

SOUTH JORDAN CITY CITY COUNCIL REPORT

Meeting Date: 07-18-2023

Issue: VACATING THE EAST TOWN CENTER ROADWAY DEDICATION PLAT IN LIEU OF CONDEMNATION AMENDING LOT T3 OF THE KENNECOTT MASTER SUBDIVISION #1

Address: Generally west of Grandville Avenue between Lake Avenue and 11000 South

File No: PLPLA202300043

Applicant: Larry H. Miller Real Estate

Submitted by: Greg Schindler, City Planner
Presented by: Steven Schaefermeyer, Director of Planning

Staff Recommendation (Motion Ready):

- I move to **Approve** Ordinance 2023-06 vacating the East Town Center Roadway Dedication Plat in Lieu of Condemnation Amending Lot T3 of the Kennecott Master Subdivision #1.

CURRENT LU DESIGNATION	Mixed Use Transit Oriented Development (MU TOD)
CURRENT ZONING	Planned Community (PC)
CURRENT USE	Vacant
ADJACENT LAND USES	Currently Vacant

BACKGROUND:

The applicant, Larry H. Miller Real Estate, petitioned the City to vacate the East Town Center Roadway Dedication Plat In Lieu of Condemnation Amending lot T3 of the Kennecott Master Subdivision #1. The plat was recorded on August 28, 2019 showing the future extension, and public dedication of Mellow Way, Split Rock Drive and Rain Lily Drive west toward the Mountain View Corridor. Current planning of the Daybreak town center indicates a different layout for these streets is needed to accommodate the planned uses in the town center. The Planning Commission approved the preliminary plat (Daybreak Urban Center Plat 1) for the first phase of the development on July 11, 2023. When recorded, the Urban Center plat will dedicate several new rights-of-way that will better accommodate the development of the area. Prior to recording that subdivision plat, the East Town Center Roadway Dedication Plat In Lieu of Condemnation Amending lot T3 of the Kennecott Master Subdivision #1 plat needs to be vacated by the City so there are not conflicting rights-of-way once the Daybreak Urban Center Plat 1 is recorded.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- Utah Code § 10-9a-609 (3) provides standards of approval for a legislative body to vacate a subdivision plat:
The legislative body may vacate a subdivision or a portion of a subdivision by recording in the county recorder's office an ordinance describing the subdivision or the portion being vacated.
- Staff finds that there is good cause for vacating the subdivision for the following reasons:
 - Future development of the Daybreak Town Center will necessitate a public street layout different from what is shown on the originally recorded East Town Center Roadway Dedication Plat In Lieu of Condemnation Amending lot T3 of the Kennecott Master Subdivision #1.

- No public interest or any person will be materially injured by the vacation of this segment of the right-of-way since it is currently undeveloped and its future development will meet City of South Jordan standards.

Conclusion:

- The proposed vacation of this segment of the right-of-way meets the requirements of Utah Code.

Recommendation:

- Based on the Findings and Conclusions listed above, Staff recommends that the City Council take comments at the public hearing and **approve** the petition to vacate, unless, during the hearing, facts are presented that contradict these findings or new facts are presented, either of which would warrant further investigation by Staff.

FISCAL IMPACT:

- There are no significant fiscal impacts.

ALTERNATIVES:

- Approve an amended Application.
- Deny the Application.
- Schedule the Application for a decision at some future date.

SUPPORT MATERIALS:

- Aerial Location Map
- Preliminary Urban Center Plat 1 Exhibits
- Ordinance 2022-08

Approved by:

Steven Schaefermeyer
Steven Schaefermeyer (Jul 12, 2023 13:42 MDT)

Steven Schaefermeyer.
Director of Planning

July 12, 2023

Date

WHEN RECORDED RETURN TO:

CITY OF SOUTH JORDAN
ATTN: PLANNING DEPARTMENT
1600 W TOWNE CENTER DRIVE
SOUTH JORDAN, UT 84095

ORDINANCE 2023-06

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, VACATING ALL OF THE EAST TOWN CENTER ROADWAY DEDICATION PLAT IN LIEU OF CONDEMNATION AMENDING LOT T3 OF THE KENNECOTT MASTER SUBDIVISION #1 AMENDED.

