SOUTH JORDAN CITY CITY COUNCIL REPORT

Issue: VACATING THE EAST TOWN CENTER ROADWAY DEDICATION PLAT IN LIEU

OF CONDEMNATION AMENDING LOT T3 OF THE KENNECOTT MASTER

Meeting Date: 07-18-2023

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)	July 12, 2023
Steven Schaefermeyer.	Date
Director of Planning	

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**.

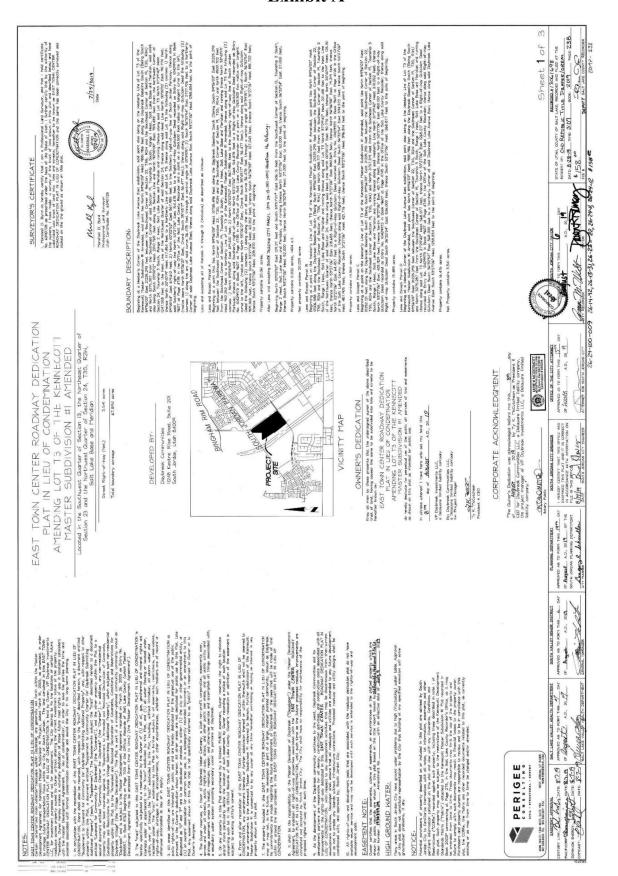
SECTION 2. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all sections, parts, provisions and words of this Ordinance shall be severable.

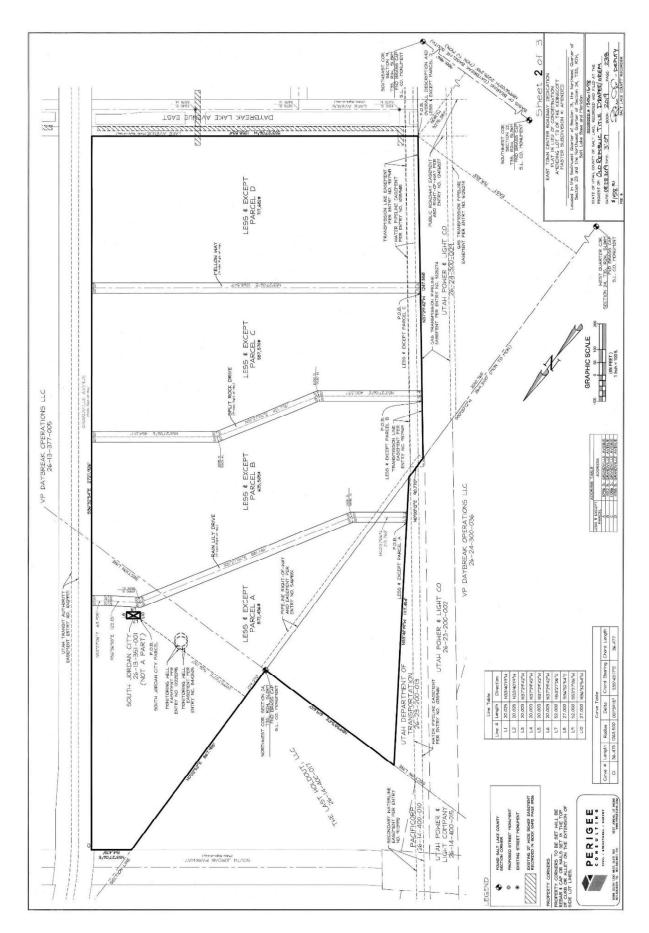
SECTION 3. Effective Date. This Ordinance shall become effective upon recordation of the Urban Town Center Plat 1.

