

NOTES:

- 1. In conjunction with the recordation of this plat for DAYBREAK LAKE RUN ROAD RIGHT-OF-WAY DEDICATION PLAT, 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 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 thereunto shall not be deemed to be an amendment to the Kennecott Master Subdivision #1 referred to herein. Further subdivision of the Kennecott Master Subdivision #1 is consented to by any owner at any time hereafter purchasing or having an interest in any lots shown on this plat.
- 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.

EASEMENT NOTE:

Owner certifies that the easements, claims of easements, or encumbrances on the platted property which are shown by public record on this plat based on the title report issued by Perigee Consulting LLC, Order Number 1313530.01, Amendment No. with an effective date of September 11, 2018.

HIGH GROUND WATER:

Many areas in South Jordan City have ground water problems due to high (fluctuating) water table. Approval of this plat does not constitute representation by the City that building at any specified elevation will solve groundwater problems, if any.

SEWER LATERAL NOTE:

All lots contained within this Plat are served by private sewer laterals. The owner(s) of a lot in this Plat or any portion of an Alpha Parcel which is served by a sewer lateral which traverses a lot labeled "P" or "O", a public right-of-way, or a PUDE easement is hereby granted an easement over any 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.

SEWER NOTE:

"The signature of South Valley Sewer District on this plat does not constitute any guarantee of availability of sanitary sewer service to the property or any approval of sewer lines or facilities. The owner(s) of the property must provide satisfactory plans to the Sewer District for review and approval before connecting to the District's sewer system and will be required to comply with the District's rules and regulations."

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.



EASEMENT APPROVAL
CENTURY LINK DATE: 9/16/18
PACIFICORP DATE: 9/10/18
QUESTAR GAS DATE: 9/16/18
COMCAST DATE: 9/6/18

SALT LAKE VALLEY HEALTH DEPARTMENT
APPROVED AS TO FORM THIS 2 DAY
OF December, A.D., 2018
SALT LAKE VALLEY HEALTH DEPARTMENT

SOUTH VALLEY SEWER DISTRICT
APPROVED AS TO FORM THIS 16 DAY
OF December, A.D., 2018
GENERAL MANAGER

PLANNING DEPARTMENT
APPROVED AS TO FORM THIS 18th DAY
OF September, A.D., 2018
BY THE SOUTH JORDAN PLANNING DEPARTMENT
CITY PLANNER

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.
9/10/18
SOUTH JORDAN CITY ENGINEER

OFFICE OF THE CITY ATTORNEY
APPROVED AS TO FORM THIS 17 DAY
OF December, A.D., 2018
ATTORNEY FOR SOUTH JORDAN CITY

SOUTH JORDAN CITY MAYOR
APPROVED AS TO FORM THIS 18
OF September, A.D., 2018
CITY RECORDER

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: Old Republic
DATE: 12-19-2018 TIME: 9:54 am BOOK: 2018P PAGE: 415
NO Fee
SALT LAKE COUNTY RECORDER

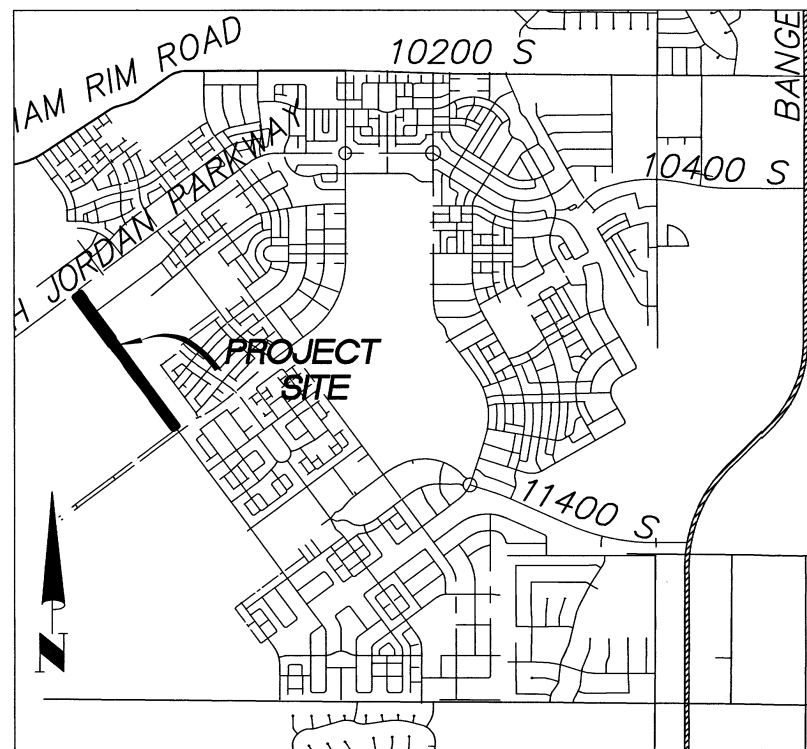
DAYBREAK LAKE RUN ROAD RIGHT-OF-WAY DEDICATION PLAT
(LAKE AVENUE TO SOUTH JORDAN PARKWAY)
AMENDING LOT T3 OF THE KENNECOTT MASTER
SUBDIVISION #1 AMENDED

Located in the Southwest quarter of Section 13, T3S, R2W and the Northwest Quarter of Section 24, T3S, R2W, Salt Lake Base and Meridian

Street Right-of-Way 5.220 acres
(Street Rights-of-Way includes 0.954 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 5.220 acres

DEVELOPED BY:

Daybreak Communities
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 LAKE RUN ROAD RIGHT-OF-WAY DEDICATION PLAT
(LAKE AVENUE TO SOUTH JORDAN PARKWAY)
AMENDING LOT T3 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 7th day of September, A.D., 2018.

VP Daybreak Operations LLC,
a Delaware limited liability company

By: Daybreak Communities LLC,
a Delaware limited liability company
Its: Project Manager

Ty K. McCutcheon
President & CEO

CORPORATE ACKNOWLEDGMENT

"The Owner's Dedication was acknowledged before me this 7th day of September, 2018, by Ty K. McCutcheon as President & CEO for Daybreak Communities LLC, a Delaware limited liability company, the project manager of VP Daybreak Operations LLC, a Delaware limited liability company."

Notary Public



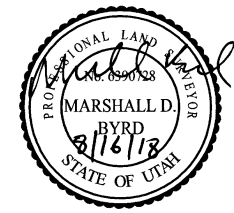
Z28-1

Sheet 1 of 4

SURVEYOR'S CERTIFICATE

I, Marshall D. Byrd do hereby certify that I am a Registered Land Surveyor, and that I hold certificate No. 6390728 as prescribed under the laws of the State of Utah. I further certify that, by the authority of the owners, I have made a survey of the tract of land shown on this plat and described below and have subdivided said tract of land into lots and streets, hereafter to be known as DAYBREAK LAKE RUN ROAD RIGHT-OF-WAY DEDICATION PLAT and the same has been correctly surveyed and staked on the ground as shown on this plat.

Marshall D. Byrd
Professional Land Surveyor
Utah Certificate No. 6390728

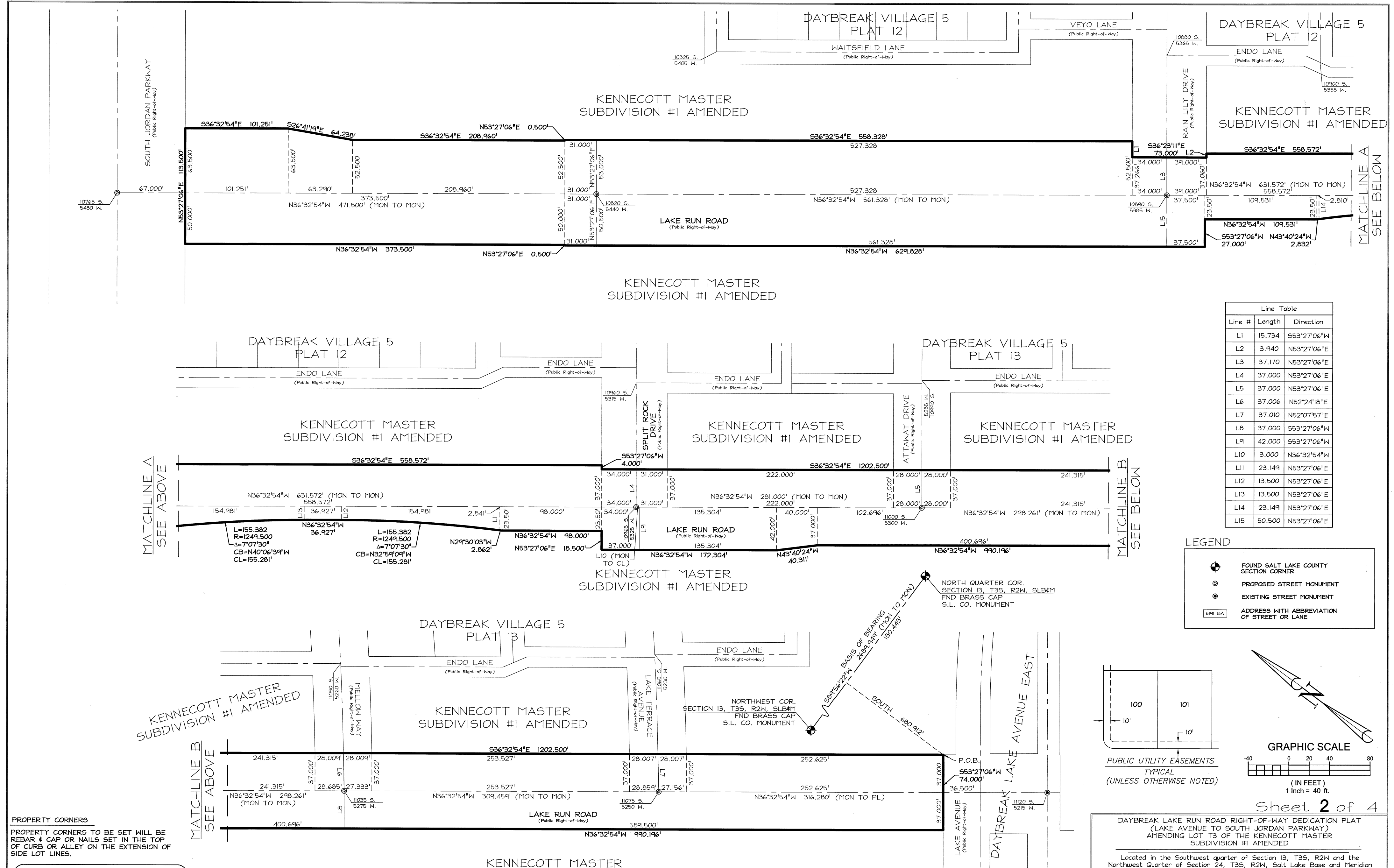


8/16/2018
Date

BOUNDARY DESCRIPTION:

