

SOUTH JORDAN CITY PLANNING COMMISSION STAFF REPORT

MEETING DATE: JANUARY 27, 2026

FILE OVERVIEW

Item Name	Day Break Village 7A Plat 3 Subdivision Lot C-107 2nd Amendment
Address	5567 W Shady Stone Dr , South Jordan, UT 84009
File Number	PLPLA202500176
Applicant	Logan Johnson
Property Owner	WDG TCWEST LLC
Staff Author	Miguel Aguilera, Planner II

PROPERTY OVERVIEW

Acreage	2.86 acres		
Recorded Subdivision	Day Break Village 7A Plat 3 Subdivision		
Current Zone	Daybreak Planned Community (P-C)		
Current Land Use	Daycare center/ office flex space		
General Plan Designation	Mixed Use (MU)		
Neighboring Properties	<i>Zone</i>		<i>Land Use</i>
	<i>North</i>	P-C	MU
	<i>East</i>	P-C	EIO
	<i>South</i>	P-C	MU
	<i>West</i>	R-3	SN

ITEM SUMMARY

The applicant is requesting the Planning Commission approve the amendment of one lot located at 5567 W Shady Stone Drive. The amendment will result in two lots. Staff is recommending approval of the application.

TIMELINE

- **September 29, 2025**, the applicant submitted a complete subdivision amendment application to Staff for review. The application was revised a total of 3 times to address all staff comments. The application was reviewed by the following departments:
 - Planning: Staff reviewed the application and worked with the applicant to revise the site plan to conform to applicable city regulations. Resubmitted materials addressed staff comments.
 - Engineering: Staff reviewed the application and worked with the applicant to revise the site plan to conform to applicable city regulations. Resubmitted materials addressed staff comments.

REPORT ANALYSIS

Overview: The proposed amendment will divide one currently mixed-use lot. The property has two recently built structures. One building is a daycare center and the other is a flex space building. Both buildings share an internal driveway lane but have their own designated parking spaces.

Proposed Lot 1 (flex building property) will be 1.80 acres and proposed Lot 2 (daycare property) will be 1.06 acres. Lot 2 will be internal and landlocked from the right of way (ROW). The proposed amended subdivision plat shows a cross-access easement from Trail Crossing Drive. This is to allow Lot 2 access to the ROW through the Lot 1 property. Lot 2 will also have access from Shady Stone Drive.

FINDINGS AND RECOMMENDATION

Findings:

- This application is subject to the Daybreak Planned Community agreement.
- The amendment will create only one additional lot.
- ROW and cross access easements on the amended plat show Lot 2 will have access to the ROW.

Conclusions:

- The application is in conformance with the minimum requirements of South Jordan Municipal Code [§16.14](#).

Planning Staff Recommendation:

Staff recommends approval of the application based on the report analysis, findings, and conclusions listed above.

PLANNING COMMISSION ACTION

Required Action:

Final Decision

Scope of Decision:

This is an administrative decision to be decided by the Planning Commission.

Standard of Approval:

The Planning Commission shall receive comment at a public hearing regarding the proposed subdivision amendment. The Planning Commission may approve the amendment if it finds good cause to amend the subdivision, and the amendment complies with South Jordan Municipal Code [§16.14](#), other City ordinances, and sanitary sewer and culinary water requirements. The Planning Commission may only deny the amendment if there is no good cause for amending the subdivision and the proposed amendment does not meet all provisions of South Jordan Municipal Code [§16.14](#), other City ordinances, and sanitary sewer and culinary water requirements.

Motion Ready:

I move that the Planning Commission approves:

