

## NOTES:

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

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 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.

## 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 Letterwood Title, Order Number 190742, Amendment No. 2 with an effective date of August 8, 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", 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.

RECORD OF SURVEY

REC. NO. \_\_\_\_\_

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

EASEMENT APPROVAL

Century Link: Paul Bising DATE: 5-28-25

Pacificorp: John DATE: 5-21-25

Dominion Energy: John DATE: 5-21-25

Comcast: John DATE: 5-21-25



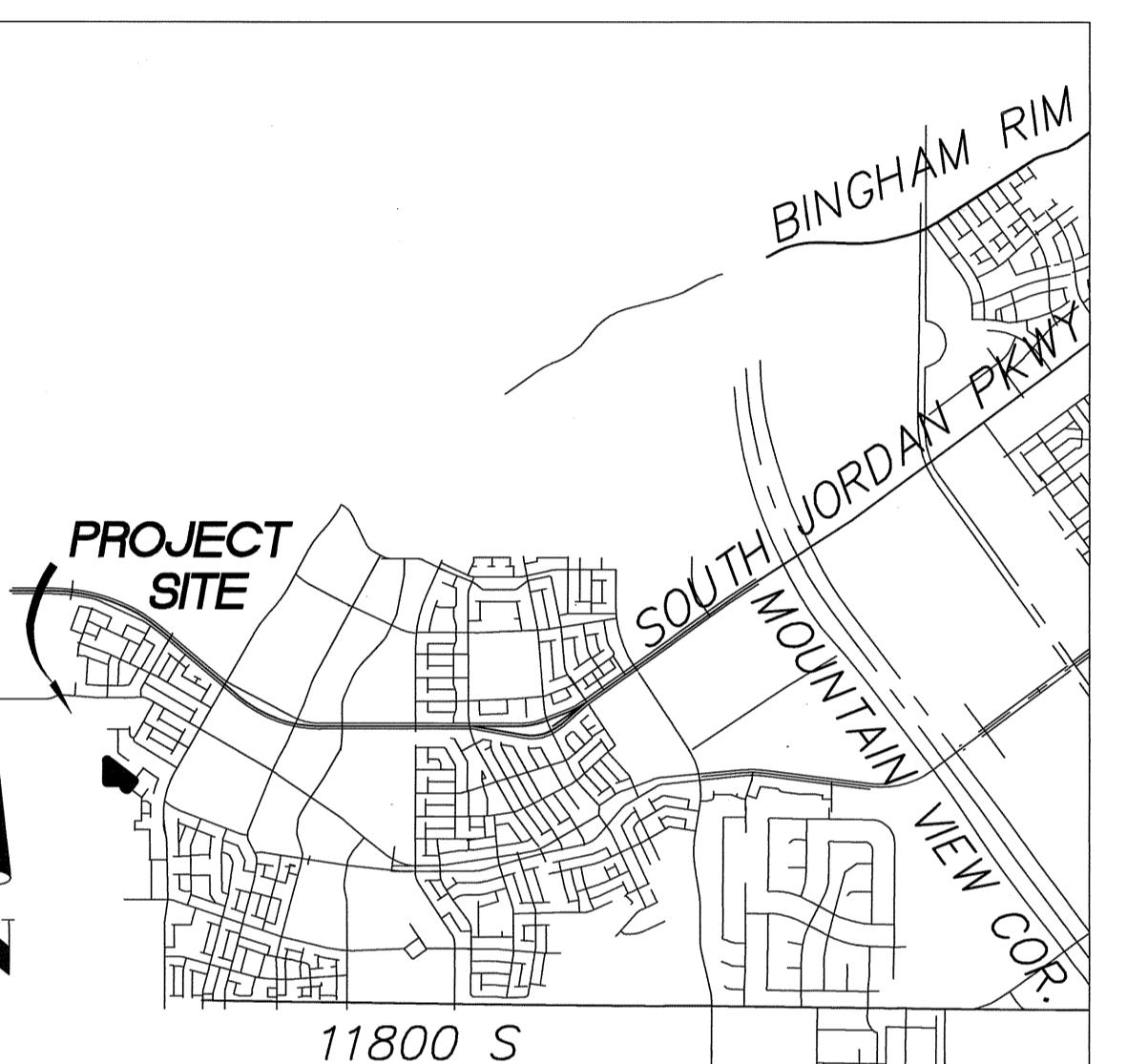
# DAYBREAK VILLAGE 12B PLAT 1 AMENDED VACATING AND AMENDING LOTS 110, 115 THROUGH 120, LOT P-103 OF DAYBREAK VILLAGE 12B PLAT 1 AND A VACATED PORTION OF LINGER LANE