Beginning at a Northerly Corner of Daybreak Lake Avenue East, said point lies South 89°56'22" West 130.443 feet along the Section Line and South 680.712 feet from the North Quarter Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Daybreak Lake Avenue East South 53°27'06" West 74.000 feet; thence North 36°32'54" West 990.196 feet; thence North 43°40'24" West 40.311 feet; thence North 36°32'54" West 172.304 feet; thence North 53°27'06" East 18.500 feet; thence North 36°32'54" West 98.000 feet; thence North 29°30'03" West 2.862 feet to a point on a 1249.500 foot radius non tangent curve to the left, (radius bears South 60°34'36" West); thence along the arc of said curve 155.382 feet through a central angle of 07°07'30"; thence North 36°32'54" West 36.927 feet to a point on a 1249.500 foot radius tangent curve to the left, (radius bears South 53°27'06" West); thence along the arc of said curve 155.382 feet through a central angle of 07°07'30"; thence North 43°40'24" West 2.832 feet; thence North 36°32'54" West 109.531 feet; thence South 53°27'06" West 27.000 feet; thence North 36°32'54" West 629.828 feet; thence North 53°27'06" East 0.500 feet; thence North 36°32'54" West 373.500 feet to the Southerly right-of-way of South Jordan Parkway; thence along said Southerly right-of-way North 53°27'06" East 113.500 feet; thence South 36°32'54" East 101.251 feet; thence South 26°41'19" East 64.238 feet; thence South 36°32'54" East 208.960 feet; thence North 53°27'06" East 0.500 feet; thence South 36°32'54" East 558.328 feet to a Southeasterly Line of Daybreak Village 5 Plat 12 Subdivision; thence along said Daybreak Village 5 Plat 12 Subdivision the following (3) courses: 1) South 53°27'06" West 15.734 feet; 2) South 36°23'11" East 73.000 feet; 3) North 53°27'06" East 3.940 feet; thence South 36°32'54" East 558.572 feet to the Northerly right-of-way of Split Rock Drive; thence along said Split Rock Drive South 53°27'06" West 4.000 feet to a Southeasterly Corner of said Daybreak Village 5 Plat 12 Subdivision; thence along said Daybreak Village 5 Plat 12 Subdivision and a portion of Daybreak Village 5 Plat 13 Subdivision South 36°32'54" East 1202.500 feet to the point of beginning.

Property contains 5.220 acres.



Line Table

Line #	Length	Direction
L1	15.734	S53°27'06"W
L2	3.940	N53°27'06"E
L3	37.170	N53°27'06"E
L4	37.000	N53°27'06"E
L5	37.000	N53°27'06"E
L6	37.006	N52°24'18"E
L7	37.010	N52°07'57"E
L8	37.000	S53°27'06"W
L9	42.000	S53°27'06"W
L10	3.000	N36°32'54"W
L11	23.149	N53°27'06"E
L12	13.500	N53°27'06"E
L13	13.500	N53°27'06"E
L14	23.149	N53°27'06"E
L15	50.500	N53°27'06"E

LEGEND

- ◆ FOUND SALT LAKE COUNTY SECTION CORNER
- ⊙ PROPOSED STREET MONUMENT
- ⊙ EXISTING STREET MONUMENT
- 5/8" BA ADDRESS WITH ABBREVIATION OF STREET OR LANE

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

Sheet 2 of 4

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

PERIGEE CONSULTING
CIVIL • STRUCTURAL • SURVEY

9089 SOUTH 1300 WEST, SUITE 150 WEST JORDAN, UT 84088
801.528.6004 TEL. 801.590.6811 FAX WWW.PERIGEECONSULTING.COM

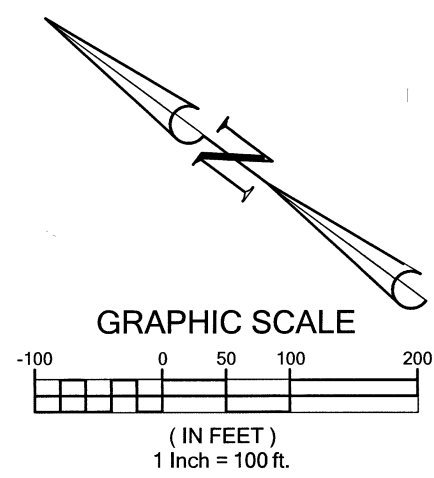
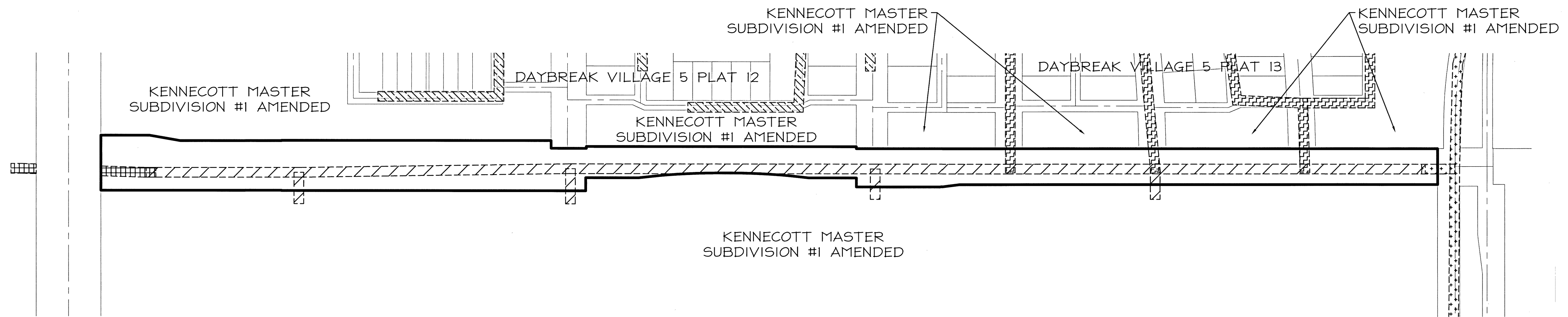
DAYBREAK LAKE RUN ROAD RIGHT-OF-WAY DEDICATION PLAT (LAKE AVENUE TO SOUTH JORDAN PARKWAY) AMENDING LOT T3 OF THE KENNECOTT MASTER SUBDIVISION #1 AMENDED

Located in the Southwest quarter of Section 13, T3S, R2W and the Northwest Quarter of Section 24, T3S, R2W, Salt Lake Base and Meridian

RECORDED # 12905736
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: Old Republic
DATE: 12-11-2018 TIME: 9:57 am BOOK: 2001 PAGE: 415
BY: Fre 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	2.5723	22.23	2.28	5.23	26.9377	0	58.35	13	4,887.83
PLAT 1 AMENDED	12.61	22.17	2.28	5.23	26.9377	0	68.33	0	0
LOT M-104 AMENDED	0	0	0	0	0	0	0	0	0
PLAT 2	8.6783	1.0496	1.32	4.74	0	0	15.7849	21	6340.29
PLAT 2 AMENDED	8.6093	1.0496	1.32	4.74	0	0	15.7189	0	0
TOWNEHOME 1 SUB.	0	0	0	0	0	0	0	0	0
PLAT 3	2.6437	11.6106	0.32	5.89	0	0	20.4643	9	2,105.88
PLAT 4	0.7252	0.3496	0.24	1.97	0	0	3.2848	5	1,690.56
PLAT 4 AMENDED	0.7293	0.3496	0.24	1.97	0	0	3.3056	9	4,889.98
CARRIAGE CONDOS	0	0	0	0	0	0	0	0	0
PLAT 5	2.9994	2.7368	1.18	5.39	0	0	12.3062	36	10,719.18
PLAT 5 AMENDED	5.7505	0	1.18	5.39	0	0	12.3205	13	3,552.29
PLAT 6	3.371	31.8148	0	3.89	0	0	39.0758	5	1,690.56
PLAT 7	16.3272	7.6526	6.27	5.11	0	0	35.3598	5	1,690.56
PLAT 3A	1.796	0	0.1	0.39	0	0	2.226	0	0
PLATS 3B-1 THRU 3B-10	0	0	0	0	0	0	0	0	0
CORPORATE CENTER #1	0	0	0.07	0.1	0	0	0.17	0	0
PLAT 8	13.8622	0.0431	0.38	3.77	0	0	18.0553	13	4,227.78
PLAT 7A AMENDED	16.3272	7.6526	6.27	5.11	0	0	35.3598	0	0
EASTLAKE VILLAGE CONDOS	0	0	0	0	0	0	0	0	0
PLAT 9	17.8005	0	5.04	5.92	0	0	28.7605	0	0
PLAT 7B AMENDED	14.7624	7.6526	7.83	5.11	0	0	35.355	0	0
VILLAGE CENTER 1A	0	0	0	0	0	0	0	0	0
AMENDED EASTLAKE VILLAGE CONDOS	0	0	0	0	0	0	0	0	0
PLAT 5A AMENDED	17.8005	0	5.04	5.92	0	0	28.7605	38	11,087.08
AMENDED PLAT 1A	12.61	22.17	2.28	5.23	26.9377	0	68.3277	0	0
DAYBREAK VIEW PARKWAY SUBDIVISION FROM PLAT A1 TO THE EAST FRONTAGE ROAD	0	0	1.36	0	0	0	1.36	0	0
APARTMENT VENTURE #1	0	0	1.3	1.14	0	0	2.44	0	0
PLAT 3C	0	0	0.84	0	0	0	0.84	0	0
DAYBREAK VIEW PARKWAY SUBDIVISION FROM EAST FRONTAGE ROAD TO 11800 SOUTH	0	0	1.11	0.04	0	0	1.15	0	0
COMMERCE PARK PLAT 1	0	0	0.19	0.22	0	0	0.41	0	0
COMMERCE PARK PLAT 2	0	0	0.47	0	0	0	0.47	0	0
PLAT 8A-1	0	0	0	0	0	0	0	2	740
PLAT 8A-2	0	0	0	0	0	0	0	0	0
VILLAGE 4A PLAT 1	2.149	0	1.49	0	0	0	3.639	7	1,028.00
VILLAGE 4A PLAT 2	0.8623	0	0.61	0	0	0	1.4723	0	0
PLAT 8A-3	0	0	0	0	0	0	0	0	0
PLAT 8A-4	0	0	0	0	0	0	0	0	0
PLATS 8A-5 THRU 8A-9	0	0	0	0	0	0	0	0	0
PLAT 7C AMENDED	14.7624	7.3647	7.83	5.11	0	0	35.0671	35	10,037.21
AMENDED VILLAGE 4A PLAT 2	0.8623	0	0.61	0	0	0	1.4723	3	709.76
EASTLAKE ELEMENTARY SCHOOL	0	0	0	0	0	0	0	0	0
COUPLET LINER PRODUCT #1	0	0	0	0	0	0	0	0	0
PLAT 3D	0.0138	0	0.12	0	0	0	0.1338	2	449.34
AMENDED PLAT 3B-10	0	0	0	0	0	0	0	1	33.72
VCI DANFANE	0	0	0.38	0.04	0	0	0.42	0	0
VCI CONDO SUBDIVISION	0	0	0	0	0	0	0	0	0
VILLAGE 4A PLAT 3	2.9531	0	1.56	0.37	0	0	4.8831	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	0	0	0	0	0	0
QUESTAR/WVCD PLAT	0	0	0	0	0	0	0	0	0
VILLAGE 4A MULTI FAMILY #1	1.05	0	0.41	0	0	0	1.05	0	0
UNIVERSITY MEDICAL #1	0	0	0.41	0	0	0	0.41	0	0
PLAT 10A	0.766	0	0.64	0	0	0	1.406	0	0
VCI MULTI FAMILY #1	0.0903	0	0.09	0	0	0	0.0903	2	1,291.32
AMENDED PLAT 10A	0.766	0	0.64	0	0	0	1.406	0	0
GARDEN PARK CONDOMINIUMS, PHASE 1	0	0	0	0	0	0	0	0	0
GARDEN PARK CONDOMINIUMS, PHASE 3	0	0	0	0	0	0	0	0	0
PLAT 9B	0	0	0	0	0	0	0	0	0
PLAT 9C	-0.2014	0	0	0	0	0	-0.2014	0	0
PLAT 3E	0.0251	0	0.36	0	0	0	0.3851	1	389
AMENDED UNIVERSITY MEDICAL #1	0	0	0.26	0.22	0	0	0.48	0	0
SOUTH JORDAN PARKWAY ROW PLAT FROM SPLIT ROCK DRIVE TO 5360 WEST	0	0	1.21	0	0	0	1.21	0	0
PLAT 8C	0.0998	0	0	0	0	0	0.0998	0	0
AMENDED VCI MULTI FAMILY #1	0.0903	0	0	0	0	0	0.0903	3	412.58
VCI MULTI FAMILY #2A	0.11	0	0	0.11	0	0	0.22	1	502.5
PLAT 9D	0	0	0	0	0	0	0	2	484
AMENDED PLAT 3E	0	0	0	0	0	0	0	0	0
PLAT 7D	0	0	0	0	0	0	0	0	0
VCI MULTI FAMILY #2B	0.2087	0	0	0	0	0	0.2087	1	194.33
VILLAGE 4A PLAT 4	0.8077	0	0.26	0.23	0	0	1.2977	2	718.22
VILLAGE 4A PLAT 5	1.5901	0	0.68	0.09	0	0	2.2701	4	1,125.22
PLAT 10B	0	0	0.2	0.09	0	0	0.29	0	0
PLAT 7E	0	0	0	0	0	0	0	0	0
PLAT 9F	0	0	0	0	0	0	0	0	0
PLAT 7F	0	0	0	0	0	0	0	0	0
VCI MULTI FAMILY #3	0.1297	0	0	0	0	0	0.1297	0	0
VILLAGE 4A MULTI FAMILY #2	0	0	0	0	0	0	0	0	0
PLAT 9G	-0.2921	0	0	0	0	0	-0.2921	6	1,303.42
PLAT 10C	1.0818	0	0.14	0.65	0	0	1.8718	4	1,097.20
PLAT 8D	0	0	0	0	0	0	0	0	0
PLAT 8B	0	0	0	0	0	0	0	0	0
PLAT 9H	0	0	0	0	0	0	0	0	0
VILLAGE 4 WEST PLAT 1	0.2552	0	2.02	0.48	0	0	2.7552	2.00	1,088
VCI MULTI FAMILY #4	0	0	0	0	0	0	0	0	0
VILLAGE 4 EAST PLAT 1	1.4911	0	0.86	0	0	0	2.3511	6	1,524.61
VCI MULTI FAMILY #4A	0.3296	0	0	0	0	0	0.3296	6	924.04
PLAT 10D	0.3384	0	0.18	0.35	0	0	0.8684	6	924.04
VCI MULTI FAMILY #5	0.2651	0	0	0	0	0	0.2651	10	1,837.74
VILLAGE 4A PLAT 6	1.002	0	0.99	0.31	0	0	2.302	8	2,892.33
PLAT 10E	0.9735	0	1.31	0.51	0	0	2.7935	0	0
PLAT 9I	0	0	0	0	0	0	0	0	0
QUAIRRH LAKE PLAT	0	105.945	0	0	0	0	105.945	0	0
VILLAGE 4 WEST PLAT 2	0.299	0	0	0.27	0	0	0.563	2	891.76