1. File number PLPLA202500176, the Day Break Village 7A Plat 3 Subdivision Lot C-107 2nd Amendment.

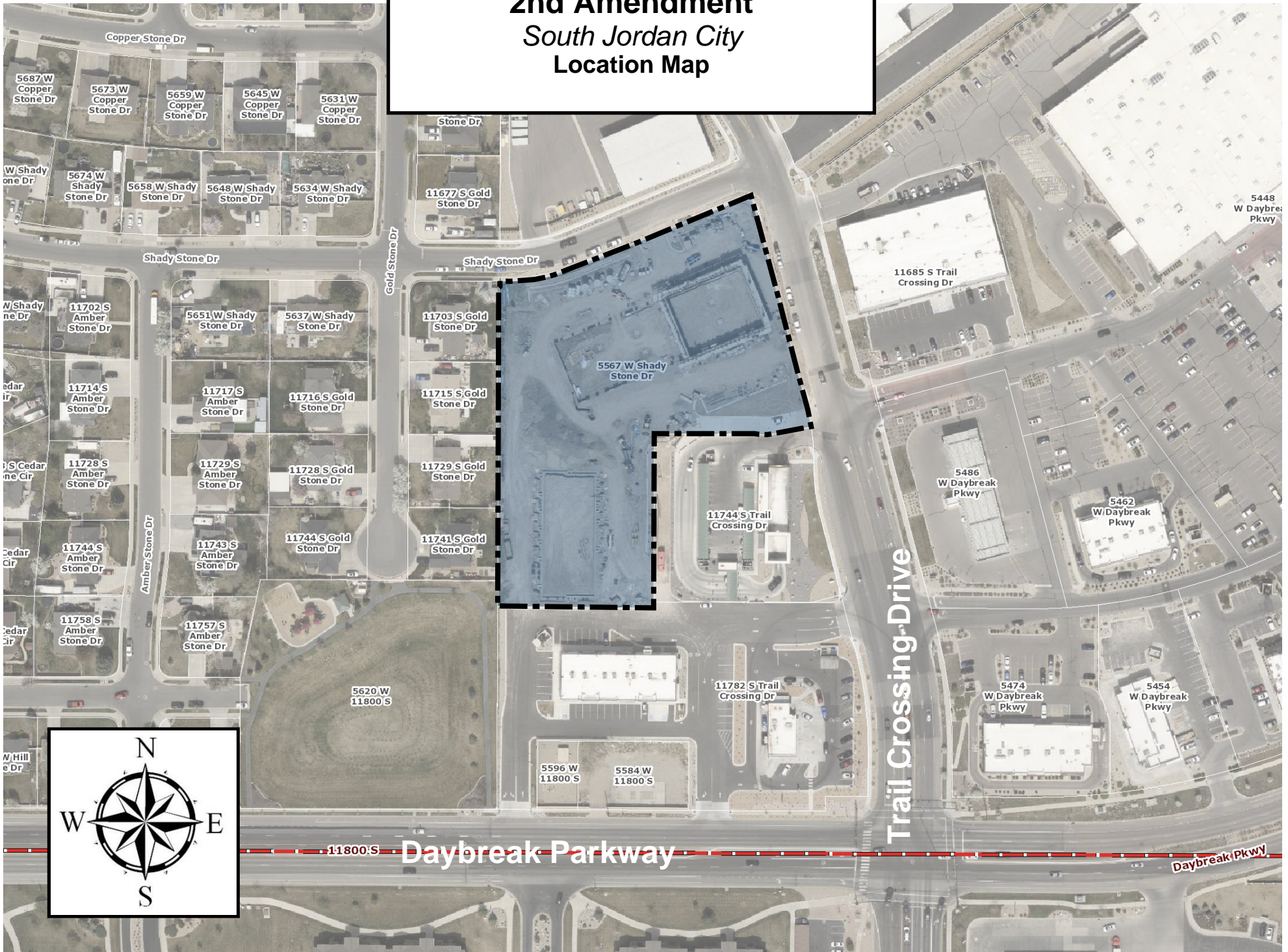
Alternatives:

1. Approval with conditions.
2. Denial of the application.
3. Schedule the application for a decision at some future date.