Located in the Northwest and Southwest Quarters of Section 22, T3S, R2W,  
Salt Lake Base and Meridian  
South Jordan City, Salt Lake County, Utah  
May, 2025

Containing 10 Lots 0.904 acres  
Containing 1 Public Lane 0.143 acres  
Total boundary acreage 1.047 acres

## OWNER:

VP DAYBREAK DEVCO 2 INC.  
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 1 AMENDED VACATING AND AMENDING LOTS 110, 115 THROUGH 120, LOT P-103 OF DAYBREAK VILLAGE 12B PLAT 1 AND A VACATED PORTION OF LINGER LANE

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

30 day of May A.D. 2025

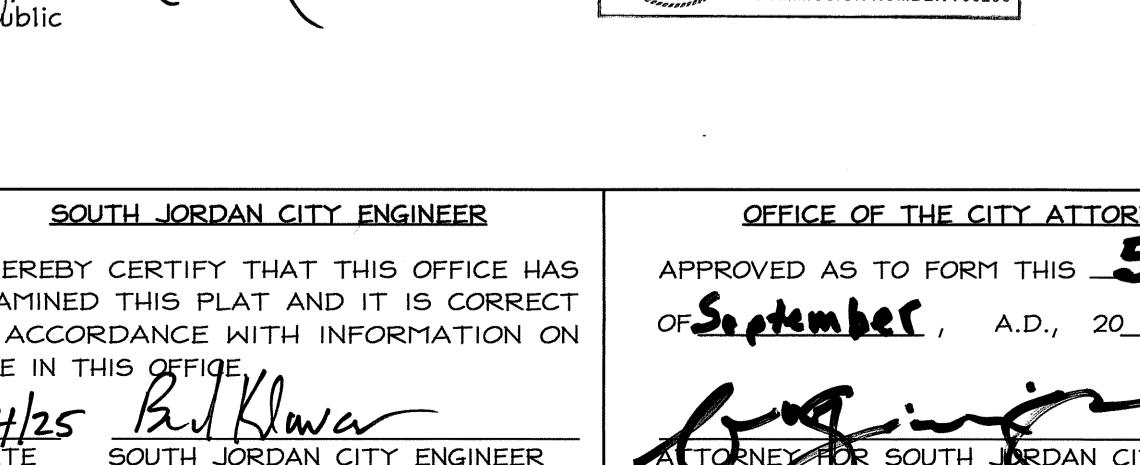
VP Daybreak Devco 2 Inc.,  
a Utah corporation

By: John

Its: Vice President

Julie Randall

Notary Public



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.

GENERAL MANAGER

Gregory Schindler

CITY PLANNER

Paul Klawa

SOUTH JORDAN CITY ENGINEER

APPROVED AS TO FORM THIS 29<sup>th</sup> DAY  
OF August, A.D. 2025 BY THE  
SOUTH JORDAN PLANNING DEPARTMENT.