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
VILLAGE 5 PLAT 1	0	0	0.58	0	0	0	0.58	0	0
PLAT 10F	6.7848	0	0	0	0	0	6.7848	0	0
VCI MULTI FAMILY #6	0.091	0	0	0	0	0	0.091	1	508.05
VILLAGE 5 PLAT 2	0.9984	0	0.13	0.72	0	0	1.2884	7	2,583.35
VILLAGE 5 PLAT 3	1.2195	0	0.22	1.11	0	0	2.5495	16	3,781.25
PLAT 10G	0	0	0.33	0.29	0	0	0.62	4	1,208.13
VILLAGE 4 EAST CONDOMINIUM NO. 1 AMENDED	0	0	0	0	0	0	0	0	0
VILLAGE 4 EAST CONDOMINIUM NO. 2 AMENDED	0	0	0	0	0	0	0	0	0
VILLAGE 4 EAST PLAT 2	0.1964	0	0	0.66	0	0	0.8564	6	1,524.61
VILLAGE 4 EAST PLAT 3	0.4098	0	0	0.21	0	0	0.6198	6	1,524.61
VILLAGE 4A PLAT 7	0	0	0.46	0	0	0	0.46	1	150
COMMERCE PARK PLAT 3	0	0	0	0	0	0	0	0	0
VILLAGE 5 PLAT 4	3.5868	0	0.1	0.96	0	0	4.6488	19	3,532.59
VILLAGE 4A PLAT 8	0.3688	0	0.52	0.02	0	0	0.9088	6	1,687.31
VILLAGE 4 WEST PLAT 1 AMENDED	0.1275	0	0	0	0	0	0.1275	0	0
VILLAGE 5 MULTI FAMILY #1	0.0903	0	0.02	0	0	0	0.1103	4	1,161.21
VCI MULTI FAMILY #7	0.1485	0	0	0.04	0	0	0.1885	0	0
SOUTH STATION MULTI FAMILY #1	0.4972	0	0	0	0	0	0.4972	0	0
VILLAGE 7A PLAT 1	0	0	0.12	0	0	0	0.12	0	0
S. JORDAN PKWY. ROW DED. PLAT FROM 5360 WEST TO MT. VIEW CORR.	0	0	2.6	0	0	0	2.6	0	0
PLAT 10H	1.6574	0	1.17	0.99	0	0	3.8174	10	2,672.92
VILLAGE 5 PLAT 5	0.0644	0	0.91	0.44	0	0	1.4144	4	1,125.38
PLAT 10I	2.067	0	0.36	1.15	0	0	3.577	10	3,294.81
VILLAGE 10 NORTH PLAT 1	0	0	0.15	0.04	0	0	0.19	0	0
VILLAGE 5 PLAT 6	0.5937	0	0.11	0	0	0	0.7037	2	752.23
VILLAGE 5 PLAT 7	0	0	0	0.34	0	0	0.34	2	672
UNIVERSITY MEDICAL #2	0	0	0.06	0	0	0	0.06	0	0
VILLAGE 10 NORTH PLAT 2	0	0	0	0	0	0	0	0	0
VILLAGE 7	6.0122	0	2.09	0	0	0	8.1022	0	0
LAKE AVENUE FROM MOUNTAIN VIEW CORRIDOR TO 6000 WEST	15.1509	0	1.32	0	0	0	16.4709	0	0
VILLAGE 7 PLAT 1	1.1445	0	0	0.74	0	0	1.8855	7	2,183.79
VILLAGE 8 PLAT 1	0	0	0	0	0	0	0	2	363.33
VILLAGE 8 PLAT 2	19.8151	0	0.57	1.16	0	0	21.5451	10	3,142.73
VILLAGE 5 PLAT 8	0.041	0	0.961	0	0	0	1.002	13	3,117.71
LAKE AVENUE EAST	9.055	0	2.101	0	0	0	11.156	0	0
VILLAGE 4 EAST CONDOMINIUMS NO. 4	0	0	0	0	0	0	0	0	0
COMMERCE PARK PLAT 4	0	0	0	0	0	0	0	0	0
SOUTH STATION MULTI FAMILY #1 AMENDED	0.031	0	0	0	0	0	0.031	0	0
VILLAGE 4 EAST MULTI FAMILY #1	0.428	0	0	0	0	0	0.428	3	735.03
VILLAGE 4 EAST CONDOMINIUMS NO. 5	0	0	0	0	0	0	0	0	0
VILLAGE 4 EAST CONDOMINIUMS NO. 6	0	0	0	0	0	0	0	0	0
VILLAGE 4 EAST CONDOMINIUMS NO. 7	0	0	0	0	0	0	0	0	0
SOUTH STATION PLAT 1	0	0	0.526	0	0	0	0.526	6	1,787
VILLAGE 5 PLAT 9	0.824	0	0.747	0	0	0	1.571	6	1,787
VILLAGE 4A PLAT 9	0.417	0	0.19	0	0	0	0.607	3	768.43
OPERATIONS - INVESTMENTS PLAT 1	0	0	0	0	0	0	0	0	0
7 VILLAGE 5 MULTI FAMILY #2	0.188	0	0	0	0	0	0.188	3	1,807.00
VILLAGE 8 PLAT 3	0.064	0	2.149	0	0	0	2.213	22	7,225.25
VILLAGE 4 WEST PLAT 3	0.883	0	0.08	0	0	0	0.963	2	253.91
LAKE ISLAND PLAT 1	2.868	0	1.655	0	0	0	4.523	11</	



Sheet 3 of 4

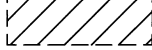


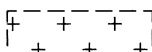
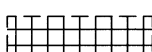
PROPERTY CORNERS

PROPERTY CORNERS TO BE SET WILL BE REBAR 4 CAP OR NAILS SET IN THE TOP OF CURB OR ALLEY ON THE EXTENSION OF SIDE LOT LINES.

