	0.526	0	0	
TOWNEHOME I SUB.	0	0	0	0	0	0	0.000	0	0	VILLAGE 5 PLAT 9	0.824	0	0.747	0	0	0	1.571	6	1787	
PHASE 2 PLAT 3	2.6437	11.6106	0.32	5.89	0	0	20.464	9	2,105.88	VILLAGE 4A PLAT 9	0.417	0	0.19	0	0	0	0.607	3	768.43	
△ PLAT 4	0.7252	0.3406	0.24	1.97	0	0	3.285	0	0	OPERATIONS-INVESTMENTS PLAT 3	0	0	0	0	0	0	0.000	0	0	
PLAT 4 AMENDED	0.7593	0.3363	0.24	1.97	0	0	3.306	9	4589.98	△ VILLAGE 4 EAST PLAT #2	0.188	0	0	0	0	0	0.188	3	1307.00	
CARRIAGE CONDOS	0	0	0	0	0	0	0.000	0	0	VILLAGE 4 EAST PLAT 3	4.465	0	2.449	0	0	0	6.315	22	7255.25	
△ PLAT 5	2.9994	2.7368	1.18	5.39	0	0	12.306	0	0	VILLAGE 4 EAST PLAT 4	4.463	0	0.08	0	0	0	0.535	2	253.81	
PLAT 5 AMENDED	13.809	0	1.18	5.39	0	0	20.379	36	10,719.18	VILLAGE 4 EAST PLAT 5	2.957	0	1.655	0	0	0	4.542	11	306.91	
PLAT 6	14.581721	31.8148	0	3.89	0	0	50.287	13	3532.29	VILLAGE 4 EAST PLAT 6	0	0	0.031	0	0	0	0.031	0	0	
△ PLAT 7	16.3272	7.6526	6.27	5.11	0	0	35.360	0	0	VILLAGE 4 EAST PLAT 7	0	0	1.004	0	0	0	2.113	7	2846.88	
PLAT 3A	1.736	0	0.1	0.39	0	0	2.226	5	1,690.56	NMU QUESTAR REGULATOR STATION	0	0	0	0	0	0	0.000	0	0.00	
PLATS 3B-1 THRU 3B-10	0	0	0	0	0	0	0.000	0	0	VILLAGE 7 AMENDED	0	0	0	0	0	0	0.000	0	0.00	
CORPORATE CENTER #1	0	0	0.07	0.1	0	0	0.170	0	0	SOUTH STATION MULTI FAMILY #2	0	0	0.127	0	0	0	0.231	4	596.00	
PLAT 8	* 15.7922	* 0.0431	0.38	3.77	0	0	* 19.985	13	4,227.78	BLACK TWIG DRIVE	0	0	0.237	0	0	0	0.237	0	0.00	
△ PLAT 8 AMENDED	16.3272	7.6526	6.27	5.11	0	0	35.360	0	0	VILLAGE 8 PLAT 4A	2.175	0	0.726	0	0	0	2.901	3	1969.48	
△ EASTLAKE VILLAGE CONDOS	0	0	0	0	0	0	0.000	0	0	DAYBREAK PARKWAY 6000 TO 6400 WEST	0	0	0.22	0	0	0	0.220	0	0.00	
△ PLAT 9	17.8005	0	5.04	5.92	0	0	28.761	0	0	DAYBREAK VILLAGE 8, VILLAGE 9 & VILLAGE 13 SCHOOL SITES	36.236	0	0	0	0	0	0	36.236	0	0.00
△ PLAT 8 AMENDED	14.7624	7.6526	7.83	5.11	0	0	35.355	0	0	GARDEN PARK LAKESIDE PHASE 1	0.473	0	0	0	0	0	0.473	3	1084.01	
VILLAGE CENTER 1A	0	0	0	0	0	0	0.000	0	0	DAYBREAK VILLAGE 5 PLAT 11	0	0	0.245	0	0	0	0.245	3	1379.18	