GENERAL MANAGER

Gregory Schindler

CITY PLANNER

Paul Klawa

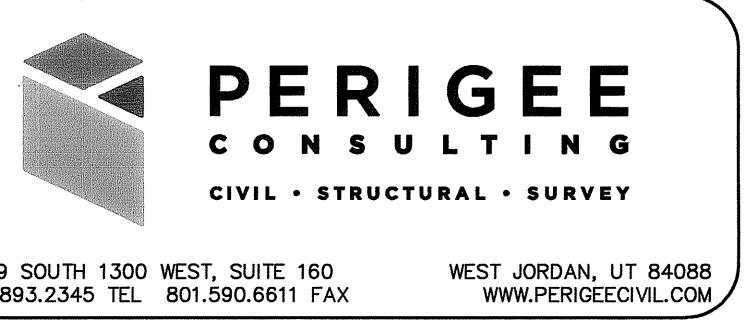
SOUTH JORDAN CITY ENGINEER

DAYBREAK  
BK. VILLAGE 12B PLAT 1  
2024P PG. 251

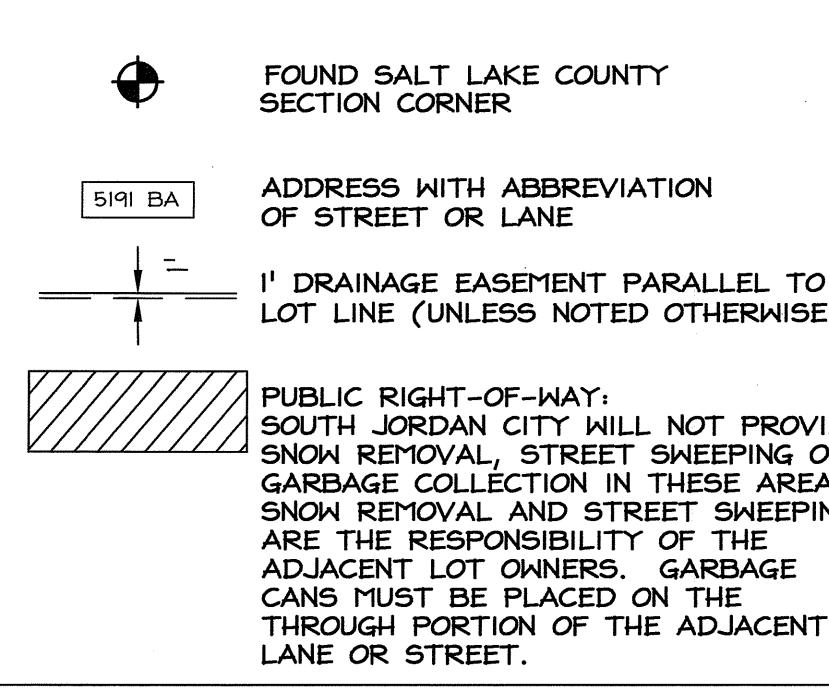
DAYBREAK  
BK. VILLAGE 12B PLAT 2  
2024P PG. 255

LEGEND

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.