WHEREAS, Utah Code §§ 10-9a-609 and 10-9a-609.5 require that any vacation of some or all of a recorded plat and public streets, within the City of South Jordan (the “City”) may be approved by the City Council of the City of South Jordan (the “City Council”); and

WHEREAS, Larry H. Miller Real Estate (the “Applicant”), petitioned the City to vacate all of the East Town Center Roadway Dedication Plat In Lieu of Condemnation Amending Lot T3 of the Kennecott Master Subdivision #1 Amended (the “Plat”); and

WHEREAS, the City Council held a public hearing to consider Applicant’s petition to vacate the plat; and

WHEREAS, pursuant to Utah Code § 10-9a-609(3), the City Council finds that there is good cause to vacate the said Plat and that neither the public interest nor any person will be materially injured by vacating the Plat.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH:

SECTION 1. Grant of Petition to Vacate. The City Council hereby grants the Applicant’s petition to vacate the East Town Center Roadway Dedication Plat In Lieu of Condemnation Amending lot T3 of the Kennecott Master Subdivision #1 Amended by adopting this Ordinance, more particularly shown on the attached **Exhibit A**.

SECTION 2. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all sections, parts, provisions and words of this Ordinance shall be severable.

SECTION 3. Effective Date. This Ordinance shall become effective upon recordation of the Urban Town Center Plat 1.

[SIGNATURE PAGE FOLLOWS]

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON THIS _____ DAY OF _____, 2023 BY THE FOLLOWING VOTE:

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	_____	_____	_____	_____
Bradley Marlor	_____	_____	_____	_____
Donald Shelton	_____	_____	_____	_____
Tamara Zander	_____	_____	_____	_____
Jason McGuire	_____	_____	_____	_____

Mayor: _____
Dawn R. Ramsey

Attest: _____

Approved as to form:



Gregory Simonsen (Jul 12, 2023 13:46 MDT)
Office of the City Attorney





South Jordan Pkwy.

**East Town
Center Roadway
Dedication Plat
to be Vacated**

Grandville Ave.

Lake Ave.

Mountain View Hwy Southbound
Mountain View Hwy Northbound

Location Map



NOTES:

EAST TOWN CENTER ROADWAY DEDICATION PLAT IN LIEU OF CONDEMNATION

Certain certain land main collector roadways within Daybreak, are generally set forth within the Master Development Agreement for Kennecott Master Subdivision #1 Project, dated March 18, 2005, as amended, in order to manage future transportation flows within the City of South Jordan. The land contained in this EAST TOWN CENTER ROADWAY DEDICATION PLAT IN LIEU OF CONDEMNATION is held by Owner, VP Daybreak Investments LLC, for residential purposes and not for development. The City desires to fix the locations of certain future roadways across property owned by Owner without altering the current investment status of the property. Therefore, the City desires to dedicate the future road rights of way in a manner consistent with the master Development Agreement in lieu of condemnation, in order to save the parties the time and expense associated with formal condemnation proceedings and assist the City in its long-term planning.

In conjunction with the recordation of this EAST TOWN CENTER ROADWAY DEDICATION PLAT IN LIEU OF CONDEMNATION, there shall also be recorded, with respect to the "trust" described herein, a document entitled "Agreement to Covenant for Community for Daybreak Submitting Additional Property", and with respect to other property within this Plat, a document entitled "Agreement to Supplement to Community Charter for Daybreak Submitting Additional Property" (each, a "Document"). The Supplement subject to the "trust" described herein to a document entitled "Covenant for Community for Daybreak" (the "Covenant"), and the other property within this Plat to a second document entitled "Community Charter for Daybreak" (the "Charter"). In addition, any non-residential property may also have recorded against it a "Declaration of Assent and Restriction of Community, Conditions and Restrictions for Daybreak Village Submitting Additional Property", which subjects such non-residential property within this Plat to the Kennecott and Henshaw 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, 2005 at Entry No. 805957, in Book 8762 beginning on Page 7033 of the Official Records of Salt Lake County (which Master Development Agreement may be amended from time to time) (the "Master Development Agreement").