PERIGEE CONSULTING
CIVIL • STRUCTURAL • SURVEY

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

LEGEND

-  EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 10679 PAGE 8079
-  EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 10679 PAGE 8072
-  EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 10657 PAGE 217
-  EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 10493 PAGE 3926
-  EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 10683 PAGE 4099

DAYBREAK LAKE RUN ROAD RIGHT-OF-WAY DEDICATION PLAT
(LAKE AVENUE TO SOUTH JORDAN PARKWAY)
AMENDING LOT T3 OF THE KENNECOTT MASTER SUBDIVISION #1 AMENDED

Located in the Southwest quarter of Section 13, T3S, R2W and the Northwest Quarter of Section 24, T3S, R2W, Salt Lake Base and Meridian

RECORDED #

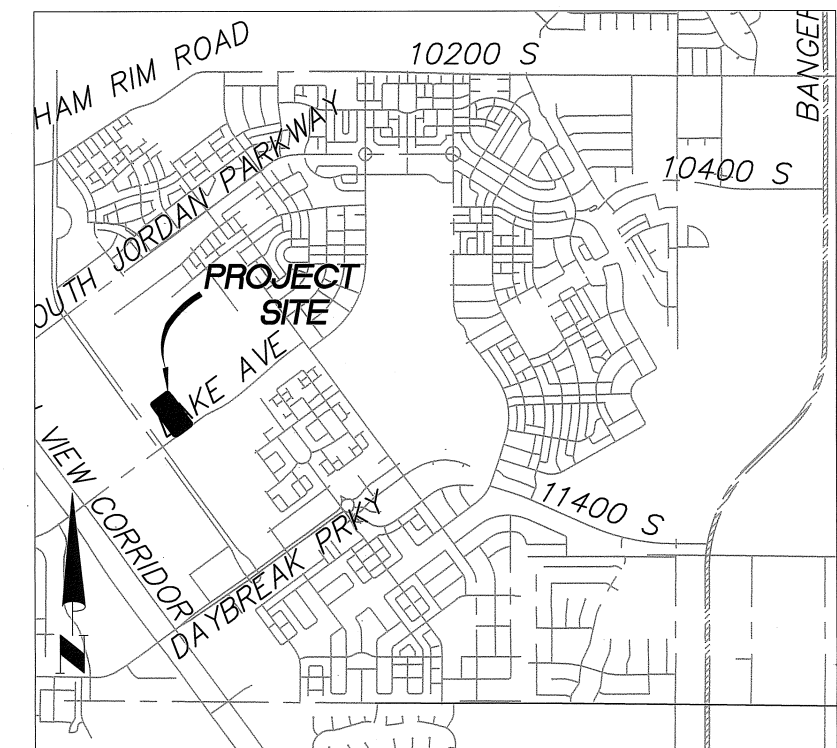
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF: Old Republic
DATE: 12-19-2018 TIME: 9:59 am BOOK: 2018P PAGE: 418
NO Fee Dave M. M...
FEE \$ SALT LAKE COUNTY RECORDER

DAYBREAK SOUTH STATION MULTI FAMILY #6 AMENDING LOT T3 OF THE KENNECOTT MASTER SUBDIVISION #1 AMENDED AND INCLUDING A VACATED PORTION OF LAKE AVENUE AND LAKE RUN ROAD

Located in the Northwest Quarter of Section 24, T3S, R2W,
Salt Lake Base and Meridian
July, 2022

Containing 45 Lots 1.476 acres
Containing 4 P-Lots 0.165 acres
Containing 1 M-Lot 1.003 acres
Containing 3 Public Lanes 0.337 acres
Street Right-of-Way 1.221 acres
(Street Right-of-Way includes 0.144 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 4.202 acres

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



VICINITY MAP

OWNER'S DEDICATION

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

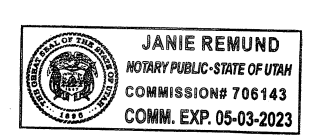
**DAYBREAK SOUTH STATION MULTI FAMILY #6
AMENDING LOT T3 OF THE KENNECOTT MASTER SUBDIVISION #1
AMENDED AND INCLUDING A VACATED PORTION OF LAKE
AVENUE AND LAKE RUN ROAD**

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 7th day of July, A.D., 2022.

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

By: Bart Sharp
Name: Bart Sharp
Its: Chief Operations Officer



CORPORATE ACKNOWLEDGMENT

"The Owner's Dedication was acknowledged before me this 7th day of July, 2022, by VP Daybreak Operations LLC as President and CEO Bart Sharp, CEO for Miller Family Real Estate, L.L.C., a Utah Limited Liability Company, the authorized manager of VP Daybreak Operations LLC, a Delaware limited liability company."

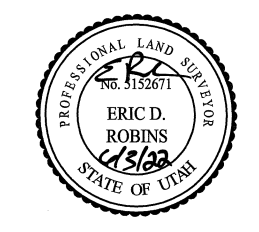
[Signature]
Notary Public



SURVEYOR'S CERTIFICATE

I, Eric D. Robins do hereby certify that I am a Professional Land Surveyor, and that I hold certificate No. 5152671 as prescribed under the laws of the State of Utah. I further certify that by the authority of the owners, I have made a survey of the tract of land shown on this plat and described below and have subdivided said tract of land into lots and streets, hereafter to be known as DAYBREAK SOUTH STATION MULTI FAMILY #6 and the same has been correctly surveyed and staked on the ground as shown on this plat.

E. D. Robins
Eric D. Robins
Professional Land Surveyor
Utah Certificate No. 5152671



6/5/22
Date

BOUNDARY DESCRIPTION:

Being a portion of Lot T3 of the Kennecott Master Subdivision #1 Amended, recorded as Entry No. 8824749 in Book 2003P at Page 303 in the Office of the Salt Lake County Recorder, more particularly described as follows:

Beginning at a point on the Northernly Right-of-Way Line of Lake Avenue, said point lies South 89°55'30" East 2268.960 feet along the Daybreak Baseline Southeast (Basis of bearings is South 89°55'30" East 10641.888' between Southwest Corner of Section 24, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 43°2.415 feet from the Southwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North 36°32'54" West 624.000 feet; thence North 53°27'06" East 288.391 feet to the Westernly Right-of-Way Line of new Lake Run Road; thence along said new Lake Run Road the following (3) courses: 1) South 36°32'54" East 691.000 feet; 2) North 53°27'06" East 4.500 feet; 3) South 36°32'54" East 557.500 feet to said Northernly Right-of-Way Line of new Lake Avenue; thence along said new Lake Avenue the following (3) courses: 1) South 53°27'06" West 232.891 feet; 2) North 36°32'54" West 2.500 feet; 3) South 53°27'06" West 60.000 feet to the point of beginning.

Property contains 4.202 acres.

NOTES:

- In conjunction with the recordation of this plat for DAYBREAK SOUTH STATION MULTI FAMILY #6, 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 titled, "Supplement to Community Charter for Daybreak Submitting Additional Property" (each, a "Supplement"). The Supplements subject the "tract" described herein to a document entitled "Covenant for Community for Daybreak" (the "Covenant"), and the residential lots and certain other lots within this Plat to a second document entitled "Community Charter for Daybreak" (the "Charter"). In addition, any non-residential lot(s) may also have recorded against them a "Supplement to Amended and Restated Declaration of Covenants, Conditions and Restrictions for Daybreak Village Submitting Additional Property", which subjects such non-residential lots within this Plat to the "Amended and Restated Declaration of Covenants, Conditions and Restrictions for Daybreak Village" (the "Village Declaration"). This Plat is part of a master-planned community commonly known as "Daybreak" and is subject to the Master Development Agreement recorded on March 26, 2003 as Entry No. 8581557, in Book 8762 beginning on Page 7103 of the Official Records of Salt Lake County (which Master Development Agreement may be amended from time to time) (the "Master Development Agreement").
- The "tract" subdivided by this Plat is hereby specifically subjected to a reservation by the Owner of (i) all oil, gas, geothermal and mineral rights and interests under or appurtenant to the "tract" subdivided by this Plat, and (ii) all water flowing or located under, within, over, or through the "tract" subdivided by this Plat, including, without limitation, all storm water and reclaimed water. The "tract" subdivided by this Plat is further subject to all easements, restrictions, reservations, rights-of-way, shortages in area, encroachments, or other encumbrances, whether such matters are of record or otherwise enforceable at law or in equity.
- All areas identified on this Plat as public rights-of-way are intended for public use and are hereby dedicated for the perpetual use of the public pursuant to the Owner's dedication shown 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.
- 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.
- On any lot in this Plat encumbered by a blanket PUEDE easement, Owner reserves the right to relocate and/or more particularly define the location of such easement by Owner recording a notice of such location concerning such lot in the Official Records of Salt Lake County. Owner's relocation or definition of the easement is subject to existing utility's consent.
- From and after recordation of this plat, any amendment thereto or further subdivision thereof or within thereunto shall not be deemed to be an amendment to the Kennecott Master Subdivision #1 referred to herein. Further subdivision of the Kennecott Master Subdivision #1 is consented to by any owner at any time hereafter purchasing or having an interest in any lots shown on this plat.
- Certain lots on this Plat may be served by sewer laterals that are less than 11 feet below ground level. In such event the residences on such lots with basements may not have sewer service available to the basements. The owner of any lot in this Plat shall be responsible for verifying the sewer lateral depth serving said lot and shall be responsible for setting the foundation elevation of the residence constructed thereon to a depth sufficient for adequate fall into the respective sewer lateral.
- The total development known as Daybreak, of which this plat is a part, is a large, master planned community. Phases of Daybreak may contain or be adjacent to a significant mix of land uses including parks, recreational facilities, churches, schools, retail, office and commercial, and industrial uses, which will be intermingled with residential properties. Different uses may be constructed at different times. Certain uses may be located near other uses when Daybreak is fully developed, such as commercial, retail, civic, educational, religious and office property and apartments, townhomes 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.
- For any "P" lots or "O" lots with paved sidewalks and/or walkways constructed thereon, the Owner hereby grants a public access easement thereon for public use by pedestrians and non-motorized vehicles for the purpose of reasonable access, ingress and egress over and across such paved sidewalks and/or walkways. Such public access easement areas and improvements shall be maintained by the Daybreak community association or applicable sub-association.
- Approval of this plat by South Jordan City does not mean that individual lot drainage to a road or retention facility is assured. Development and grading may necessitate swales and other drainage facilities to protect individual properties. Approval of this plat also does not constitute representation by the City that swales or other drainage facilities are appropriate and maintained nor that drainage from adjacent properties is prevented.

EASEMENT NOTE:

Owner certifies that the easements, claims of easements, or encumbrances on the platted property which are shown by public records are shown on this plat based on the title report issued by Order Number _____, Amendment No. _____ with an effective date of _____, 20__.