AMENDED EASTLAKE VILLAGE CONDOS	0	0	0	0	0	0	0.000	0	0	VILLAGE 8 PLAT 3 AMENDED	0	0	0	0	0	0	0.000	0	0.00	
PLAT 9A AMENDED	17.8005	0	5.04	5.92	0	0	28.761	38	11,087.08	VILLAGE 7 PLAT 2	0.864	0	1.107	0	0	0	1.971	10	3722.41	
△ AMENDED PLAT 1A	12.61	22.17	2.28	5.23	26.0377	0	68.328	0	0	VILLAGE 8 PLAT 3 AMENDED	0.056	0	0.293	0	0	0	3.349	6	1122.50	
DAYBREAK VIEW PARKWAY SUBDIVISION FROM PLAT 1 TO THE EAST FRONTAGE ROAD	0	0	1.36	0	0	* 1.360	0	0	VILLAGE 8 PLAT 4B	0.784	0	1.407	0	0	0	2.191	13	3947.61		
APARTMENTURE #1	0	0	1.3	1.14	0	0	* 2.440	0	0	VILLAGE 8 PLAT 4C	2.855	0	1.579	0	0	0	4.434	10	4484.22	
PLAT 4C	6.3832	0	0.84	0	0	7.223	0	0	SOUTH STATION LIBRARY	0	0	0.117	0	0	0	0.117	4	970.00		
DAYBREAK VIEW PARKWAY SUBDIVISION FROM EAST FRONTAGE ROAD TO 11805 SOUTH	0	0	1.11	0.04	0	0	1.150	0	0	VILLAGE 4 WEST PLAT 4	0.457	0	0	0	0	0	0.457	3	1243.84	
△ COMMERCE PARK PLAT 1	0	0	2.28	5.23	26.0377	0	68.328	0	0	GARDEN PARK LAKESIDE PHASE 2	1.446	0	0	0	0	0	0	1.446	2	1117.01
COMMERCE PARK PLAT 2	2.1941919	0	0.47	0	0	0	0.410	0	0	NORTH STATION CAMPUS	92.431	0	0	0	0	0	0	92.431	0	0.00
PLAT 8A-1	0	0	0	0	0	0	0.000	0	0	DUCKHORN EXTENSION	0	0	0.039	0	0	0	0.039	0	0.00	
PLAT 8A-2	0	0	0	0	0	0	0.000	0	0	LAKE ROAD R.O.W. (LA-SP1)	0	0	0.954	0	0	0	0.954	0	0.00	
VILLAGE 4A PLAT 1	2.149	0	0	1.49	0	0	3.639	7	1,028.00	△ VILLAGE 1C MULTI FAMILY #8	0.026	0	0	0	0	0	0.026	1	197.13	
△ VILLAGE 4A PLAT 2	0.8623	0	0.61	0	0	0	0.172	0	0	SOUTH STATION LIBRARY	2.563	0	0.33	0	0	0	2.893	0	0.00	
PLAT 8A-3	0	0	0	0	0	0	0.000	0	0	COMMERCE PARK PLAT 5	1.222	0	0	0	0	0	0	1.222	0	0.00
PLAT 8A-4	0	0	0	0	0	0	0.000	0	0	VILLAGE 8 PLAT 5B	0.024	0	0.905	0	0	0	0.929	11	3297.00	
PLATS 8A-5 THRU 8A-9	0	0	0	0	0	0	0.000	0	0	△ SOUTH MIXED USE MULTI FAMILY #1	0.451	0	0	0	0	0	0	0.451	1	659.36
PLAT 7C AMENDED	14.7624	7.732	7.83	5.11	0	0	35.435	35	10,037.21	SOUTH MIXED USE MULTI FAMILY #2	0.436	0	0	0	0	0	0	0.436	1	1175.70
AMENDED VILLAGE 4A PLAT 2	0.8623	0	0.61	0	0	0	0.172	0	0	VILLAGE 4 HARBOR PLAT 1	0.232	-0.104	0	0	0	0	0.144	1	403.48	
EASTLAKE ELEMENTARY SCHOOL	0																			