- The "trust" subject to this EAST TOWN CENTER ROADWAY DEDICATION PLAT IN LIEU OF CONDEMNATION is hereby specifically subjected to a reservation by the Owner of (1) all oil, gas, geothermal and mineral rights and interests under or appertaining to the "trust" subdivided by this Plat, and (2) all water flowing or located under, over, or through the "trust" subdivided by this Plat, including, without limitation, all storm water and reclaimed water. The "trust" subdivided by this Plat is further subject to all easements, restrictions, reservations, rights-of-way, servitudes 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 EAST TOWN CENTER ROADWAY DEDICATION PLAT IN LIEU OF CONDEMNATION as public rights-of-way 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. Lands designated as "T" and "P" are to be dedicated or donated to either: (1) the City or other governmental entity, or (2) an owner 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, 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 sewerage water system providing sewerage water to portions of Daybreak.
- On any property in this Plat encumbered by a blanket PURGE 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 EAST TOWN CENTER ROADWAY DEDICATION PLAT IN LIEU OF CONDEMNATION, any amendment thereto or further subdivision thereof or within thereunto shall not be deemed to be an amendment to the Kennecott Master Subdivision #1 Plat. 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 property shown on this Plat.
- The property included in this EAST TOWN CENTER ROADWAY DEDICATION PLAT IN LIEU OF CONDEMNATION may or may not, in the future, be developed as part of a large, master-planned community, known as Daybreak. No commitments are made regarding the future development of Daybreak or the uses that will be made of land within or around the land contained in this EAST TOWN CENTER ROADWAY DEDICATION PLAT IN LIEU OF CONDEMNATION.
- It shall be the responsibility of the Master Developer of Daybreak ("Developer") under the Master Development Agreement, to maintain all rights-of-way properties associated with the EAST TOWN CENTER ROADWAY DEDICATION PLAT IN LIEU OF CONDEMNATION, until such time as the future proposed roadway improvements are completed and accepted by South Jordan City. The City shall have no responsibility for maintenance of the proposed rights-of-way until such time.
- As the development of the Daybreak community continues to the west, Daybreak Communities and its development partners are responsible for all design, construction activities, and construction costs associated with all improvements in the rights-of-way dedicated in this EAST TOWN CENTER ROADWAY DEDICATION PLAT IN LIEU OF CONDEMNATION, with respect to any development activities that may be discontinued from then-on development activities. Developer shall ensure that all roadways and utilities are extended to any future development in not to create any grade without infrastructure corrections. Proposed roadway and utility designs shall be coordinated with, and approved by, South Jordan City.
- All rights-of-way and development pads that are associated with the roadway dedication plat do not have available sewer service and may not be developed until such service is extended to the rights-of-way and development pads.

EASEMENT NOTE:

Owner certifies that the easements, claims of easements, or encumbrances on the platified property which are shown by public records are right-of-way shown on the title report issued by Old Republic National Title Company, Order Number 13364948, Amendment No. 1, with an effective date of July 9, 2019.

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.

NOTICE:

Potential purchasers of property described on or included in 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") to the Kennecott Master Subdivision #1 Plat recorded in Book 20029 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 the title, 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.

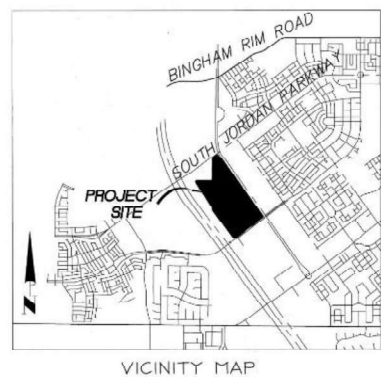
EAST TOWN CENTER ROADWAY DEDICATION PLAT IN LIEU OF CONDEMNATION AMENDING LOT T3 OF THE KENNECOTT MASTER SUBDIVISION #1 AMENDED

Located in the southwest Quarter of Section 15, the Northeast Quarter of Section 23 and the Northwest Quarter of Section 24, T3S, R2W, Salt Lake Base and Meridian

Street Right-of-Way (Net) 3.541 acres
Total boundary acreage 67.894 acres

DEVELOPED BY:

Daybreak Communities
11248 Kestrel Rise Road, Suite 201
South Jordan, Utah 84009



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 described:

EAST TOWN CENTER ROADWAY DEDICATION PLAT IN LIEU OF CONDEMNATION 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 hereunto set my hand this 27th day of August, A.D. 2019.