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 PUEDE easement is hereby granted an easement over and through such "P" and/or "O" lots, public rights-of-way and/or PUEDE 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. None
SIGNATURE Steve V. Spivey DATE 6/21/2022



EASEMENT APPROVAL
CENTURY LINK: Paul Binning DATE: 6-21-22
PACIFICORP: [Signature] DATE: 6-21-22
DOMINION ENERGY: [Signature] DATE: 6-21-22
COMCAST: [Signature] DATE: 6-21-22

SALT LAKE COUNTY HEALTH DEPARTMENT
APPROVED AS TO FORM THIS 23rd DAY OF August, A.D., 2022.
[Signature]
SALT LAKE COUNTY HEALTH DEPARTMENT

SOUTH VALLEY SEWER DISTRICT
APPROVED AS TO FORM THIS 12th DAY OF August, A.D., 2022.
[Signature]
GENERAL MANAGER

PLANNING DEPARTMENT
APPROVED AS TO FORM THIS 25th DAY OF August, A.D., 2022. BY THE SOUTH JORDAN PLANNING DEPARTMENT.
[Signature]
CITY PLANNER

SOUTH JORDAN CITY ENGINEER
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
[Signature] 8/24/2022
DATE SOUTH JORDAN CITY ENGINEER

OFFICE OF THE CITY ATTORNEY
APPROVED AS TO FORM THIS 29th DAY OF August, A.D., 2022.
[Signature]
ATTORNEY FOR SOUTH JORDAN CITY

SOUTH JORDAN CITY MAYOR
APPROVED AS TO FORM THIS 29th DAY OF August, A.D., 2022.
[Signature]
CITY RECORDER

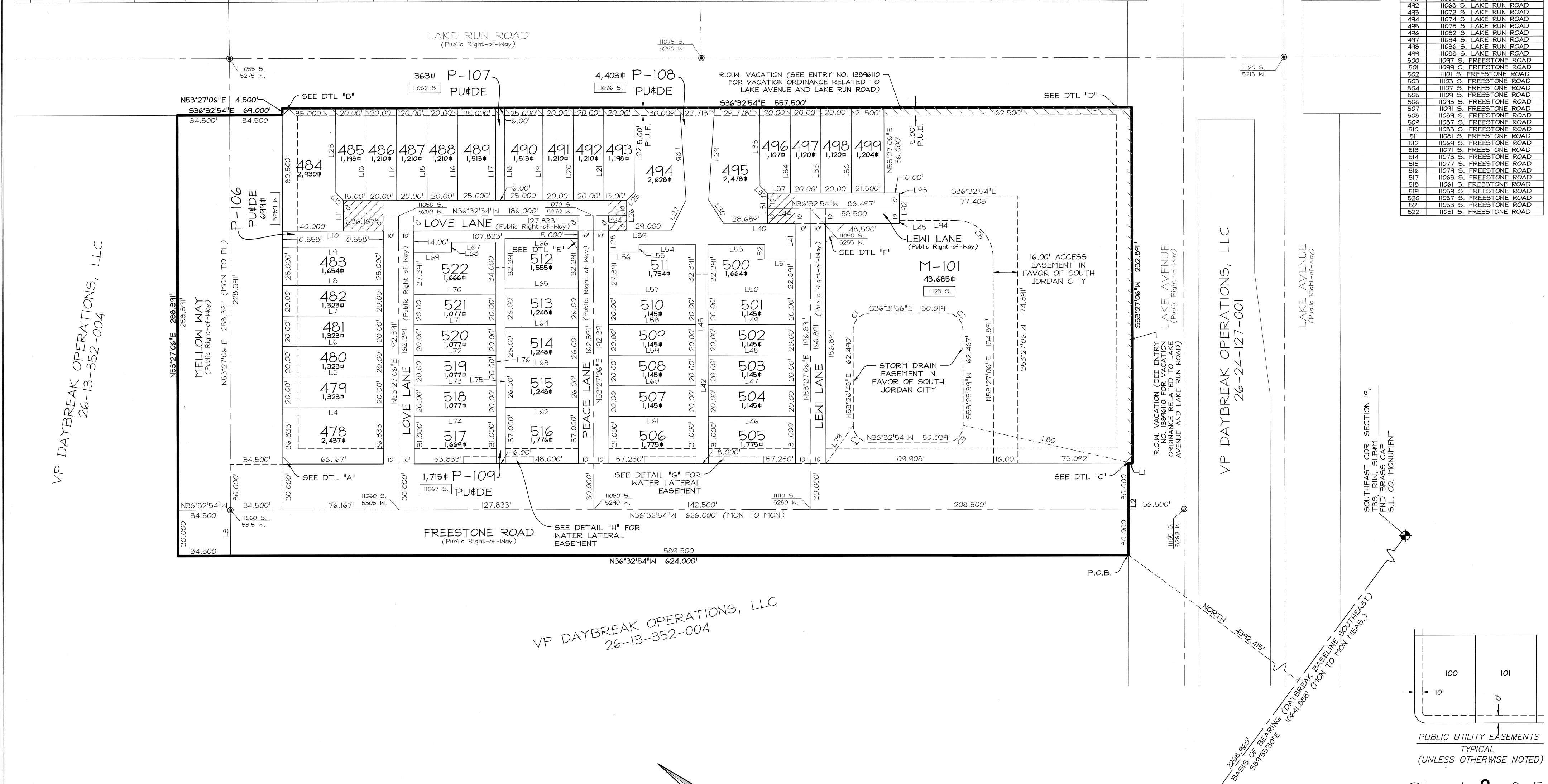
SALT LAKE COUNTY RECORDER RECORDED # 14008080
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: VP Daybreak Operations LLC
DATE: 8/30/2022 TIME: 1:59 pm BOOK: 2082P PAGE: 205
FEE \$ 350.00
[Signature] DEPUTY SALT LAKE COUNTY RECORDER

DAYBREAK VILLAGE 5
MULTI FAMILY #5
BK: 2019P PG: 131

DAYBREAK VILLAGE 5 MULTI FAMILY #5
BK: 2019P PG: 131

DAYBREAK VILLAGE 5 MULTI FAMILY #5
BK: 2019P PG: 131

LOT	ADDRESS
478	5307 W. MELLOW WAY
479	5303 W. MELLOW WAY
480	5298 W. MELLOW WAY
481	5297 W. MELLOW WAY
482	5293 W. MELLOW WAY
483	5291 W. MELLOW WAY
484	10244 S. LAKE RUN ROAD
485	10243 S. LAKE RUN ROAD
486	10282 S. LAKE RUN ROAD
487	10284 S. LAKE RUN ROAD
488	10285 S. LAKE RUN ROAD
489	10286 S. LAKE RUN ROAD
490	10284 S. LAKE RUN ROAD
491	10284 S. LAKE RUN ROAD
492	10285 S. LAKE RUN ROAD
493	10272 S. LAKE RUN ROAD
494	10274 S. LAKE RUN ROAD
495	10275 S. LAKE RUN ROAD
496	10282 S. LAKE RUN ROAD
497	10284 S. LAKE RUN ROAD
498	10285 S. LAKE RUN ROAD
499	10286 S. LAKE RUN ROAD
500	10284 S. LAKE RUN ROAD
501	10284 S. LAKE RUN ROAD
502	11011 S. FREESTONE ROAD
503	11013 S. FREESTONE ROAD
504	11017 S. FREESTONE ROAD
505	11024 S. FREESTONE ROAD
506	11028 S. FREESTONE ROAD
507	1091 S. FREESTONE ROAD
508	1094 S. FREESTONE ROAD
509	1097 S. FREESTONE ROAD
510	1093 S. FREESTONE ROAD
511	1081 S. FREESTONE ROAD
512	1069 S. FREESTONE ROAD
513	1071 S. FREESTONE ROAD
514	1073 S. FREESTONE ROAD
515	1077 S. FREESTONE ROAD
516	1074 S. FREESTONE ROAD
517	1063 S. FREESTONE ROAD
518	1061 S. FREESTONE ROAD
519	1064 S. FREESTONE ROAD
520	1057 S. FREESTONE ROAD
521	1053 S. FREESTONE ROAD
522	1051 S. FREESTONE ROAD



VP DAYBREAK OPERATIONS, LLC
26-13-352-004

VP DAYBREAK OPERATIONS, LLC
26-13-352-004

VP DAYBREAK OPERATIONS, LLC
26-24-127-001

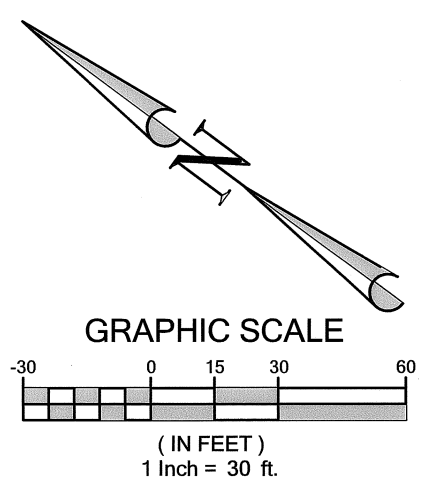
PROPERTY CORNERS
PROPERTY CORNERS TO BE SET WILL BE REBAR # CAP OR NAILS SET IN THE TOP OF CURB OR ALLEY ON THE EXTENSION OF SIDE LOT LINES.

PERIGEE CONSULTING
CIVIL - STRUCTURAL - SURVEY

9089 SOUTH 1300 WEST, SUITE 160 WEST JORDAN, UT 84088
801.628.6004 TEL. 801.960.6611 FAX WWW.PERIGEECIVIL.COM

LEGEND

- FOUND SALT LAKE COUNTY SECTION CORNER
- PROPOSED STREET MONUMENT
- EXISTING STREET MONUMENT
- ADDRESS WITH ABBREVIATION OF STREET OR LANE
- PUBLIC RIGHT-OF-WAY: SOUTH JORDAN CITY WILL NOT PROVIDE SNOW REMOVAL, STREET SHEEPING OR GARBAGE COLLECTION IN THESE AREAS. SNOW REMOVAL AND STREET SHEEPING ARE THE RESPONSIBILITY OF THE ADJACENT LOT OWNERS. GARBAGE CANS MUST BE PLACED ON THE THROUGH PORTION OF THE ADJACENT LANE OR STREET.
- VACATED AREA OF DOCKSIDER DRIVE (SEE ENTRY #1386110 FOR VACATION ORDINANCE RELATED TO LAKE AVENUE AND LAKE RUN ROAD)

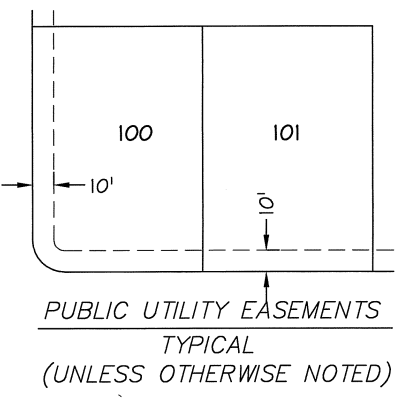


Sheet 2 of 5

DAYBREAK SOUTH STATION MULTI FAMILY #6
AMENDING LOT T3 OF THE KENECOTT MASTER SUBDIVISION #1
AMENDED AND INCLUDING A VACATED PORTION OF LAKE AVENUE
AND LAKE RUN ROAD

Located in the Northwest Quarter of Section 24, T3S, R24W,
Salt Lake Base and Meridian