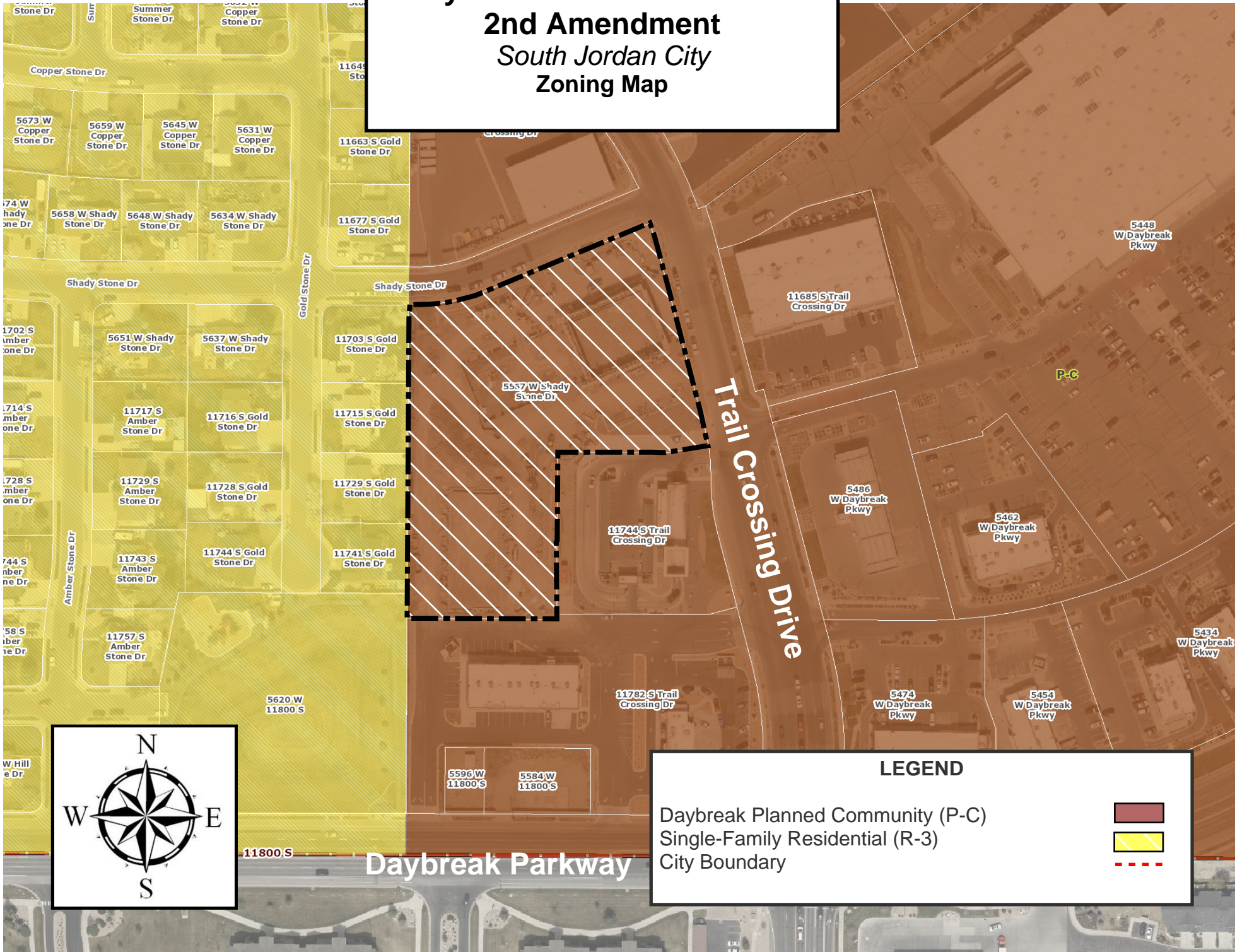
SUPPORTING MATERIALS

1. Attachment A, Location Map
2. Attachment B, Zoning Map
3. Attachment C, Proposed Amended Plan




Daybreak 7A PL3 Lot C-107
2nd Amendment
South Jordan City
Location Map



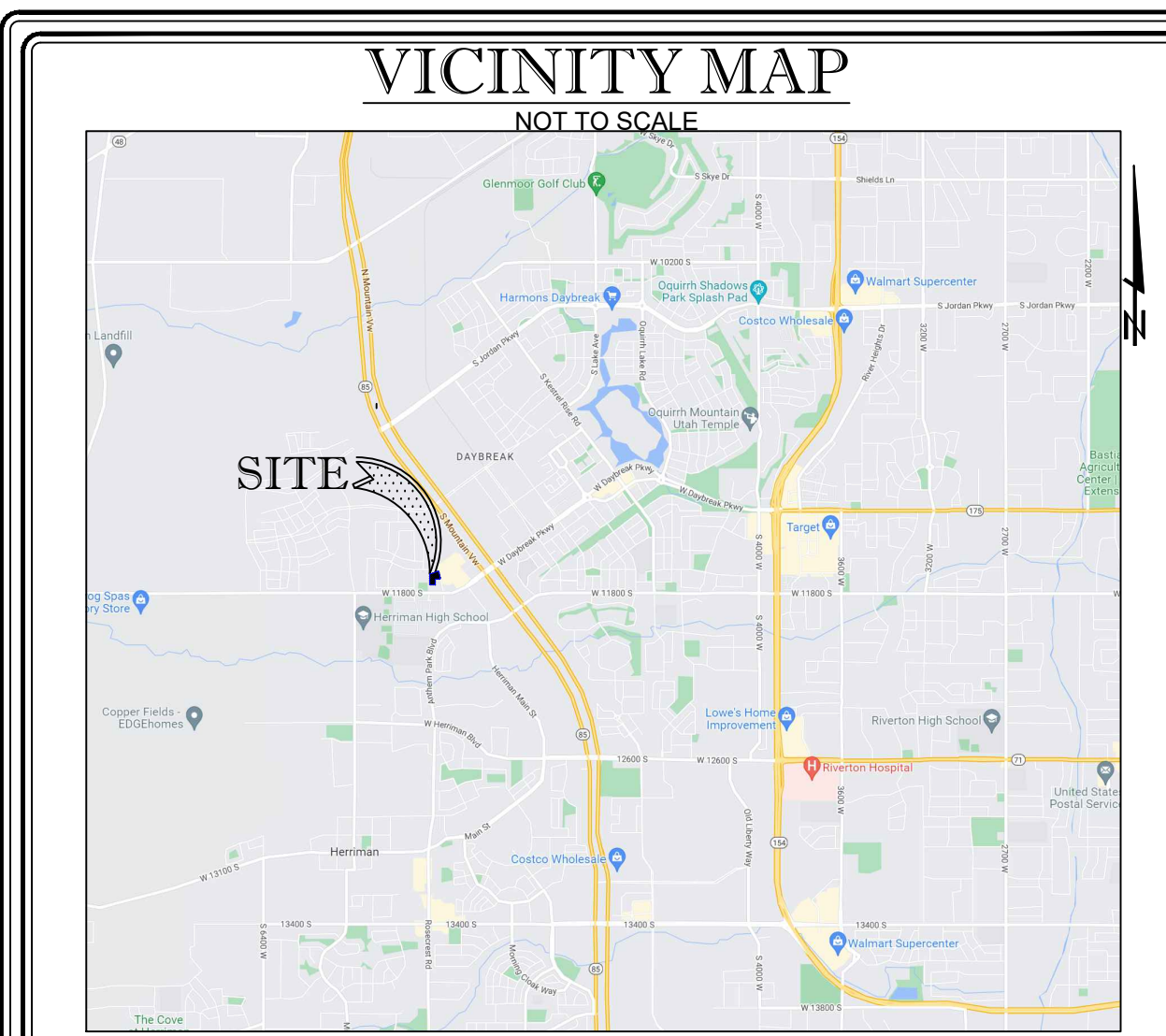
Daybreak 7A PL3 Lot C-107 2nd Amendment South Jordan City Zoning Map