VP Daybreak Investments LLC,
a Delaware limited liability company

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

By: Ty K. McCutcheon
President & CEO

CORPORATE ACKNOWLEDGMENT

"The Owner's Dedication was acknowledged before me this 9th day of August, 2019, by Ty K. McCutcheon as President & CEO for Daybreak Communities LLC, a Delaware limited liability company, the project manager of VP Daybreak Investments LLC, a Delaware limited liability company."

Notary Public

SURVEYOR'S CERTIFICATE

I, Marshall D. Byrd do hereby certify that I am a Professional Land Surveyor, and that I hold certificate No. 639728 as prescribed under the laws of the State of Utah. I further certify that by the authority of the survey, 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 EAST TOWN CENTER ROADWAY DEDICATION PLAT IN LIEU OF CONDEMNATION 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. 639728



7/27/2019
Date

BOUNDARY DESCRIPTION:

Beginning at a point that is the Northeast Corner of the Daybreak Lake Avenue East subdivision, said point also being on the Westerly Line of Lot T3 of the Kennecott Master Subdivision #1 Amended, said point lies North 89°56'03" East 480.986 feet along the Daybreak Baseline South (Being South 89°56'03" East 2126.293 feet between the Southwest Corner of Section 22, T3S, R2W and the Southeast Corner of Section 19, T3S, R2W) and North 32°5'28" East 327.287 feet from the Southeast Corner of said Section 19, Township 3 South, Range 1 West, Salt Lake Base and Meridian, said point also being South 07°02'52" East 201.745 feet along the Section Line and North 90°00'00" East 794.435 feet from the Northwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian, and running thence along said Lot T3 North 37°02'52" East 212.556 feet to the West Line of the Northwest Quarter of said Section 24; thence along said West Line North 07°02'52" East 40.770 feet; thence North 34°07'57" East 117.484 feet to a Northerly Line of said Lot T3; thence along said Lot T3 the following (2) courses: (1) North 89°56'03" East 480.986 feet; (2) North 07°02'52" East 480.986 feet to the Southerly right-of-way line of South Jordan Parkway; thence along said Southerly right-of-way line North 53°27'06" East 154.478 feet to a Right-of-Way Outcrop Deed recorded as Entry No. 1042973 in Book 8607 at Page 4745 in the Office of the Salt Lake County Recorder and a point on a 1263.500 foot radius non tangent curve to the left, (radius bears North 50°06'21" East, Chord: South 35°43'17" East 36.477 feet); thence along said Right-of-Way Outcrop Deed the following (2) courses: (1) along the arc of said curve 36.478 feet through a central angle of 57°01'51; (2) South 36°25'4" East 404.355 feet; thence North 53°27'06" East 36.352 feet; thence South 56°36'58" East 127.043 feet; thence South 53°27'06" East 861.722 feet; thence South 53°27'06" East 205.870 feet to the point of beginning.

Less and excepting all of Parcel A through D (inclusive) as described as follows:

Less and Except Parcel A

Beginning at a point that lies North 89°56'03" East 1078.486 feet along the Daybreak Baseline South (Being South 89°56'03" East 2126.293 feet between the Southwest Corner of Section 22, T3S, R2W and the Southeast Corner of Section 19, T3S, R2W) and North 46°02'52" East 327.287 feet from the Southeast Corner of Section 19, Township 3 South, Range 1 West, Salt Lake Base and Meridian and running thence North 39°40'17" East 440.252 feet to a Northerly Line of Lot T3 of the Kennecott Master Subdivision #1 Amended, thence along said Lot T3 the following (2) courses: (1) North 89°56'03" East 480.986 feet; (2) North 07°02'52" East 480.986 feet to the Southerly right-of-way line of South Jordan Parkway; thence along said Southerly right-of-way line North 53°27'06" East 154.478 feet to a Right-of-Way Outcrop Deed recorded as Entry No. 1042973 in Book 8607 at Page 4745 in the Office of the Salt Lake County Recorder and a point on a 1263.500 foot radius non tangent curve to the left, (radius bears North 50°06'21" East, Chord: South 35°43'17" East 36.477 feet); thence along said Right-of-Way Outcrop Deed the following (2) courses: (1) along the arc of said curve 36.478 feet through a central angle of 57°01'51; (2) South 36°25'4" East 404.355 feet; thence North 53°27'06" East 36.352 feet; thence South 56°36'58" East 127.043 feet; thence South 53°27'06" East 861.722 feet; thence South 53°27'06" East 205.870 feet to the point of beginning.