[SIGNATURE PAGE FOLLOWS]

	OPTED BY THE CITY (ON THIS DAY O)TE:			
		YES NO	ABSTAIN	ABSENT
	Patrick Harris Bradley Marlor			
	Donald Shelton Tamara Zander Jason McGuire			
Mayor:	Ramsey	Attest:		
Approved as to form	1:			
Gregory Simonsen (Jul 12, 2023 13:46 MD	от) <u></u>			
Office of the City A				

Exhibit A





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experse associated with formal condemnation proceedings and assist the City in its large-term planning.

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b. Of any property in the instal encomberned by a bitalist. INFLIC colormant, Justice reserves the right to relocate ander more constantly define the location of solic assertent by Quiter recording or notice of socil bottom concerning such lot in the Official Records of Soil Loke County, Quiner's relocation or definition of the easement is subject to existing villity's common!

6. From and other recordation of this EAST TOWN CENTER ROADMAY DEDICATION PLAT IN LIEU OF CONDEPNATION, any amendment theretic or Further sodialision thereof or within therewith shall not be deemed to be an amendment to the Kennocki Tolaster Subdivision II referred to herean. Further subdivision of the Kennocki House Buddivision III is convented to by any ourse at any time hereafter purchasing or having on interest in any property about on this plat.

7. The property included in this EAST TONN CENTER ROADWAY DEDICATION PLAT IN LIEU OF CONDENNATION may or may not, in the fixture, be developed as part or a large, master planned community, aroun as baytread. No commitments are made reparating the fixture development of Daytreads or the uses that will be made of land within or around the fand contained in this EAST TOWN CENTER ROADWAY DEDICATION PLAT IN LIEU OF CONDENNATION.

6. It shall be the responsibility of the Master Developer of Daybrack ("Developer") under the Master Development. Agreement, to maintain all right-of-way properties associated with the "EAST TOWN CENTER. ROADWAY DEDICATION PLAT IN LIEU OF CONSIDERIATION, Artill such time as the future proposed radiaty improvements are proposed rights—only unit such time.
The City shall have no responsibility for maintenance of the proposed rights—only unit such time.

9. As the development of the Daybreck community continues to the west, Daybreck Communities and it 9. As the development of the Daybreak community continues to the livest, Laybreak communities and its development contrained for all delayers, continuing publicating and construction costs associated with all development of the contrained for all delayers are continued to the contrained for the Children Laybreak and the contrained for the Children Laybreak and the contrained for any development octivities that may be discontinuous from their contrained for the contrained for all the contrained for

10. All rights-of-way and development pads that are associated with the roadway dedication plot 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:

Coner certifies that the coements, claims of easements, or encombrances on the platted property which are stown by public records are shown on this plat based in the title respect based by glid <u>Republic Network 1745</u>.

With an effective date of <u>July 19</u>. Americans Nos.

HIGH GROUND WATER:

PERIGEE CIVIL . STRUCTURAL . SURVEY

9089 SOUTH 1300 WEST, SUITE 160 WEST JORDAN, UT 84088 801.528.8004 TEL 801.590.8811 FAX WWW.PURGEEGIVE.COM,

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

NOTICE:

Petential purchasers of property, described on or included in this plat are advised by South Jordan City to familiarite themselves uith all notes, lot information, assements and other petent information contained on this plat and sold outh any Covernats, Conditions and Basticitions (*CCIBs*) recorded against such property, including those described in note I of Basticitions (*CCIBs*) recorded against such property, including those described in note I of Basticitions (*CCIBs*) recorded against such property, including the Karnscott Development. Book 2000P commoncing at Page 273, in the Soit Lake Cardy Recorder's Office, as it may be commanded from time to time. These documents may limit the use of the property and follows to comply with such documents may result in financial toxics to the property owner. Purchasers and property owners are responsible to review and to be in compliance with this plat, the CORRs, the Tibaris and other resorted documents related to this plat, as committy aciding are an easy from time to three to change during many from time to three to change during many from time to these to change during many from time to three to change during many from time to these to change during many from time to three to change during many from time to them to the change and accident many for the change of the complex of the complex of the change of the change

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 13, the Northeast Quarter of Section 23 and the Northwest Quarter of Section 24, T35, R2W, Salt Lake Base and Meridian

Street Right-of-How (Net.)