9089 SOUTH 1300 WEST, SUITE 160  
801.893.2345 TEL 801.590.6611 FAX  
WEST JORDAN, UT 84088  
WWW.PERIGEECIVIL.COM



SOUTH VALLEY WATER  
RECLAMATION FACILITY  
26-22-300-001

VP DAYBREAK  
DEVCO 2, INC  
26-22-152-001

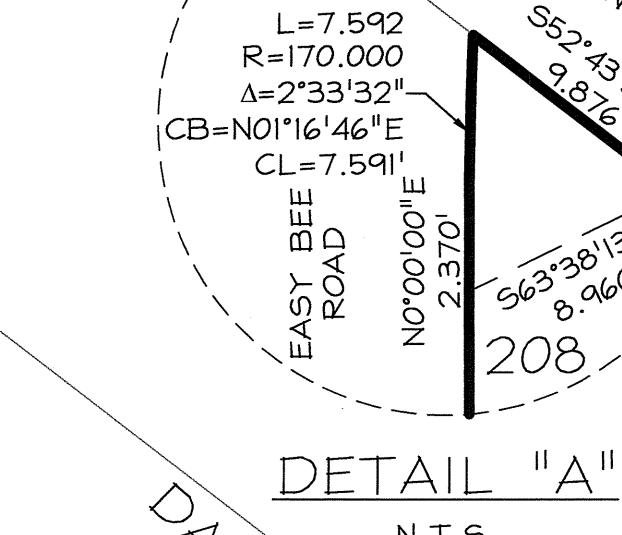
NORTH

1323.484'  
BASIS OF BEARING (DAYBREAK BASELINE SOUTHWEST)  
589°56'37"E 10583.405' (MON TO MON)

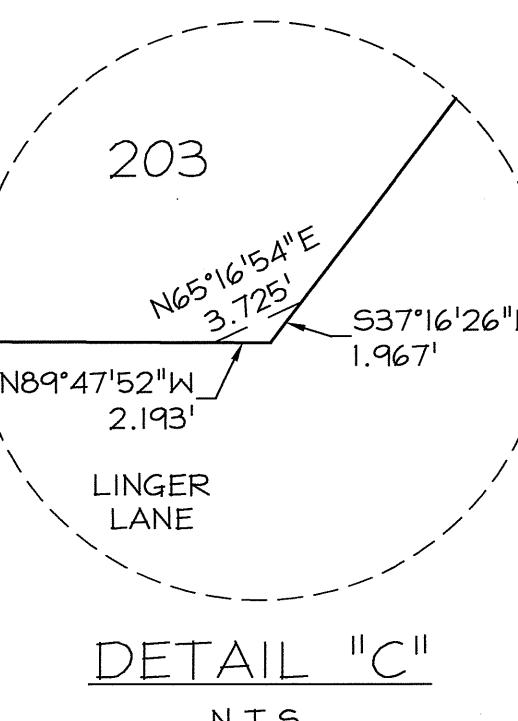
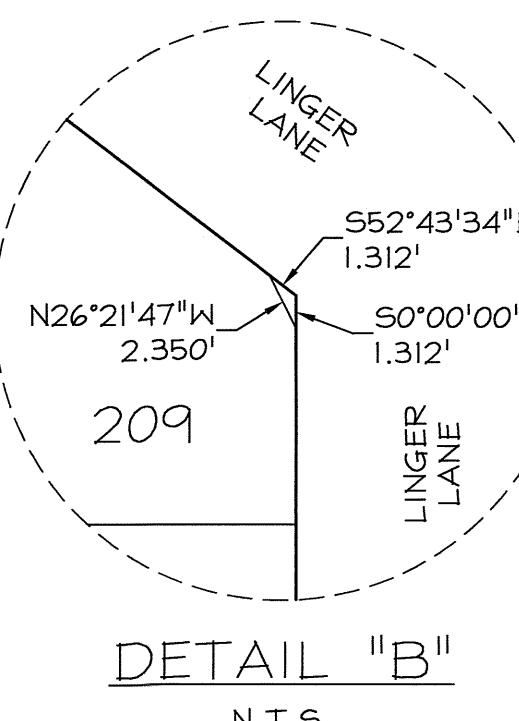
SOUTHWEST COR. SECTION 22,  
T3S, R2W, SLB&M  
FND BRASS CAP  
S.L. CO. MONUMENT