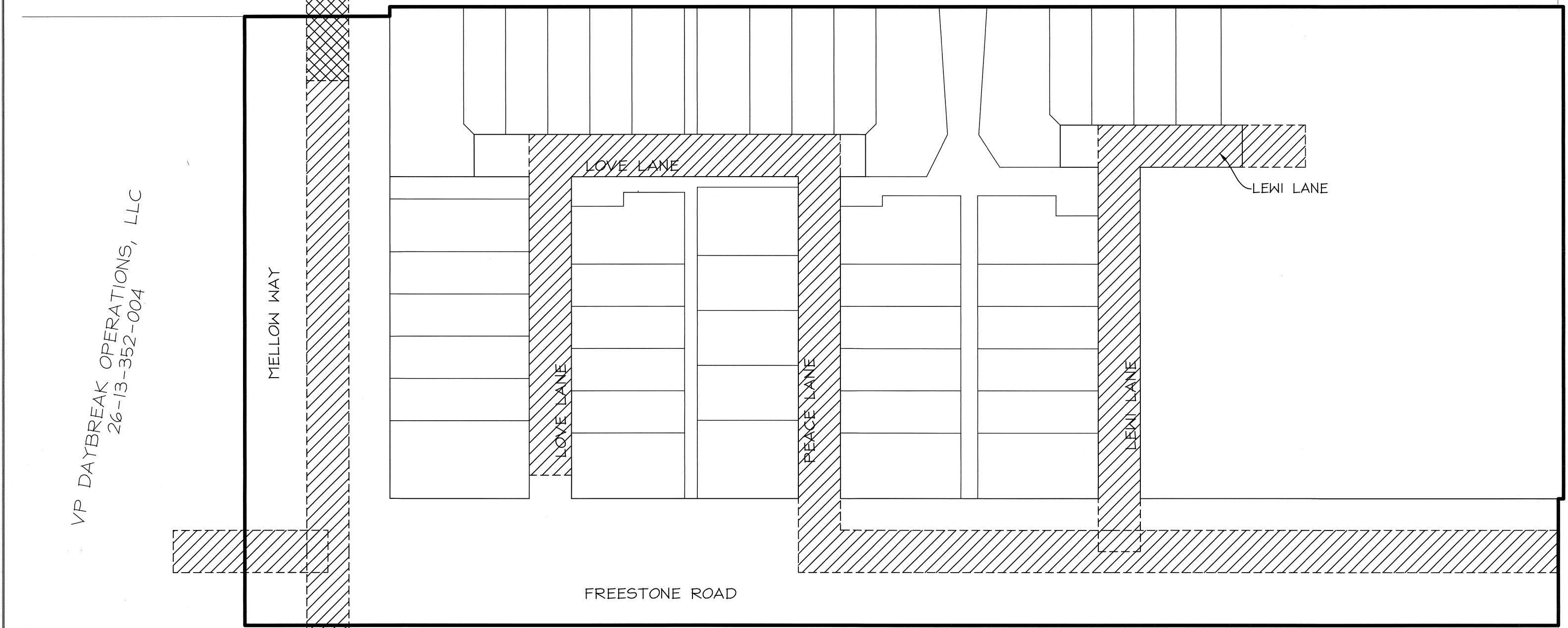
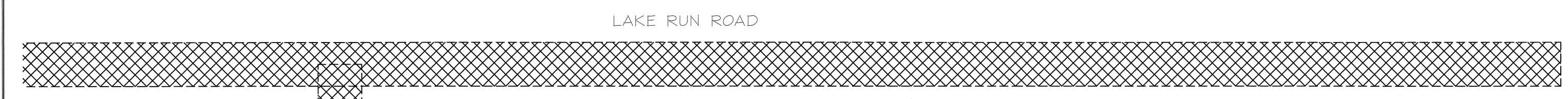
SALT LAKE COUNTY RECORDS RECORDED # 140091620
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF: VP Daybreak Operations LLC
DATE: 5/29/2022 TIME: 1:59 pm BOOK: 2022 PAGE: 205
\$350.00
Amy D. Davis Deputy
DEPUTY SALT LAKE COUNTY RECORDER



DAYBREAK VILLAGE 5
MULTI FAMILY #5
BK: 2019P PG: 131

DAYBREAK VILLAGE 5 MULTI FAMILY #5
BK: 2019P PG: 131

DAYBREAK VILLAGE 5 MULTI FAMILY #5
BK: 2019P PG: 131



VP DAYBREAK OPERATIONS, LLC
26-13-352-004

MELLOW WAY

LOVE LANE

PEACE LANE

LEWI LANE

FREESTONE ROAD

LAKE AVENUE

VP DAYBREAK OPERATIONS, LLC
26-24-127-001

LAKE AVENUE

VP DAYBREAK OPERATIONS, LLC
26-13-352-004

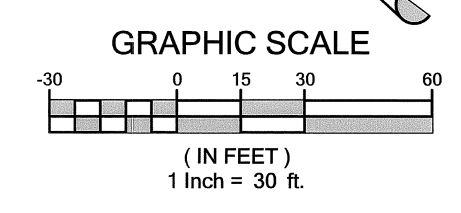
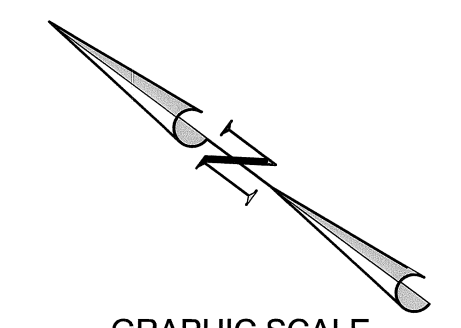
PROPERTY CORNERS
PROPERTY CORNERS TO BE SET WILL BE
REBAR & CAP OR NAILS SET IN THE TOP
OF CURB OR ALLEY ON THE EXTENSION OF
SIDE LOT LINES.

PERIGEE CONSULTING
CIVIL • STRUCTURAL • SURVEY

9089 SOUTH 1300 WEST, SUITE 160 WEST JORDAN, UT 84088
801.628.6004 TEL. 801.590.6811 FAX WWW.PERIGEECIVIL.COM

LEGEND

	EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 11295 PAGE 6057
	EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 10674 PAGE 8074



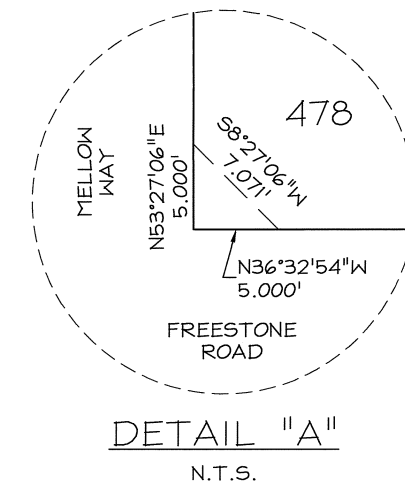
Sheet 3 of 5

DAYBREAK SOUTH STATION MULTI FAMILY #6
AMENDING LOT T3 OF THE KENNECOTT MASTER SUBDIVISION #1
AMENDED AND INCLUDING A VACATED PORTION OF LAKE AVENUE
AND LAKE RUN ROAD

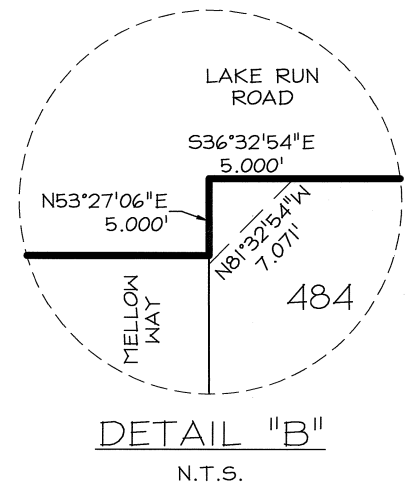
Located in the Northwest Quarter of Section 24, T3S, R2W,
Salt Lake Base and Meridian

SALT LAKE COUNTY RECORDER RECORDED # 14008680
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF: VP Daybreak Operations LLC
DATE: 9/30/2022 TIME: 1:59pm BOOK: 2022P PAGE: 205
FEE \$ 350.00
Deputy Salt Lake County Recorder

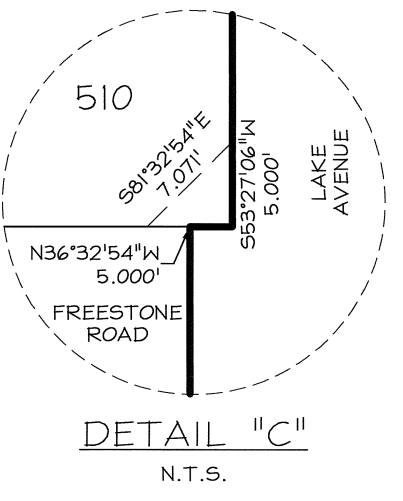
SIDEWALK EASEMENTS
 DETAILS "A" THROUGH "D" - SIDEWALK EASEMENTS FOR
 HANDICAP RAMP TO BE MAINTAINED BY SOUTH JORDAN CITY



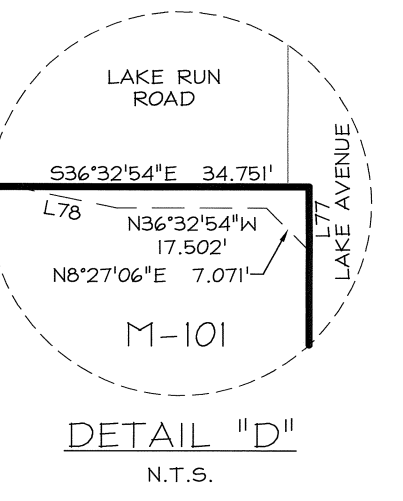
DETAIL "A"
N.T.S.



DETAIL "B"
N.T.S.

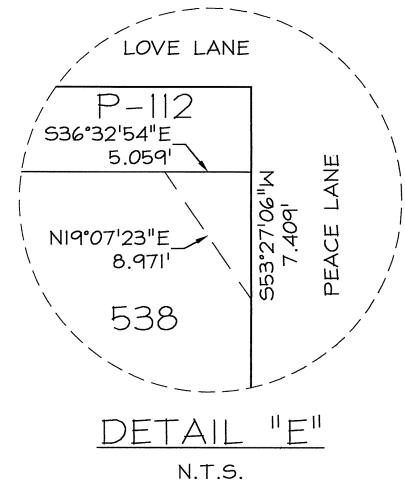


DETAIL "C"
N.T.S.

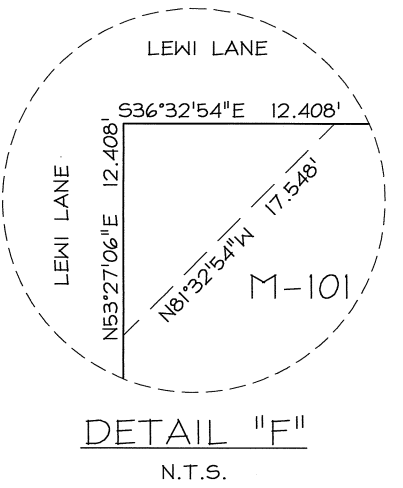


DETAIL "D"
N.T.S.