Property contains 20.061 acres.

Also Less and excepting SOUTH JORDAN CITY PARCEL (APN 26-13-351-001) herefrom as follows:

Beginning North 07°02'52" East 121.27 feet and South 89°57'01" East 506.13 feet from the Southwest Corner of Section 15, Township 3 South, Range 2 West, Salt Lake Base and Meridian, and running thence North 53°27'06" East 12.000 feet; thence South 36°25'4" East 27.000 feet; thence South 53°27'06" East 12.000 feet; thence North 36°25'4" East 27.000 feet to the point of beginning.

Property contains 0.030 acres, 1404 ±.

Net property contains 20.029 acres

Less and Except Parcel B

Beginning at a point on the Westerly Line of Lot T3 of the Kennecott Master Subdivision #1 Amended, said point lies North 89°56'03" East 1056.388 feet along the Daybreak Baseline South (Being South 89°56'03" East 2126.293 feet between the Southwest Corner of Section 22, T3S, R2W and the Southeast Corner of Section 19, T3S, R2W) and North 40°04'17" East 327.287 feet from the Southeast Corner of Section 19, Township 3 South, Range 1 West, Salt Lake Base and Meridian and running thence along said Lot T3 North 37°02'52" East 212.556 feet to the West Line of the Northwest Quarter of said Section 24; thence along said West Line North 07°02'52" East 40.770 feet; thence North 34°07'57" East 117.484 feet to a Northerly Line of said Lot T3; thence along said Lot T3 the following (2) courses: (1) North 89°56'03" East 480.986 feet; (2) North 07°02'52" East 480.986 feet to the Southerly right-of-way line of South Jordan Parkway; thence along said Southerly right-of-way line North 53°27'06" East 154.478 feet to a Right-of-Way Outcrop Deed recorded as Entry No. 1042973 in Book 8607 at Page 4745 in the Office of the Salt Lake County Recorder and a point on a 1263.500 foot radius non tangent curve to the left, (radius bears North 50°06'21" East, Chord: South 35°43'17" East 36.477 feet); thence along said Right-of-Way Outcrop Deed the following (2) courses: (1) along the arc of said curve 36.478 feet through a central angle of 57°01'51; (2) South 36°25'4" East 404.355 feet; thence North 53°27'06" East 36.352 feet; thence South 56°36'58" East 127.043 feet; thence South 53°27'06" East 861.722 feet; thence South 53°27'06" East 205.870 feet to the point of beginning.

Property contains 13.460 acres.

Less and Except Parcel C

Beginning at a point on the Westerly Line of Lot T3 of the Kennecott Master Subdivision #1 Amended, said point lies North 89°56'03" East 1056.388 feet along the Daybreak Baseline South (Being South 89°56'03" East 2126.293 feet between the Southwest Corner of Section 22, T3S, R2W and the Southeast Corner of Section 19, T3S, R2W) and North 37°5'31" East 327.287 feet from the Southeast Corner of Section 19, Township 3 South, Range 1 West, Salt Lake Base and Meridian and running thence along said Lot T3 North 37°02'52" East 212.556 feet to the West Line of the Northwest Quarter of said Section 24; thence along said West Line North 07°02'52" East 40.770 feet; thence North 34°07'57" East 117.484 feet to a Northerly Line of said Lot T3; thence along said Lot T3 the following (2) courses: (1) North 89°56'03" East 480.986 feet; (2) North 07°02'52" East 480.986 feet to the Southerly right-of-way line of South Jordan Parkway; thence along said Southerly right-of-way line North 53°27'06" East 154.478 feet to a Right-of-Way Outcrop Deed recorded as Entry No. 1042973 in Book 8607 at Page 4745 in the Office of the Salt Lake County Recorder and a point on a 1263.500 foot radius non tangent curve to the left, (radius bears North 50°06'21" East, Chord: South 35°43'17" East 36.477 feet); thence along said Right-of-Way Outcrop Deed the following (2) courses: (1) along the arc of said curve 36.478 feet through a central angle of 57°01'51; (2) South 36°25'4" East 404.355 feet; thence North 53°27'06" East 36.352 feet; thence South 56°36'58" East 127.043 feet; thence South 53°27'06" East 861.722 feet; thence South 53°27'06" East 205.870 feet to the point of beginning.