DEVELOPED BY-

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

Total boundary acreage

67.894 acres

BOUNDARY DESCRIPTION:

DOUBLINGTON: DELOCATION TO BURDINGS LIGHT AND THE STATE OF THE DOUBLING AND THE STATE OF THE

I, l'Carshell D. Byrd do heneby certify that I am a Professional Land Surveyor, and that I hold certificate No. 699/70 as prescribed under the loss of the Blade of Utah. I forther certify hold by the authority of conditional control of the contro

7/25/2019

SURVEYOR'S CERTIFICATE

mull Kal

Marshall D. Byrd Professional Land Surveyor Utah Certificate No. 6390721

Laws and excepting all of Parcels A through D (inclusive) as described as follows:

Less and excepting all of Process A Orrough D (Processer) as essentiated as follows:

Less and Except Proces IA: Instruction Transport Sees 1775-96. Feet at close to the Sight-rook Statetime South (Sening South 8779-972) Exet 1725-973.

Exempting at a paint furth, seek Correct of Section 22, 125, 2074 and the Southeast Correct of Section 19, 125, 18, 1804 and the Southeast Correct of Section 19, 125, 1874 and the Southeast Correct of Section 19, 125, 1874 and 1875 an

Property contains 20,061 acres.

Also Less and excepting Scuttl TORDAN CITY PARCEL (APA Ze-13-351-001) HEREFROM the Pollowing:

Beginning North 00'02'52' East 129.27 feet and South 99'5''07' East 506.13 feet from the Southwest Corner of Section 13, Township 3 South, Kange 2 Heest, Sout Lake base and Heridain, and running thence North 95'2'5''06' East 52.000 feet, thence South 36'3'5'4' East 27.000 feet; the

Present contains 0.000 acces 1404 a f

These and Except Private B
Beginning of a point on the Hesterly Line of Lot T3 of the Kennacott Master Subdivision III Amended, and point like North 69'56'03" Hest
Beginning of a point on the Hesterly Line of Lot T3 of the Kennacott Master Subdivision III Amended, and point like North 69'56'03" Hest
DioCk 556 feet Judge the Daylereak Beseline South (Sting South 69'56'09" East 20'25-29" Heet between the Southwest Center of Saction 22,
35 South, Ronge I Hest, Soil Lake Bose and Heridian and naming thereo along said Lot T3 Horth 57'79'02" Nest 22'.85 Feet to the Hest Line of the North 56'79'05' East 50'.85 Feet Line Hest Line of the North 56'79'05' East 50'.85 Feet Line Hest Line Soil Line Soil Hest Line Soil Line

Property contains 14,360 acres.

Less and Except. Percel C. the Meeterly Live of Let T3 of the Konnecott Heater Solutivision 81 Annualed, sold point lise North 97%/037 Next. 1007/07/19 for the Duybreed Resolution Solution (New Solution Solutio

Secretary Communication (Communication of the Doylpreck Lide Avenue East subdivision, acid controllate being on the Heaterly Line of Lot T3 of the Doylpreck Eastern Communication (Tailate Subdivision III Amended, acid point lies Nerth 97%507 Nest 9981/99 Feet doing the Doylpreck Eastern Eastern Education (Tailate Subdivision III Amended, acid point lies Nerth 97%507 Nest 9981/99 Feet doing the Doylpreck Eastern Education III Amended (Tailate Dose 1974), 1785, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781, 1781