LEGEND

- Daybreak Planned Community (P-C) 
- Single-Family Residential (R-3) 
- City Boundary 





DAYBREAK VILLAGE 7A PLAT 3 SUBDIVISION

LOT C-107 2ND AMENDMENT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH

LEGEND

- Section Monument
- Property Corner
- Reference/Witness Monument
- Break Line
- Property Line
- Section Line
- Center Line
- Easement Line

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY IS S89°58'44"E ALONG THE SECTION LINE BETWEEN THE SOUTHWEST CORNER AND THE SOUTH 1/4 CORNER OF SECTION 24, T3S, R1W, SLB&M. ALL DEEDS AND PLATS OF RECORD HAVE BEEN ROTATED TO MATCH THE AFOREMENTIONED BASIS OF BEARING, OR TO OTHER SECTIONAL/MONUMENT LINES RELATIVE TO SAID BASIS OF BEARING PER MEASURED LINES AS SHOWN HEREON.

NOTICE

POTENTIAL PURCHASERS OF PROPERTY DESCRIBED ON THIS PLAT ARE ADVISED BY THE 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 RECORDED AGAINST SUCH PROPERTY, INCLUDING THOSE DESCRIBED IN NOTE 5 OF THIS PLAT. SUCH PROPERTY MAY ALSO BE SUBJECT TO THE RESTRICTIONS OF THE KENNECOTT MASTER SUBDIVISION #1 PLAT RECORDED IN BOOK 2002P COMMENCING AT PAGE 273, IN 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 COAR'S, 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.

SURVEYOR'S CERTIFICATE

I, MICHAEL L. WANGEMANN, A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 6431156 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF UTAH STATE CODE, I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S) THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS AND EASEMENTS, AND THE SAME HAS, OR WILL BE CORRECTLY SURVEYED, STAKED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

Michael L. Wangemann, PLS
Date of Plat or Map: December 16, 2025
PLS# 6431156-2201

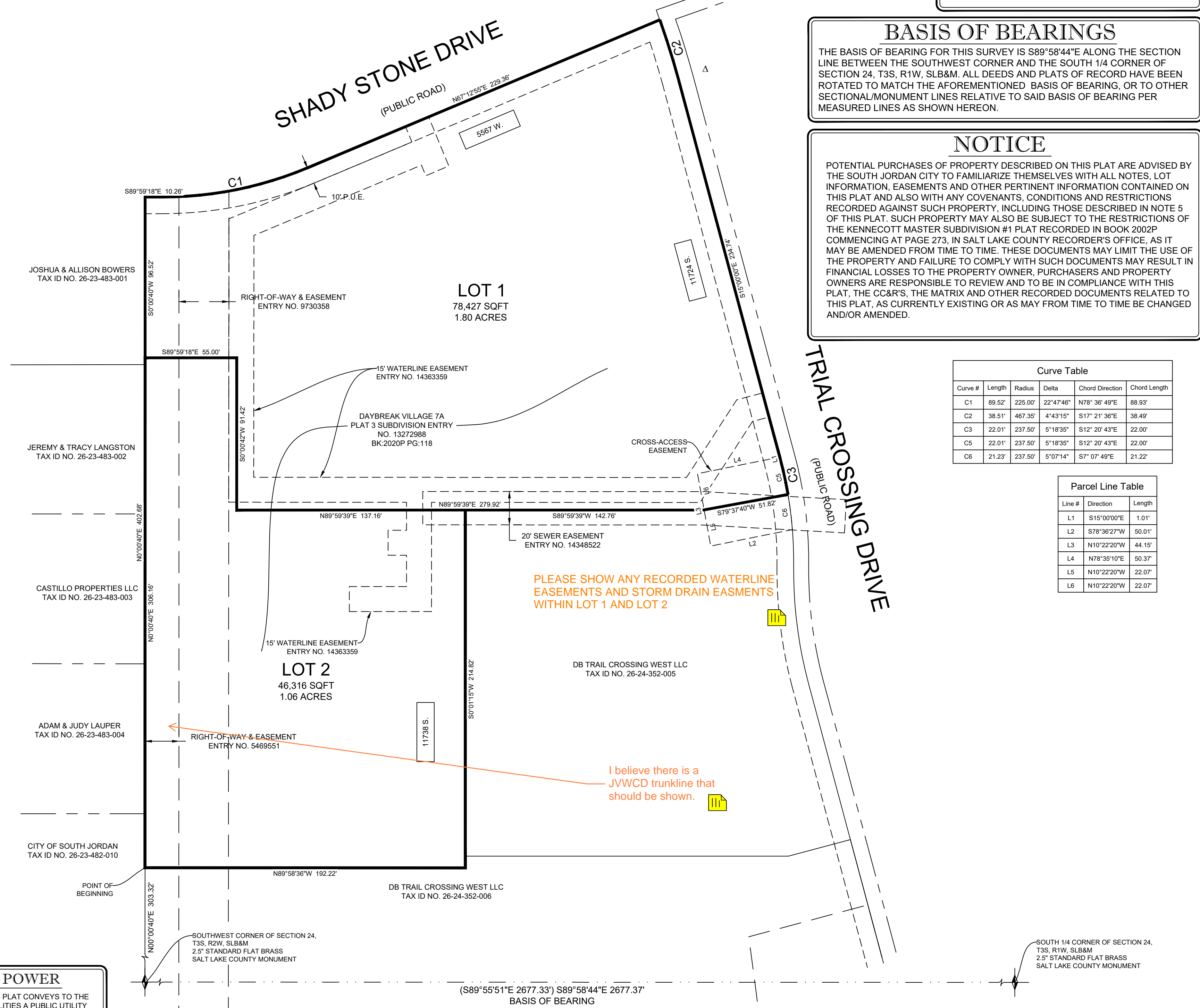
LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT THAT IS NORTH 00°00'40" EAST ALONG THE SECTION LINE 303.32 FEET FROM THE SOUTHWEST CORNER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 00°00'40" EAST 402.68 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SHADY STONE DRIVE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: SOUTH 89°59'18" EAST 10.26 FEET TO A POINT ON A 225.00 FOOT RADIUS CURVE; THENCE NORTHEASTERLY 89.52 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 22°47'46" (WHICH LONG CHORD BEARS NORTH 78°36'49" EAST 88.93 FEET); THENCE NORTH 67°12'55" EAST 229.36 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF TRIAL CROSSING DRIVE; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: SOUTHEASTERLY 38.51 FEET ALONG THE ARC OF A 467.35 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 04°43'15" (WHICH LONG CHORD BEARS SOUTH 17°21'36" EAST 38.49 FEET); THENCE SOUTH 15°00'00" EAST 234.74 FEET TO A POINT ON A 237.50 FOOT RADIUS CURVE; THENCE SOUTHEASTERLY 22.01 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 05°18'35" (WHICH LONG CHORD BEARS SOUTH 12°20'43" EAST 22.00 FEET); THENCE SOUTH 79°37'40" WEST 51.82 FEET; THENCE SOUTH 89°59'39" WEST 142.76 FEET; THENCE SOUTH 00°01'15" WEST 214.82 FEET; THENCE NORTH 89°58'36" WEST 192.22 FEET TO THE POINT OF BEGINNING.