Property contains 13.489 acres.

Less and Except Parcel D

Beginning at a point on the Westerly Line of Lot T3 of the Kennecott Master Subdivision #1 Amended, said point also being on the Westerly Line of Lot T3 of the Kennecott Master Subdivision #1 Amended, said point lies North 89°56'03" East 198.986 feet along the Daybreak Baseline South (Being South 89°56'03" East 2126.293 feet between the Southwest Corner of Section 22, T3S, R2W and the Southeast Corner of Section 19, T3S, R2W) and North 32°5'28" East 327.287 feet from the Southeast Corner of Section 19, Township 3 South, Range 1 West, Salt Lake Base and Meridian and running thence along said Lot T3 North 37°02'52" East 212.556 feet to the West Line of the Northwest Quarter of said Section 24; thence along said West Line North 07°02'52" East 40.770 feet; thence North 34°07'57" East 117.484 feet to a Northerly Line of said Lot T3; thence along said Lot T3 the following (2) courses: (1) North 89°56'03" East 480.986 feet; (2) North 07°02'52" East 480.986 feet to the Southerly right-of-way line of South Jordan Parkway; thence along said Southerly right-of-way line North 53°27'06" East 154.478 feet to a Right-of-Way Outcrop Deed recorded as Entry No. 1042973 in Book 8607 at Page 4745 in the Office of the Salt Lake County Recorder and a point on a 1263.500 foot radius non tangent curve to the left, (radius bears North 50°06'21" East, Chord: South 35°43'17" East 36.477 feet); thence along said Right-of-Way Outcrop Deed the following (2) courses: (1) along the arc of said curve 36.478 feet through a central angle of 57°01'51; (2) South 36°25'4" East 404.355 feet; thence North 53°27'06" East 36.352 feet; thence South 56°36'58" East 127.043 feet; thence South 53°27'06" East 861.722 feet; thence South 53°27'06" East 205.870 feet to the point of beginning.

Property contains 6.476 acres.

Net Property contains 3.541 acres.



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809 SOUTH 1300 WEST, SUITE 100
SALT LAKE CITY, UT 84119-1000
TEL: 313.500.1000 FAX: 313.500.1001
WWW.PERIGEECONSULTING.COM

SALT LAKE VALLEY HEALTH DEPARTMENT
APPROVED AS TO FORM THIS 4th DAY OF August, A.D. 2019.

SOUTH VALLEY SENIOR DISTRICT
APPROVED AS TO FORM THIS 6th DAY OF August, A.D. 2019.

PLANNING DEPARTMENT
APPROVED AS TO FORM THIS 11th DAY OF August, A.D. 2019.

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.

OFFICE OF THE CITY ATTORNEY
APPROVED AS TO FORM THIS 12th DAY OF August, A.D. 2019.

SOUTH JORDAN CITY MAYOR
APPROVED AS TO FORM THIS 16th DAY OF August, A.D. 2019.