Property contains 16 476 acres

Net Property contains 3,541 acres

BINGHAM RIM ROAD PROJECT SITE

VICINITY MAP

OWNER'S DEDICATION

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

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 here unto set my hand this

BTH day of AUCUST A.D., 20 19

VP Daybreak Investments LLC, a Delaware limited liability comm

By: Daybreak Communities LLC, a Delaware limited liability campany its: Project Manager

TV K Mecons President # CEO

CORPORATE ACKNOWLEDGMENT

"The Owner's Dedication was acknowledged before me this \$\frac{9th}{abouts}\$ do \$\frac{6}{abouts}\$. 2019 by Ty K. McCuchean as President 4 CEO for Dephreak Communities LLC, a Delaurae limited liability company," the project manager of YP Deybreak Investments LLC, a Delaurae limited liability company."

CACINOTONDO

OFFICE OF THE CITY ATTORNEY APPROVED AS TO FORM THIS 15TH DAY OF AUGUST , A.D., 20 19

UTH JORDAN CITY MAYOR O FORM THIS __, A.D., 20_19 POWNER PLINCES

Sheet 1 of 3 RECORDED # /306/698 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND

REQUEST OF OLD REPUBLIC TITLE DRAFER/OREM DATE: 8:28-19 TITE: 3:07 BOOK: 2019 PAGE: 238 DEPUTY SALT LAKE COUNTY RECORD \$ 158.00

70199 - 238

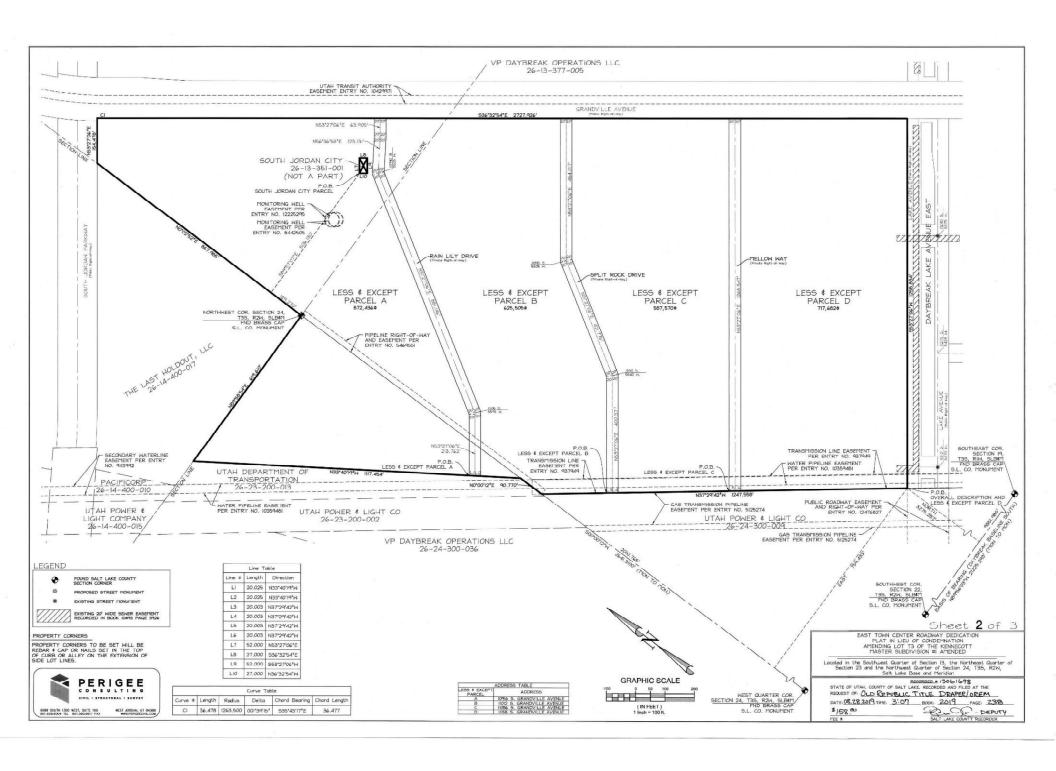
APPROVED AS TO FORM THIS 1419 DAY OF August , A.D., 2019 . BY THE Stegon R. Schindler