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

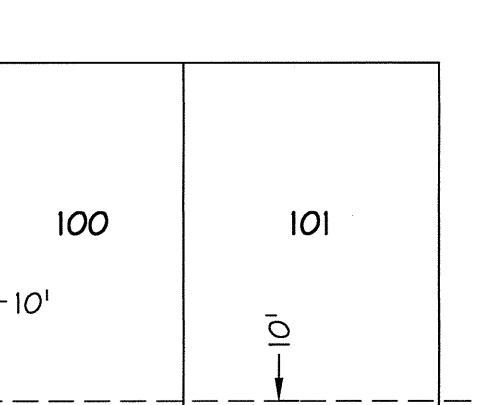
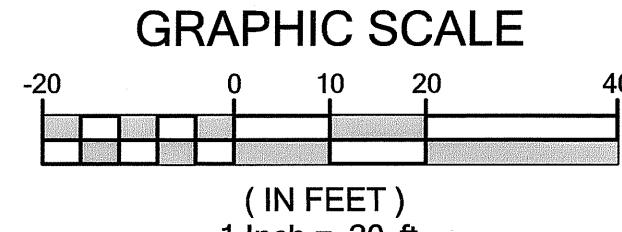
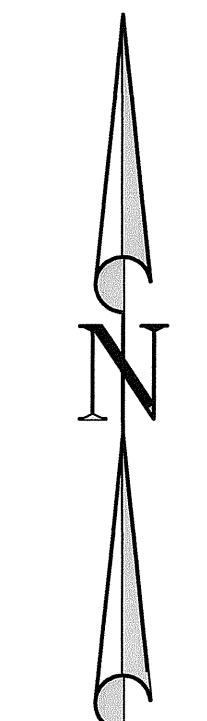
SIDWALK EASEMENTS  
DETAIL "A" - SIDEWALK EASEMENTS FOR HANDICAP  
RAMP TO BE MAINTAINED BY SOUTH JORDAN CITY



ACCESS EASEMENTS - LANES  
DETAILS "B" & "C" - ACCESS EASEMENTS FOR  
LANES TO BE MAINTAINED BY SOUTH JORDAN CITY



Line Table		
Line #	Length	Direction
L1	18.850	N00°00'00"E
L2	8.983	N89°57'57"W
L3	10.211	N00°00'00"E
L4	12.049	N37°16'26"E
L5	16.512	N00°00'00"E



PUBLIC UTILITY EASEMENTS  
TYPICAL  
(UNLESS OTHERWISE NOTED)