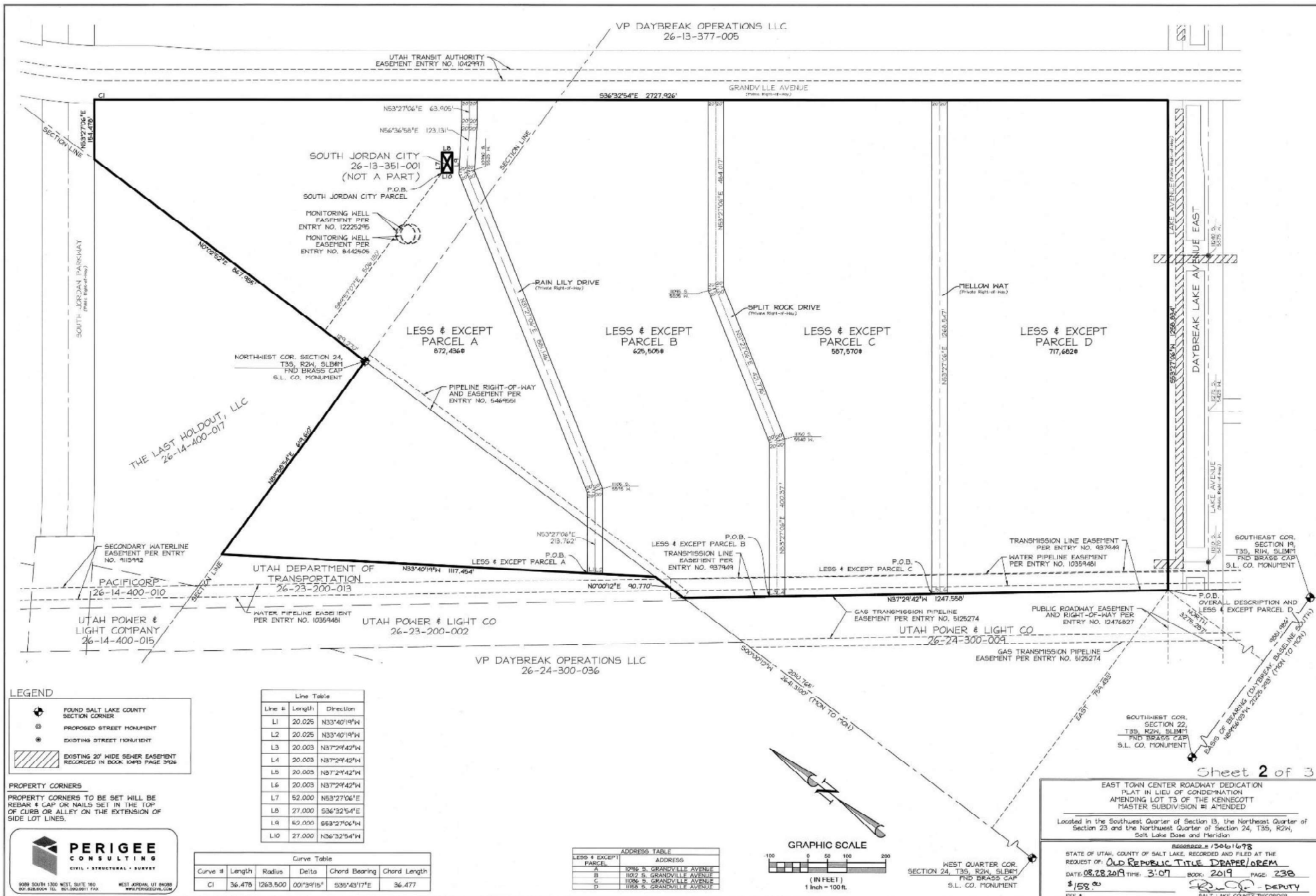
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND INDEXED AT THE REQUEST OF: OLD REPUBLIC TITLE TRADER/JEREM
DATE: 8-28-19, TIME: 3:07, BOOK: 2019, PAGE: 238