BATHER THE PART THE OFFICE HAS EASTHER THE PROPERTY OF THE PART THE OFFICE WAY TH

HEREBY CERTIFY THAT THIS OFFICE HAS

ann M. West ATTORNET FOR SOUTH JORDAN CITY

NTURY LINK: BL WW DATE: 87.19 SALT LAKE VALLEY HEALTH DEPARTMENT SOUTH VALLEY SEWER DISTRICT APPROVED AS TO FORM THIS 7 DAY APPROVED AS TO FORM THIS _6 DAY OF Agot , A.D., 2019 mithat



PLAT NUMBER	DAYBREAK PARK LOT AREA	SPACE LOT AREA	COLLECTOR STREET PARK STRIP AREA	PARK STRIP AREA	TOCITY	DEDICATED TO CITY	TOTAL	NUMBER OF LANES	FOOTAGE
& Amain	2.5723	22.23	2.28	523	26.8577	0	58.35	SEE AMENDED F	
A PLAT LAMENDED	12.61	22.17	2.28	5.23	26.0377	0	68.33	13	4,887.83
LOT M-104 AMENDED	0	.0	0	0	0	0	0	0	0
A PLATZ	8.6753	1.0496	1.32	4.74	0	0	15.7849	SEE AMENDED F	
PLAT 2 AMENDED TOWNSHOME I SUB.	8.0093	1.6496	1.32	4.74	0	0	15.7189	21	6940,29
PLAT3	2.6137	11.6306	0.32	5.89	0	0	20.4643	0	2,105.88
A PLATA	0.77.57	0.34%	0.32	1.97	0	0	5,2818	SEE AMENDED F	2,105.88
PLAT 4 AMENDED	0.7593	0.3363	0.24	1.97	0	0	3.30%	9	A589 98
CARRIAGE CONDOS	0	0	0	0	0	0	0	0	0
APIAIS	7.9994	2.7568	1.18	2.19	0	0	12.3062	SEE AMENDED F	IATS
PLAT SAMENDED	5.7505	0	1.18	5.39	0	0	12,3205	36	10,719.18
PIAI 6	3.3/1	31.8148	0	3.69	0	0	39.0758	13	3532.29
△ PLAT7	16.3272	7.6526	6.27	5.11	0	0	35.3598	SEE AMENDED P	AT X
PLAT 3A	1.736	0	0.1	0.39	. 0	0	2.226	5	1,690.56
PLATS 38-1 THRU 38-10	0	0	0	0	0	0	0 0.17	0	0
CORPORATE CENTER #1	0	0	0.07	0.1	0	0	0.17	0	0
PLAT W	0 13.8622	3 0.0431	0.38	3.77	0	0	B 18.0555	13	4,227.78
À PLAT 7A AMENDED	16.3272	7.6526	6.27	5.11	0	0	35.3598	SEE AMENDED PA	ALT X:
A EASTLAKE VILLAGE CONDOS	0	0	0	U	0	0	0	0	0
△PIA19	17.8005	0	7.04	5.92	0	0	28.7605	SEE A MENDED P	
A. PLAT 78 AMENDED	14 7634	7.6536	7.83	5.11	0	0	35,355	SEE AMENDED P	
VILLAGE CENTER 1A	0	0	0	0	0	0	0	0	0
MENDED EASTLAKE VILLAGE CONDOS	0	0	0	0	0	0	0	0	0
PLAT SA AMENDED	17.8005	0	5.04	5.92	0	0	28,7605	38	11,067.08
A AMENDED PLAT 1A	12.61	22.17	2.28	5.23	26.0377	0	68.3277	SEE AMENDED P	ALT1
UBDIVISION FROM PLAT AS TO THE			136	0	0	0	24.2	1.0	
EAST FRONTAGE ROAD		v	130	u	U	U	W 1.56	0	0
APARTMENT VENTURE #1	0	0	1.3	1.14	0	0	2 2.44	0	0
PIATSC	0	0	0.84	0	U	0	0.84	0	0
DAYBREAK VIEW PARKWAY			7						- "