Sheet 2 of 4

DAYBREAK VILLAGE 12B PLAT 1 AMENDED VACATING AND AMENDING LOTS 110, 115 THROUGH 120, LOT P-103 OF DAYBREAK VILLAGE 12B PLAT 1 AND A VACATED PORTION OF LINGER LANE	
Located in the Northwest and Southwest Quarters of Section 22, T3S, R2W, Salt Lake Base and Meridian	
SALT LAKE COUNTY RECORDER STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: VP Daybreak Devco 2 Inc DATE: 9-18-2025 TIME: 9:26 am BOOK: 20259 PAGE: 239 \$220.00 FEE \$ 3700 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	SEE AMENDED PLAT 1	0	VILLAGE 4 EAST CONDOMINIUMS NO. 6	0	0	0	0	0	0.000	0	0	
△ PLAT 1 AMENDED	12.61	22.17	2.28	5.23	26.0377	0	68.328	0	0	VILLAGE 4 EAST CONDOMINIUMS NO. 7	0	0	0	0	0	0.000	0	0	
LOT 14A AMENDED	0	0	0	0	0	0.000	0	0	0	SOUTH STATION PLAT 1	0	0	0.526	0	0	0.526	0	0	
△ PLAT 17	8.6753	1.0496	1.32	4.74	0	0	15.785	SEE AMENDED PLAT 2	0	VILLAGE 5 PLAT 9	0.824	0	0.247	0	0	1.571	6	1787	
PLAT 2 AMENDED	8.4095	1.0496	1.32	4.74	0	0	15.719	SEE AMENDED PLAT 2	0	VILLAGE 4A PLAT 9	0.417	0	0.19	0	0	0.607	3	768.43	
TANK 5A & 5B	4.57	0	0	0	0	0	4.70	0	0	OPERATIONS- INVESTMENTS PLAT 1	0	0	0	0	0	0.000	0	0	
TOWNSHOME 1 SUB.	0	0	0	0	0	0	0.000	0	0	△ VILLAGE 5 MULTI FAMILY #2	0.188	0	0	0	0	0.188	3	1307.00	
PHASE 2 PLAT 3	2.6437	11.6106	0.32	5.89	0	0	20.464	SEE AMENDED PLAT 4	9	VILLAGE 8 PLAT 2	4.166	0	2.149	0	0	6.315	22	7255.25	
△ PLAT 4	0.7252	0.3496	0.24	1.97	0	0	3.285	SEE AMENDED PLAT 4	0	VILLAGE 4 WEST PLAT 3	0.483	0	0.08	0	0	0.563	2	253.91	
PLAT 4 AMENDED	0.7953	0.3363	0.24	1.97	0	0	3.306	SEE AMENDED PLAT 4	0	LAKE ISLAND PLAT 1	2.887	0	1.655	0	0	4.542	11	3086.91	
CARRIAGE CONDOS	0	0	0	0	0	0.000	0	0	0	VILLAGE 7A PLAT 2	0	0	0.031	0	0	0.031	0	0	
△ PLAT 5	2.9994	2.7368	1.18	5.39	0	0	12.306	SEE AMENDED PLAT 5	0	VILLAGE 5 PLAT 10	1.109	0	1.004	0	0	2.113	7	2846.58	
PLATS AMENDED	13.809	0	1.18	5.39	0	0	20.379	SEE AMENDED PLAT 5	36	NMU QUESTAR OPERATOR STATION	0	0	0	0	0	0.000	0	0	
PIAT 6	14.581721	31.8148	0	3.89	0	0	50.287	SEE AMENDED PLAT 6	13	VILLAGE 5 PLAT 1	0	0	0	0	0	0.000	0	0	
△ PLAT 7	16.3727	7.6526	6.27	5.11	0	0	35.360	SEE AMENDED PLAT 7C	0	VILLAGE 5 PLAT 2	0.417	0	0.19	0	0	0.607	3	768.43	
PLAT 3A	1.736	0	0.1	0.39	0	0	2.226	SEE AMENDED PLAT 7C	5	VILLAGE 8 PLAT 2	4.166	0	2.149	0	0	6.315	22	7255.25	
PLATS 3B-1 THRU 3B-10	0	0	0	0	0	0.000	0	0	0	VILLAGE 4 WEST PLAT 3	0.483	0	0.08	0	0	0.563	2	253.91	
CORPORATE CENTER #1	0	0	0.07	0.1	0	0.170	0	0	0	LAKE ISLAND PLAT 1	2.887	0	1.655	0	0	4.542	11	3086.91	
PIAT 8	* 15.7922	* 0.0431	0.38	3.77	0	0	* 19.985	SEE AMENDED PLAT 8	13	VILLAGE 7A PLAT 2	0	0	0.031	0	0	0.031	0	0	