CONTAINS 124,743.03 SQ/FT OR 2.86 ACRES

GENERAL NOTES

- MANY AREAS IN SOUTH JORDAN CITY HAVE GROUNDWATER PROBLEMS DUE TO THIGH 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.
- SURVEYOR AND/OR ENGINEER, CERTIFIES THAT ALL KNOWN OR RECORDED EASEMENTS, CLAIMS OF EASEMENTS OR ENCUMBRANCES LISTED IN THE TITLE REPORT DATED _____ 20____ PREPARED BY _____ AREA SHOWN ON THIS PLAT AND FURTHER CERTIFIES THAT THE LEGAL DESCRIPTION OF THE PROPERTY REFERENCED IN THE TITLE REPORT MATCHES THE DESCRIPTION SHOWN ON THE PLAT.
- THE SIGNATURE OF SOUTH JORDAN CITY ENGINEER ON THIS PLAT DOES NOT CONSTITUTE APPROVAL OF THE OWNER(S) 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 DISTRICTS SEWER SYSTEM AND WILL BE REQUIRED TO COMPLY WITH THE DISTRICTS RULES AND REGULATIONS.
- APPROVAL OF THIS PLAT BY SOUTH JORDAN CITY DOES NOT MEAN THAT THE 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.
- IN CONJUNCTION WITH THE RECORDED OF THIS PLAT FOR DAYBREAK VILLAGE 7A PLAT 3 SUBDIVISION LOT C-107 1ST AMENDMENT (PLAT) THERE SHALL BE RECORDED, WITH RESPECT TO THE "TRACT" DESCRIBED HEREON, A DOCUMENT ENTITLED "SUPPLEMENT TO COVENANT FOR COMMUNITY FOR DAYBREAK SUBMITTING ADDITIONAL PROPERTY", ("SUPPLEMENT"), THE SUPPLEMENT SUBJECTS THE "TRACT" DESCRIBED HEREON TO A DOCUMENT ENTITLED "COVENANT FOR COMMUNITY FOR DAYBREAK" (THE "COVENANT"). IN ADDITION, ALL NON-RESIDENTIAL LOTS SHALL 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. 8981553, 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 EASEMENTS, ENCROACHMENTS, OR OTHER ENCUMBRANCES, WHETHER SUCH MATTERS ARE OF RECORD OR OTHERWISE ENFORCEABLE AT LAW OR IN EQUITY.
- LOTS DESIGNATED ON THIS PLAT ARE FOR COMMERCIAL USES AS PERMITTED BY THE P-C ZONE NO. 8881557, IN BOOK 8762 BEGINNING ON PAGE 7103 OF THE OFFICIAL RECORD OF SALT LAKE COUNTY (WHICH MASTER DEVELOPMENT AGREEMENT MAY BE AMENDED FROM TIME TO TIME) (THE "MASTER DEVELOPMENT AGREEMENT"), ANY FURTHER SUBDIVISION, WHICH DOES NOT CHANGE THE BOUNDARY OF ANY OTHER LOT OR STREET WITHIN THIS PLAT, SHALL BE TREATED AS A NEW SUBDIVISION AND NOT AS AN AMENDMENT TO THIS PLAT.
- ALL AREAS IDENTIFIED ON THIS PLAT AS PUBLIC RIGHT-OF-WAY ARE INTENDED FOR PUBLIC USE AND ARE HEREBY DEDICATED FOR THE PERPETUAL USE OF THE PUBLIC PURSUANT TO THE OWNERS 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 GOVERNMENT 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 SUBJECT TO EXISTING UTILITIES' CONSENT.
- THE OWNER RESERVES, IN FAVOR OF DAYBREAK WATER COMPANY, A UTAH NON-PROFIT CORPORATION, EASEMENTS OVER, ACROSS, AND UNDER ALL STREETS, PUBLIC RIGHT-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.
- FROM AND AFTER THE DEDICATION OF THIS PLAT, ANY AMENDMENT THERETO OR FURTHER SUBDIVISION OF ALL OR ANY PART THEREOF SHALL NOT BE DEEMED TO BE AN AMENDMENT TO THE KENNECOTT MASTER SUBDIVISION #1. 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 LOT SHOWN ON THIS PLAT.
- THE DOCUMENT TITLED "SUNSTONE BUFFER AGREEMENT" AND ITS REQUIREMENTS FOR ALL DEVELOPMENTS IN THIS SUBDIVISION SHALL BE ADHERED TO.



Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	89.52'	225.00'	22°47'46"	N78°36'49"E	88.93'
C2	38.51'	467.35'	4°43'15"	S17°21'36"E	38.49'
C3	22.01'	237.50'	5°18'35"	S12°20'43"E	22.00'
C5	22.01'	237.50'	5°18'35"	S12°20'43"E	22.00'
C6	21.23'	237.50'	5°07'14"	S7°07'49"E	21.22'

Parcel Line Table

Line #	Direction	Length
L1	S15°00'00"E	1.01'
L2	S78°36'27"W	50.01'
L3	N10°22'20"W	44.15'
L4	N78°35'16"E	50.37'
L5	N10°22'20"W	22.07'
L6	N10°22'20"W	22.07'

OWNERS DEDICATION

KNOWN ALL BY THESE PRESENTS THAT WE ARE THE UNDERSIGNED OWNERS OF THE ABOVE TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE SUBDIVIDED INTO LOTS TO BE HEREAFTER KNOWN AS **DAYBREAK VILLAGE 7A PLAT 3 SUBDIVISION LOT C-107 2ND AMENDMENT**, AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND WARRANT, DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS ____ DAY OF _____, 2025.

BY: _____

COMPANY: _____

ITS: _____

LIMITED LIABILITY ACKNOWLEDGEMENT

COUNTY OF SALT LAKE COUNTY }
STATE OF UTAH }

ON THE ____ DAY OF _____, 2025, THERE PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____, MEMBER OF _____, LLC., WHO BEING BY ME DULY SWORN DID SAY THAT HE IS A MEMBER OF _____, LLC., AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID LLC, BY A RESOLUTION OF ITS MEMBERS AND ACKNOWLEDGED TO ME THAT SAID LLC EXECUTED THE SAME.

NOTARY PUBLIC: _____

RESIDENCE: _____

MY COMMISSION EXPIRES: _____

ENBRIDGE GAS UTAH

QUESTAR GAS COMPANY DBA ENBRIDGE GAS UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. ENBRIDGE GAS UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THE APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION OR THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION CONTACT ENBRIDGE GAS UTAH'S RIGHT-OF-WAY DEPARTMENT AT 801-366-8532.

QUESTAR GAS COMPANY,
DBA ENBRIDGE GAS UTAH

APPROVED THIS ____ DAY OF _____, 2025

BY: _____

TITLE: _____

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. 17-27-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATIONS. 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
- ANY OTHER PROVISION OF LAW

THE SOUTH JORDAN OFFICE OF THE CITY ATTORNEY

APPROVED BY THE SOUTH JORDAN OFFICE OF THE CITY ATTORNEY ON THIS ____ DAY OF _____, 2025.

SOUTH JORDAN CITY ATTORNEY

SOUTH JORDAN CITY ENGINEER

I HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE MINIMUM CONDITIONS OF THE SOUTH JORDAN CITY ORDINANCES THIS OFFICE IS REQUIRED TO REVIEW AND APPROVE.

THIS ____ DAY OF _____, 2025.

CITY ENGINEER

SOUTH JORDAN CITY MAYOR

THIS PLAT, AND THE DEDICATIONS OFFERED HEREIN, ARE APPROVED AND ACCEPTED BY THE MAYOR OF SOUTH JORDAN CITY THIS ____ DAY OF _____, 2025.

ATTEST: _____
SOUTH JORDAN CITY RECORDER

MAYOR

UTAH LAND SURVEYING, LLC

A PROFESSIONAL LICENSED LAND SURVEYING COMPANY

1359 FAIRWAY CIR
FARMINGTON, UT 84025

PHONE 801.725.8395
mikew@utahlandsurveying.com

www.utahlandsurveying.com

EASEMENT APPROVAL

CENTURY LINK: _____ DATE _____

ROCKY MOUNTAIN POWER: _____ DATE _____

COMCAST CABLE CO.: _____ DATE _____

SOUTH JORDAN CITY PLANNER

APPROVED BY THE SOUTH JORDAN CITY PLANNER ON THIS ____ DAY OF _____, 2025.