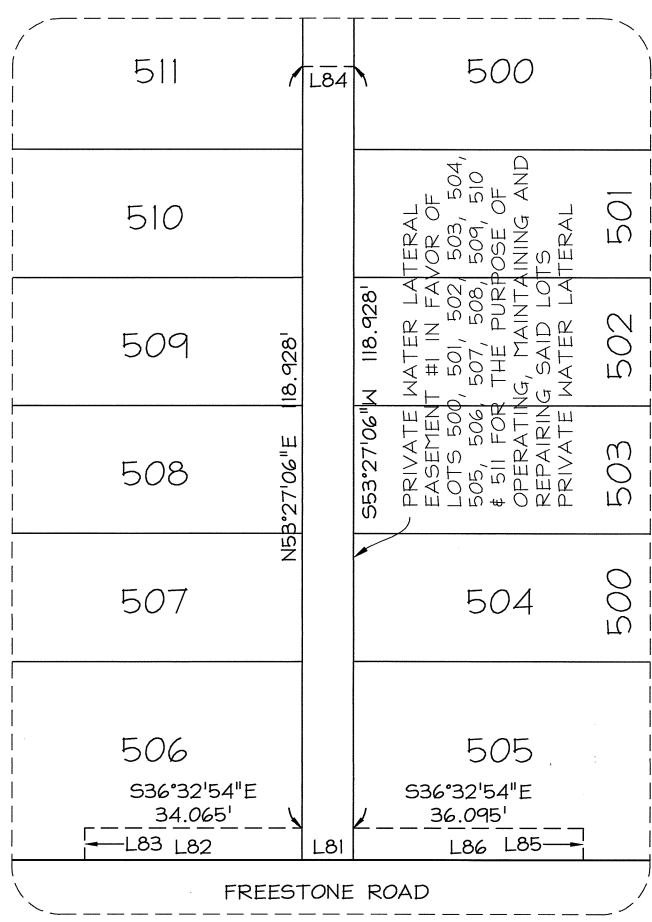
ACCESS EASEMENTS - LANES
 DETAIL "E" THROUGH "F" - ACCESS EASEMENT FOR LANES
 TO BE MAINTAINED BY SOUTH JORDAN CITY



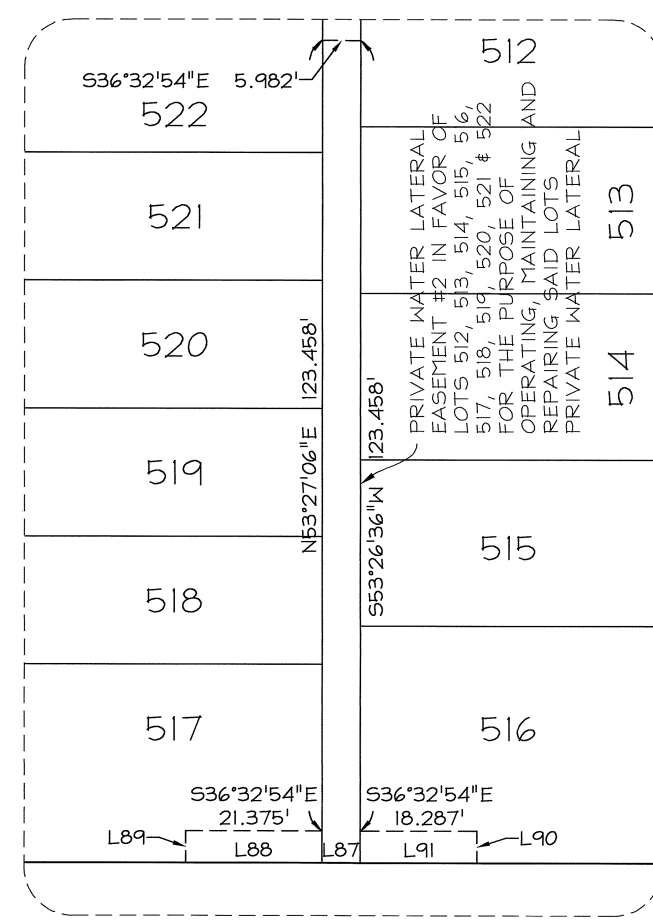
DETAIL "E"
N.T.S.



DETAIL "F"
N.T.S.



DETAIL "G"
SCALE: 1"=20'



DETAIL "H"
SCALE: 1"=20'

Line #	Length	Direction
L1	2.500	N36°32'54"W
L2	60.000	S53°27'06"W
L3	30.000	N53°27'06"E
L4	66.167	N36°32'54"W
L5	66.167	N36°32'54"W
L6	66.167	N36°32'54"W
L7	66.167	N36°32'54"W
L8	66.167	N36°32'54"W
L9	66.167	N36°32'54"W
L10	66.167	N36°32'54"W
L11	20.000	N53°27'06"E
L12	7.071	N08°27'06"E
L13	60.500	N53°27'06"E
L14	60.500	N53°27'06"E
L15	60.500	N53°27'06"E
L16	60.500	N53°27'06"E
L17	60.500	N53°27'06"E
L18	60.500	S53°27'06"W
L19	60.500	N53°27'06"E
L20	60.500	N53°27'06"E

Line #	Length	Direction
L21	60.500	N53°27'06"E
L22	55.500	N53°27'06"E
L23	55.500	N53°27'06"E
L24	22.000	N36°32'54"W
L25	7.071	N81°32'54"W
L26	20.000	N53°27'06"E
L27	22.356	N79°59'23"E
L28	60.630	N49°41'17"E
L29	60.628	N57°11'01"E
L30	18.467	N20°31'20"E
L31	20.000	N53°27'06"E
L32	7.075	N08°27'06"E
L33	50.997	N53°27'06"E
L34	56.000	N53°27'06"E
L35	56.000	N53°27'06"E
L36	56.000	N53°27'06"E
L37	14.997	N36°32'54"W
L38	14.000	S53°27'06"W
L39	41.000	N36°32'54"W
L40	46.686	N36°32'54"W

Line #	Length	Direction
L41	23.000	N53°27'06"E
L42	143.391	N53°27'06"E
L43	143.391	S53°27'06"W
L44	27.997	N36°32'54"W
L45	2.000	N53°27'06"E
L46	57.250	N36°32'54"W
L47	57.250	N36°32'54"W
L48	57.250	N36°32'54"W
L49	57.250	N36°32'54"W
L50	57.250	N36°32'54"W
L51	20.000	N36°32'54"W
L52	9.500	N53°27'06"E
L53	37.250	N36°32'54"W
L54	37.250	N36°32'54"W
L55	5.000	N53°27'06"E
L56	20.000	N36°32'54"W
L57	57.250	N36°32'54"W
L58	57.250	N36°32'54"W
L59	57.250	N36°32'54"W
L60	57.250	N36°32'54"W

Line #	Length	Direction
L61	57.250	N36°32'54"W
L62	48.000	N36°32'54"W
L63	48.000	N36°32'54"W
L64	48.000	N36°32'54"W
L65	48.000	N36°32'54"W
L66	48.021	N36°32'54"W
L67	28.992	N36°32'54"W
L68	6.609	N53°27'06"E
L69	24.841	N36°32'54"W
L70	53.833	N36°32'54"W
L71	53.833	N36°32'54"W
L72	53.833	N36°32'54"W
L73	53.833	N36°32'54"W
L74	53.833	N36°32'54"W
L75	147.391	N53°26'36"E
L76	145.000	N53°27'06"E
L77	7.500	S53°27'06"W
L78	12.501	N25°00'45"W
L79	30.732	N89°15'40"E
L80	113.744	N23°53'22"W

Line #	Length	Direction
L81	8.000	N36°32'54"W
L82	34.065	N36°32'54"W
L83	5.000	N53°27'02"E
L84	8.000	S36°32'56"E
L85	5.000	S53°27'02"W
L86	36.095	N36°32'54"W
L87	6.000	N36°32'54"W
L88	21.375	N36°32'54"W
L89	5.000	N53°27'06"E
L90	5.000	S53°27'06"W
L91	18.286	N36°32'54"W
L92	16.000	N53°27'06"E
L93	2.000	N53°27'06"E
L94	37.408	N36°32'54"W

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	17.281	10.998	090°01'40"	S81°31'41"E	15.558
C2	17.275	11.003	089°57'27"	S08°28'16"W	15.554
C3	17.282	11.000	090°01'02"	N81°33'26"W	15.559
C4	17.278	11.000	089°59'55"	N08°27'03"E	15.556
C5	37.699	24.000	090°00'00"	N08°27'06"E	33.941

DAYBREAK SOUTH STATION MULTI FAMILY #6
 AMENDING LOT T3 OF THE KENNECOTT MASTER SUBDIVISION #1
 AMENDED AND INCLUDING A VACATED PORTION OF LAKE AVENUE
 AND LAKE RUN ROAD
 Located in the Northwest Quarter of Section 24, T3S, R21W,
 Salt Lake Base and Meridian
 SALT LAKE COUNTY RECORDER RECORDED # 14008690
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
 REQUEST OF VP Daybreak Operations LLC
 DATE: 8/30/2022 TIME: 1:59pm BOOK: 2022P PAGE: 205
 \$ 350.00
 Deputy Salt Lake County Recorder

PERIGEE CONSULTING
 CIVIL • STRUCTURAL • SURVEY
 9089 SOUTH 1300 WEST, SUITE 160 WEST JORDAN, UT 84088
 801.628.6004 TEL 801.960.6611 FAX WWW.PERIGEECIVIL.COM