△ PLAT 9A AMENDED	16.3272	7.6526	6.27	5.11	0	0	35.360	SEE AMENDED PLAT 7C	0	VILLAGE 5 PLAT 10	1.109	0	1.004	0	0	2.113	7	2846.58	
EASTLAKE VILLAGE CONDOS	0	0	0	0	0	0.000	0	0	0	NMU QUESTAR OPERATOR STATION	0	0	0	0	0	0.000	0	0	
△ PLAT 9B AMENDED	14.7624	7.6526	7.83	5.11	0	0	35.355	SEE AMENDED PLAT 7C	0	VILLAGE 5 PLAT 1	0	0	0.245	0	0	0.245	3	1379.18	
VILLAGE CENTER 1A	0	0	0	0	0	0.000	0	0	0	VILLAGE 5 PLAT 2	0	0	0	0	0	0.000	0	0	
AMENDED EASTLAKE VILLAGE CONDOS	0	0	0	0	0	0.000	0	0	0	VILLAGE 5 PLAT 3	0.864	0	0	0	0	0.1971	10	3722.41	
PLAT 15 AMENDED	17.8005	0	5.04	5.92	0	0	28.761	SEE AMENDED PLAT 15	38	VILLAGE 5 PLAT 4	0.206	0	0.293	0	0	0.349	6	1122.50	
△ AMENDED PLAT 1A	12.61	22.17	2.28	5.23	0	0	68.328	SEE AMENDED PLAT 15	0	VILLAGE 5 PLAT 4B	0.764	0	1.407	0	0	2.191	13	3047.63	
DAYBREAK VIEW PARKWAY	0	0	1.36	0	0	* 1.360	0	0	0	VILLAGE 5 PLAT 12	0.855	0	0	0	0	0.144	10	444.22	
SUBDIVISION FROM PLAT A1 TO THE EAST FRONTAGE ROAD	0	0	0	0	0	0	0	0	0	SOUTH STATION MULTI FAMILY #3	0	0	0.117	0	0	0.117	4	970.06	
APARTMENT VENTURE #1	0	0	1.3	1.14	0	0	* 2.440	0	0	VILLAGE 5 PLAT 13	0	0	0	0	0	0.457	3	1243.94	
PLAT 3C	6.3832	0	0.84	0	0	0	7.223	0	0	GARDEN PARK LAKESIDE PHASE 1	0.473	0	0	0	0	0.473	3	1084.01	
DAYBREAK VIEW PARKWAY	0	0	1.11	0.04	0	0	1.150	0	0	VILLAGE 5 PLAT 14	0	0	0.245	0	0	0.245	3	1379.18	
SUBDIVISION FROM EAST FRONTAGE ROAD TO 11800 SOUTH	0	0	0	0	0	0	0	0	0	VILLAGE 5 PLAT 15	0	0	0	0	0	0.000	0	0	
△ COMMERCE PARK PLAT 1	0	0	0.19	0.22	0	0	0.410	0	0	NORTH STATION CAMPUS	92.431	0	0	0	0	92.431	0	0.000	
COMMERCE PARK PLAT 2	2.3941919	0	0.47	0	0	0	* 2.664	0	0	DUCKHORN EXTENSION	0	0	0.039	0	0	0.039	0	0.000	
PLAT 8A-1	0	0	0	0	0	0	0.000	2	0	LAKE RUN ROAD R.O.W. (LA-SPJ)	0	0	0.954	0	0	0.954	0	0.000	
PLAT 8B-1	0	0	0	0	0	0	0	0	0	SOUTH STATION LIBRARY	0.026	0	0	0	0	0.026	1	197.13	
PLAT 8C-1	0	0	0	0	0	0	0	0	0	SOUTH STATION PLAT 5	0.222	0	0	0	0	0.222	0	0.000	
PLAT 8D-1	0	0	0	0	0	0	0	0	0	VILLAGE 8 PLAT 5	0.024	0	0	0	0	0.024	11	3297.00	
PLAT 8E-1	0	0	0	0	0	0	0	0	0	△ SOUTH MIXED USE MULTI FAMILY #1	0.451	0	0	0	0	0.451	1	659.36	
PLAT 8F-1	0	0	0	0	0	0	0	0	0	SOUTH MIXED USE MULTI FAMILY #2	0.436	0	0	0	0	0.436	1	1175.70	
PLAT 8G-1	0	0	0	0	0	0	0	0	0	VILLAGE 4 PLAT 1	0.740	0	0	0	0	0.740	3	248.00	
PLAT 8H-1	0	0	0	0	0	0	0	0	0	VILLAGE 4 PLAT 2	0.222	0	0	0	0	0.222	3	408.48	
PLAT 8I-1	0	0	0	0	0	0	0	0	0	VILLAGE 4 PLAT 3	0.837	0	-0.687	0	0	0.150	4	907.22	
PLAT 8J-1	0	0	0	0	0	0	0	0	0	VILLAGE 4 PLAT 4	0.256	0	0	0	0	0.256	5	214.5	
PLAT 8K-1	0	0	0</td																