SOUTH VALLEY SEWER DISTRICT

JORDAN BASIN IMPROVEMENT DISTRICT

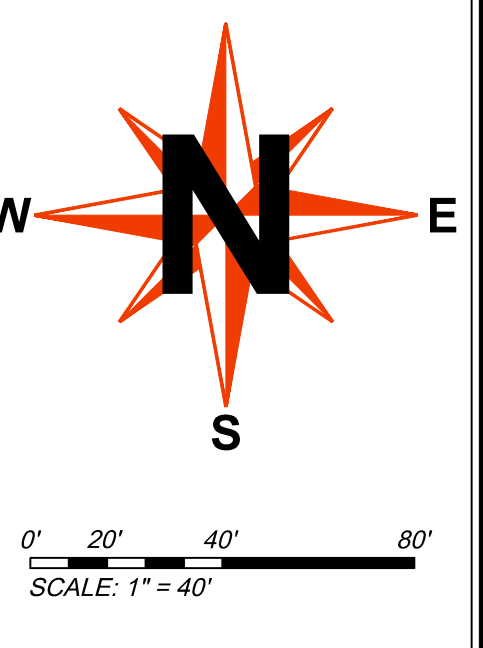
APPROVED BY THE JORDAN BASIN IMPROVEMENT DISTRICT OFFICE ON THIS ____ DAY OF _____, 2025.

JORDAN BASIN IMPROVEMENT DISTRICT

SALT LAKE CITY HEALTH DEPARTMENT

APPROVED BY SALT LAKE CITY HEALTH DEPARTMENT ON THIS ____ DAY OF _____, 2025.