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	5.272	22.23	2.28	5.23	26.077	0	58.500	SEE AMENDED PLAT 1		PLAT 106	0	0	0.3	0.29	0	0	0.620	4	1,068.13
△ PLAT 1 AMENDED	12.61	22.17	2.28	5.23	26.077	0	68.328	SEE AMENDED PLAT 1		S. JORDAN PARK ROW/BIEL PLAT FROM 5360 WEST TO MT. VIEW CORN.	0	0	2.6	0	0	0	2.600	0	2,007.92
LOT M-104 AMENDED	0	0	0	0	0	0	0.000			PLAT 109	1,6574	0	1.17	0.99	0	0	3.817	10	1,115.38
△ PLAT 2	0.813	1.046	1.32	4.74	0	0	15.795	SEE AMENDED PLAT 2		VILLAGE 5 PLAT 5	0.221	0	0.01	0	0	0	1.571	4	324.81
PLAT 2 AMENDED	8.693	1.046	1.32	4.74	0	0	15.719	21	6,960.29	PLAT 103	2,067	0	0.36	1.15	0	0	3.577	10	3,984.81
TANK SA & S	4.37	0	0	0	0	0	0.000	0	0	VILLAGE 10 NORTH PLAT 1	4,659	0	0.15	0.04	0	0	4.849	0	252.29
TOWNHOME SUB	0	0	0	0	0	0	0.000	0	0	VILLAGE 5 PLAT 6	0.581	0	0.11	0	0	0	0.691	2	672
PHASE 3 PLAT 3	2,6437	11,6506	0.32	5.89	0	0	20,644	9	2,105.88	VILLAGE 5 PLAT 7	0	0	0	0.34	0	0	0.340	2	672
△ PLAT 4	0.752	0.3496	0.24	1.97	0	0	3.295	SEE AMENDED PLAT 4		UNIVERSITY MEDICAL #2	0	0	0.06	0	0	0	0.060	0	0
PLAT 4 AMENDED	0.2963	0.3496	0.24	1.97	0	0	3.306	9	4,889.98	VILLAGE 4 WEST PLAT 2	0.291	0	0	0	0	0	0.291	0	0
CARRIAGE CONDOS	0	0	0	0	0	0	0.000	0	0	VILLAGE 7	6,0322	0	2.09	0	0	0	8.302	0	0
PLAT 5	2,9994	2,7988	1.18	5.39	0	0	12,366	SEE AMENDED PLAT 5		LAKE AVENUE FROM MOUNTAIN VIEW CORNER TO GARDEN	15,1509	0	1.32	0	0	0	16,471	0	0
PLAT 5 AMENDED	11,809	1.18	1.18	5.39	0	0	20,179	36	10,719.18	VILLAGE 7 PLAT 1	0.944	0	0.74	0	0	0	2,088	7	2,183.79
PLAT 6	14,581721	31,8348	0	3.89	0	0	50,287	33	3,532.29	VILLAGE 8 PLAT 1	0	0	0	0	0	0	0.000	0	0
△ PLAT 7	16,3772	7,6526	6.77	5.11	0	0	35,380	SEE AMENDED PLAT 7C		VILLAGE 8 PLAT 2	19,891	0	0.57	1.16	0	0	21,545	10	3,142.73
PLAT 7B	1.78	0	0.11	0.89	0	0	2,226	5	1,690.56	VILLAGE 5 PLAT 8	0.041	0	0	0	0	0	0.041	13	3,127.71
PLATS 16-1 THRU 38-10	0	0	0	0	0	0	0.000	0	0	LAKE AVENUE EAST	0,055	0	2,101	0	0	11,364	0	0	
CORPORATE CENTER #1	0	0	0.07	0.1	0	0	* 39,865	13	4,227.78	VILLAGE 4 EAST CONDOMINIUMS NO. 4	0	0	0	0	0	0.000	0	0	
PLAT 8	* 15,222	* 0,0431	0.38	3.72	0	0	35,300	SEE AMENDED PLAT 8		COMMERCIAL PARK PLAT 4	4,777	0	0	0	0	0	4,777	0	0
△ PLAT 7A AMENDED	16,3272	7,6526	6.27	5.11	0	0	35,300	SEE AMENDED PLAT 7A		△ SOUTH STATION MULTI FAMILY #1	0.043	0	0	0	0	0	0.043	0	0
△ EASTLAKE VILLAGE CONDOS	0	0	0	0	0	0	0.000	0	0	VILLAGE 4 EAST MULTI FAMILY #1	0.628	0	0	0	0	0.628	3	795.03	
△ PLAT 9	17,8005	0	5.04	5.92	0	0	38,761	SEE AMENDED PLAT 9A		VILLAGE 4 EAST CONDOMINIUMS NO. 5	0	0	0	0	0	0.000	0	0	
△ PLAT 7B AMENDED	14,7624	7,6526	7.83	5.11	0	0	35,355	SEE AMENDED PLAT 7B		VILLAGE 4 EAST CONDOMINIUMS NO. 6	0	0	0	0	0	0.000	0	0	
VILLAGE CENTER 1A	0	0	0	0	0	0	0.000	0	0	VILLAGE 4 EAST CONDOMINIUMS NO. 7	0	0	0	0	0	0.000	0	0	
AMENDED EASTLAKE VILLAGE CONDOS	0	0	0	0	0	0	0.000	0	0	SOUTH STATION PLAT 1	0	0	0.526	0	0	0.526	0	0	
PLAT 9A AMENDED	17,8005	0	5.04	5.92	0	0	28,761	38	11,087.08	VILLAGE 5 PLAT 1	0.824	0	0.747	0	0	0	1.571	6	1,787
△ AMENDED PLAT 1A	12,61	22.17	2.28	5.23	26.077	0	48,208	SEE AMENDED PLAT 1		VILLAGE 4A PLAT 1	0.417	0	0.19	0	0	0	0.607	3	766.43
DANBARK VIEW PARKWAY SUBDIVISION FROM PLAT A1 TO THE EAST FRONTAGE ROAD	0	0	1.36	0	0	0	* 1,360	0	1	OPERATIONS ASSISTMENTS PLAT 1	0	0	0	0	0	0.000	0	0	
APARTMENT VENTURE #1	0	0	1.3	1.14	0	0	* 2,440	0	0	△ VILLAGE 5 MULTI FAMILY #2	0.188	0	0	0	0	0	0.188	3	1,307.00
PLAT 3C	6,3832	0	0.84	0	0	0	7,223	0	0	VILLAGE 8 PLAT 3	4,186	0	2,149	0	0	0	6,335	22	7,254.29
DAYBREAK VIEW PARKWAY SUBDIVISION FROM EAST FRONTAGE ROAD TO 1880 SOUTH	0	0	1.11	0.04	0	0	1,150	0	0	VILLAGE 8 WEST PLAT 3	0.483	0	0	0	0	0	0.966	2	254.91
△ COMMERCIAL PARK PLAT 1	0	0	0.19	0.22	0	0	* 2,654	0	0	LAKE ISLAND PLAT 1	2,887	0	1,655	0	0	0	4,542	11	3,086.91
COMMERCIAL PARK PLAT 2	0	0	0.47	0	0	0	0.415	0	0	VILLAGE 7A PLAT 2	0	0	0.021	0	0	0	0.021	0	264.58
PLAT 8A-1	0	0	0	0	0	0	0.000	2	740	VILLAGE 5 PLAT 10	1,109	0	1.04	0	0	0	2,113	7	2,946.58
PLAT 8A-2	0	0	0	0	0	0	0.000	0	0	NMIQUESTAR REGULATOR STATION	0	0	0	0	0	0.000	0	0	
PLAT 8A-3	0	0	0	0	0	0	0.000	0	0	VILLAGE 7 AMENDED	0	0	0	0	0	0	0.000	0	0
VILLAGE 4A PLAT 1	2,49	0	1.49	0	0	0	3,639	7	1,028.00	VCI MULTI FAMILY #8A	0.104	0	0.127	0	0	0	0.231	4	556.00
△ VILLAGE 4A PLAT 2	0.8643	0	0.61	0	0	0	1,472	SEE AMENDED VILLAGE 4A PLAT 2		SOUTH STATION MULTI FAMILY #2	0	0	0.224	0	0	0	0.224	5	368.80
PLAT 8A-4	0	0	0	0	0	0	0.000	0	0	BLACK TWIN DRIVE	0	0	0.227	0	0	0	0.227	0	0
PLATS 8A-5 THRU 8A-9	0	0	0	0	0	0	0.000	0	0	VILLAGE 8 PLAT 4A	2,175	0	0.78	0	0	0	2,901	3	959.48
AMENDED VILLAGE 4A PLAT 2	0.8623	0.732	0.61	5.11	0	0	1,472	3	305.76	DAYBREAK PARKWAY 6000 TO 6400 WEST	0	0	0.22	0	0	0	0.220	0	0.00
COMPLET LINDER PRODUCT #1	0	0	0	0	0	0	0.000	0	0	DAYBREAK VILLAGE A VILLAGE 9 B	36,236	0	0	0	0	0	36,236	0	0.00
VCI CONDO SUBDIVISION	0	0	0	0	0	0	0.000	0	0	VILLAGE 13 SCHOOL SITES	0	0	0	0	0	0	0.473	3	1,064.01
VILLAGE 4A PLAT 3	2,972	0	1.56	0.37	0	0	4,940	3	1,285.26	GARDEN PARK LAKESIDE PHASE 1	0.473	0	0	0	0	0	0.473	3	1,379.18
BINGHAM CREEK PLAT	142,715	0	0	0	0	0	142,715	0	0	DANBARK LAKE PLAT 11	0.245	0	0.245	0	0	0	0.490	30	3,722.41
18400/MV/SE COMMERCIAL #1	0	0	0.211	0	0	0	0.134	2	448.14	VILLAGE 8 PLAT 3 AMENDED	0	0	0	0	0	0	0.000	0	0.00
QUESTAR/JW/CD PLAT	0	0	0	0	0	0	0.000	1	56.72	VILLAGE 7 PLAT 1	0.854	0	1,107	0	0	0	1,971	10	3,722.41
VCI CONDO	0	0	0.38	0.04	0	0	0.420	0	0	VILLAGE 5 PLAT 3 AMENDED	3,056	0	0.293	0	0	0	3,349	6	1,122.50
VILLAGE 4A PLAT 4	0	0	0	0	0	0	0.000	0	0	VILLAGE 8 PLAT 4B	0.784	0	1,407	0	0	0	2,191	13	2,942.61
AMENDED PLAT 3B-10	0	0	0	0	0	0	0.000	0	0	VILLAGE 5 PLAT 11	1,855	0	1,579	0	0	0	3,434	10	4,684.22
VCI CONDO SUBDIVISION	0	0	0	0	0	0	0.000	0	0	SOUTH STATION MULTI FAMILY #3	0	0	0.117	0	0	0	0.117	4	970.06
VILLAGE 4A PLAT 5	142,715	0	0	0	0	0	142,715	0	0	VILLAGE 4 WEST PLAT 4	0.457	0	0	0	0	0	0.457	2	474.02
18400/MV/SE COMMERCIAL #1	0	0	0.211	0	0	0	0.134	2	448.14	VILLAGE 8 PLAT 13	1,855	0	1,579	0	0	0	3,434	10	4,684.22
QUESTAR/JW/CD PLAT	0	0	0	0	0	0	0.000	0	0	VILLAGE 4 WEST PLAT 3	0.333	0	0	0	0	0	0.333	4	1,784.02
VCI CONDO	0	0	0.38	0.04	0	0	0.420	0	0	GARDEN PARK LAKESIDE PHASE 2	1,446	0	0	0	0	0	1,446	2	1,117.00
VILLAGE 4A PLAT 6	0	0	0	0	0	0	0.000	0	0	NORTH STATION CAMPUS	92,431	0	0	0	0	0	92,431	0	0.00
18400/MV/SE COMMERCIAL #1	0	0	0.211	0	0	0	0.134	2	448.14	VILLAGE 8 PLAT 14	0.457	0	0	0	0	0	0.457	2	474.02
QUESTAR/JW/CD PLAT	0	0	0	0	0	0	0.000	0	0	VILLAGE 5 PLAT 12	0.333	0	0	0	0	0	0.333	4	1,784.02
VCI CONDO	0	0	0.38	0.04	0	0	0.420	0	0	GARDEN PARK LAKESIDE PHASE 2	1,446	0	0	0	0	0	1,446	2	1,117.00
VILLAGE 4A PLAT 7	0	0	0	0	0	0	0.000	0	0	VILLAGE 8 PLAT 15	0.457	0	0	0	0	0	0.457	2	474.02
18400/MV/SE COMMERCIAL #1	0	0	0.211	0	0	0	0.134	2	448.14	VILLAGE 4 WEST PLAT 4	0.457	0	0	0	0	0	0.457	2	474.02
QUESTAR/JW/CD PLAT	0	0	0	0	0	0	0.000	0	0	VILLAGE 5 PLAT 12	0.333	0	0	0	0	0	0.333	4	1,784.02
VCI CONDO	0	0	0.38	0.04	0	0	0.420	0	0	GARDEN PARK LAKESIDE PHASE 2	1,446	0	0	0	0	0	1,446	2	1,117.00
VILLAGE 4A PLAT 8	0	0	0	0	0	0	0.000	0	0	NORTH STATION CAMPUS	92,431	0	0	0	0	0	92,431	0	0.00
18400/MV/SE COMMERCIAL #1	0	0	0.211	0	0	0	0.134	2											