DEPUTY SALT LAKE COUNTY RECORDER

Sheet 1 of 3

26-24-100-009 26-14-12, 26-13-31, 26-23-22, 26-24-12, 26-24-12 #158

2019-238

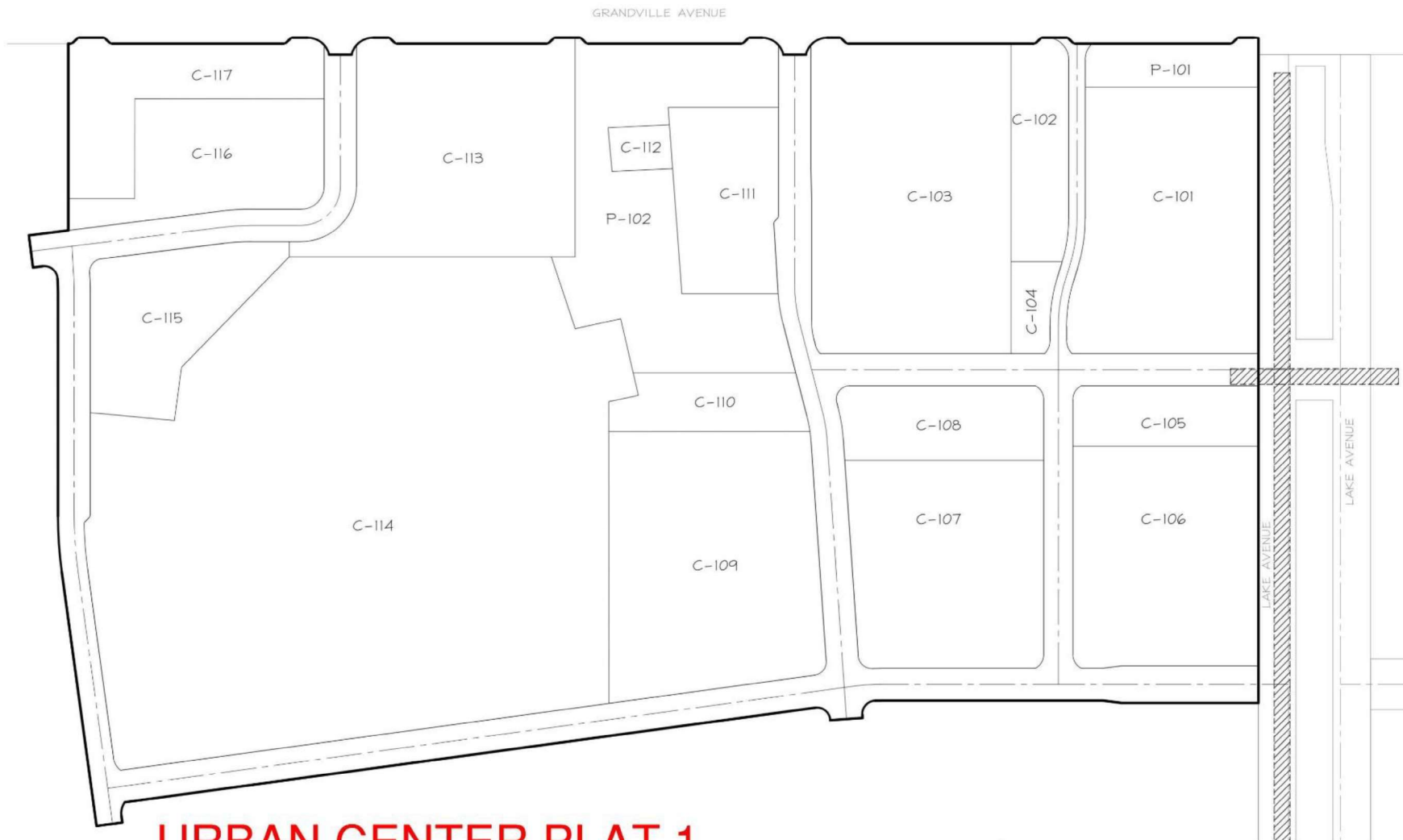


Sheet **3** of 3

\$158.⁰⁰
FEE \$

[Signature] - DEPUTY
SALT LAKE COUNTY RECORDER





URBAN CENTER PLAT 1 PRELIMINARY

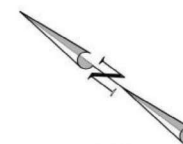
PROPERTY CORNERS
 PROPERTY CORNERS TO BE SET WILL BE
 REBAR 4 CAP OR NAILS SET IN THE TOP
 OF CURB OR ALLEY ON THE EXTENSION OF
 SIDE LOT LINES.



9088 SOUTH 1300 WEST, SUITE 160 WEST JORDAN, UT 84088
 801.625.8004 TEL. 801.580.8011 FAX WWW.PERIGEECONSULTING.COM

LEGEND

- EXISTING 20' WIDE SEWER EASEMENT
 RECORDED IN BOOK _____ PAGE _____
- EXISTING 20' WIDE SEWER EASEMENT
 RECORDED IN BOOK 10493 PAGE 396



GRAPHIC SCALE



Sheet 5 of 7

DAYBREAK URBAN CENTER PLAT 1
 APPENDING LOT 13 OF THE KENNISCOTT
 MASTER SUBDIVISION BE AMENDED

Located in the Northwest Quarter of Section 24, T35, R2W,
 Salt Lake Base and Meridian

SALT LAKE COUNTY RECORDER RECORDED #
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
 REQUEST OF: _____
 DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
 FEE \$ _____ DEPUTY, SALT LAKE COUNTY RECORDER