SALT LAKE CITY HEALTH DEPARTMENT



SALT LAKE COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

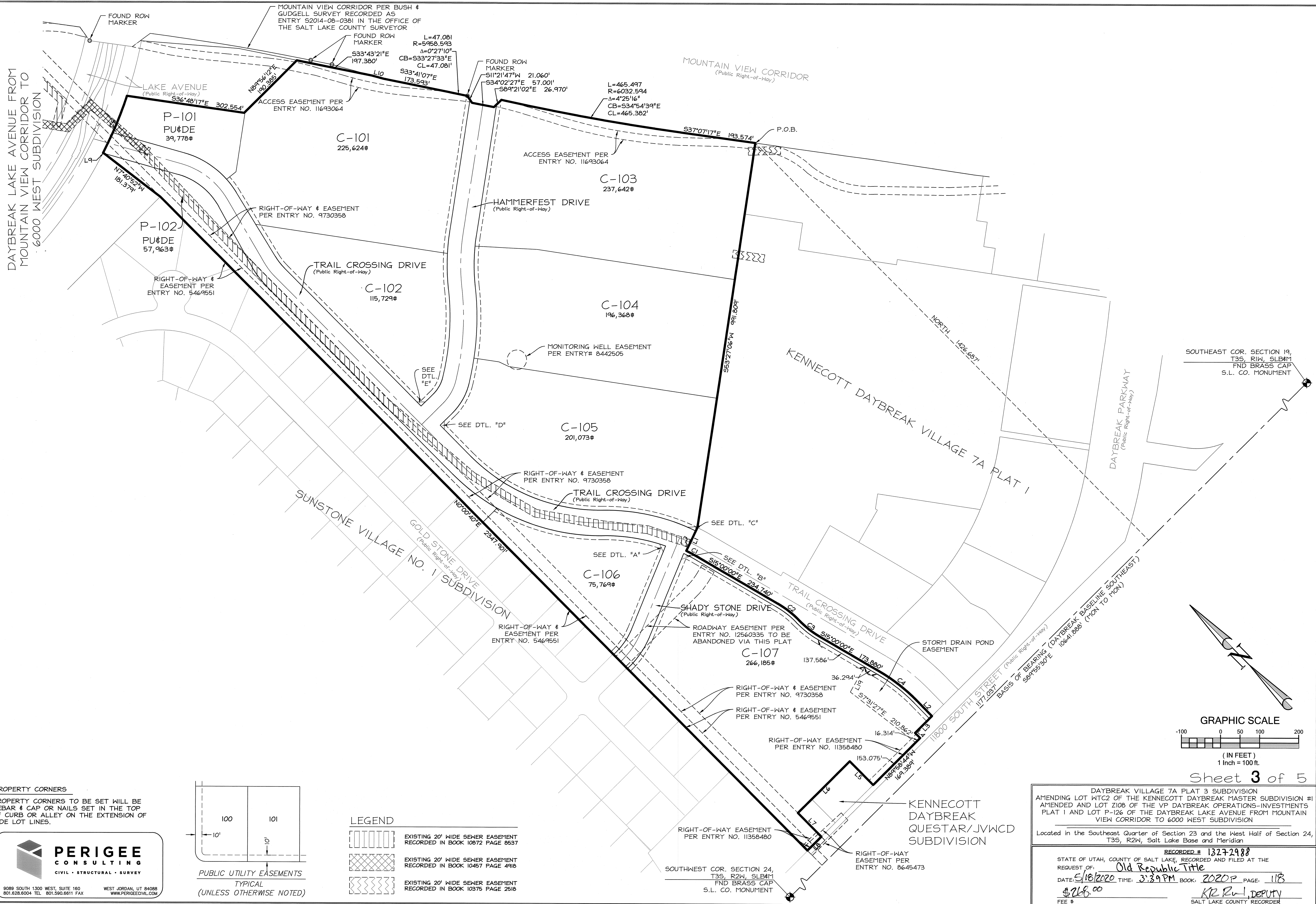
FILED FOR RECORD AND RECORDED THIS ____ DAY OF _____, 2025 AT ____ AM/PM

IN BOOK ____ AT PAGE ____

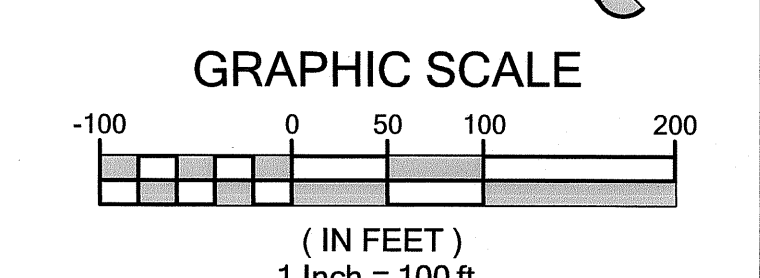
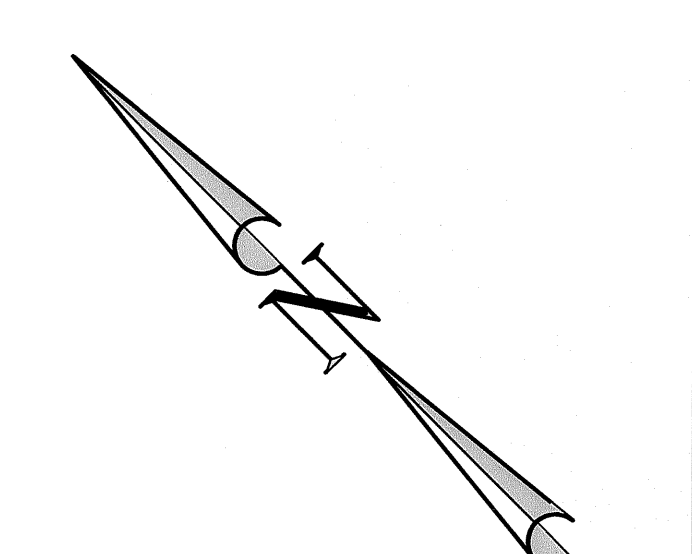
COUNTY RECORDER _____

BY: _____ DEPUTY

DAYBREAK LAKE AVENUE FROM MOUNTAIN VIEW CORRIDOR TO 6000 WEST SUBDIVISION

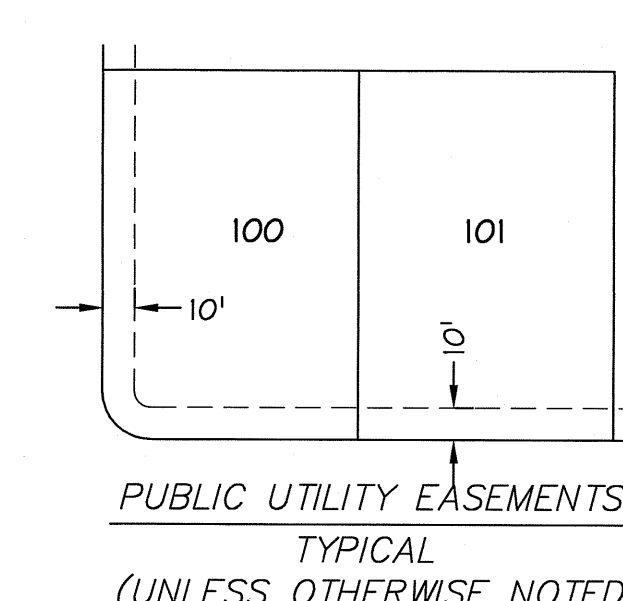


SOUTHEAST COR. SECTION 19, T3S, R2W, SLB#11 FND BRASS CAP S.L. CO. MONUMENT



Sheet 3 of 5

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.



LEGEND

	EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 10672 PAGE 0537
	EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 10457 PAGE 4918
	EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 10375 PAGE 2518

PERIGEE CONSULTING
CIVIL • STRUCTURAL • SURVEY

9089 SOUTH 1300 WEST, SUITE 160 WEST JORDAN, UT 84088
801.828.6004 TEL. 801.590.8611 FAX WWW.PERIGEECIVIL.COM

DAYBREAK VILLAGE 7A PLAT 3 SUBDIVISION AMENDING LOT WTC2 OF THE KENNECOTT DAYBREAK MASTER SUBDIVISION #1 AMENDED AND LOT Z108 OF THE VP DAYBREAK OPERATIONS-INVESTMENTS PLAT 1 AND LOT P-126 OF THE DAYBREAK LAKE AVENUE FROM MOUNTAIN VIEW CORRIDOR TO 6000 WEST SUBDIVISION

Located in the Southeast Quarter of Section 23 and the West Half of Section 24, T3S, R2W, Salt Lake Base and Meridian

RECORDED # 1327-2988

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: Old Republic Title

DATE: 5/16/2020 TIME: 3:39 PM BOOK: 2020P PAGE: 118

FEE \$ 268.00

KR R-1, DEPUTY
SALT LAKE COUNTY RECORDER