IBDIVISION FROM EAST FRONTAGE	0	0	1.11	0.04	0	0	1.15	0	0
ROAD TO 11800 SOUTH							1000000	120	
△ COMMERCE PARK PLAT 1	0	0	0.19	0.33	0	0	0.41	0	0
COMMERCE PARK PLAT 2	0	0	0.47	0	0	0	3 0.47	a	0
PLAT 8A-1	0	0	0	0	D	0	0	2	740
PLAT 8A-2	0	0	0	0		0	0	d	0
VILLAGE 4A PLAT 1	2.149 0.9623	0	1.49	0	0	0	3.639	7	1,028.00
ZA VILLAGE 4A PLAT 2 PLAT 8A-3	0.8623	0	0.61	0	0	0	1.4723	SEE AMENDED VILLAG	E 4A PLAT 2
PLAT 8A-4		0	0	0	0	0	0	0	0
PLATS 8A-5 THRU 8A-9	0	0	0	0	0	0	0	0	0
PLAT 2C AMENDED	24.7624	7.3647	2.83	5.11	0	0	0	0	0
AMENDED VILLAGE 4A PLAT 2	0.8623	0	0.61	0	0	0	35.0671	35	10,087.21
EASTLAKE ELEMENTARY SCHOOL	0	0	0	0	0	0	1.4723	0	709.76
COUPLET UNER PRODUCT #1	0	0	0	0	0	0	0	0	0
PLAT 3D	0.0138	D	0.12	0	0	0	0.1338	1 2	A49 14
AMENDED PLAT 38-10	0	0	0	0	0	0	0	1	33.72
VC1 DAYCARE	0	0	0.38	0.04	0	0	0.42	0	0
VC1 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
DINGHAM CREEK PLAT	147.718	0	9	0	g	0	142.713	0	0
11400/MVC SE COMMERCIAL #1	0	0	0	0	0	0	0	0	0
QUESTAR/JVWCD PLAT	0	0	0	0	0	0	0	0	0 6
A UNIVERSITY MEDICAL #1	1.00	0	0 041	0	0	0	1.05	0	0
A PIAT 10A	0.86	0	0.64	0	0	6	0.41	SEE AMENDED UNIV N	EDICAL#1
Æ VC1 MUCTI FAMILY €1	0.0903	0			0	0	1.406	SEE AMENDED PL	AT 10A
AMENDED PLAT 10A	0.766	0	0	0	0	0	0.0903	SEE AMENDED VC1 MUL	
GARDEN PARK CONDOMINIUMS,			9.64	9	0	0	1/406	2	1,291.32
PHASE 1	0	0	0	0	0	U	0	0	0
GARDEN PARK CONDOMINIUMS,									
PHASE 3	0	0	0	0	0	0	0	0	0
A PLAT98	0	D	0	g g	0			-	
AL PLAT 9C	-0.2014	0	0			0	0	0	0
PLAT2F	0.0251	0	0.36	0	0	0	-0.2014	0	0
MENDED UNIVERSITY MEDICAL #1	0	0	0.26	0.22	0	0	0.5853	1 0	389
UTH JORDAN PARKWAY ROW PLAT	-						0.48	0	0
DM SPLIT ROCK DRIVE TO \$860 WEST	0	0	121	0	0	0	121	и	0
PLAT 8C	0.0998	0	0	0	0	0	0.0998	0	0
AMENDED VC1 MULTI FAMILY 41.	0.0503	0	0	0	0	0	0.0908	3	412.58
VC1 MULTI FAMILY 42A	0.11	0	0	0	0	0	0.111	1	502.5
PLAT 9D	0	0	0	0	0	D.	0	3	491
AMENDED PLAT 3E	0	0	0	0	0	0	0	0	0
VC1 MULTI FAMILY 428	0.3087		0	0	0	0	0	0	0
VICE MULTI FAMILY #28 VILLAGE 4A PLAT 4	0.3087	0	0	0	0	0	0.3067	1	194.33
VILLAGE 4A PLAT 5	1.5901	0	0.26	0.23	0	0	1.2977	2	718.52
PLAT 108	0	0	0.2	0.00	0	0	2.7701	4	1175.77
PLAT 7E	0	0	0.2	0.09	0	0	0.39	0	0
PLATSF	0	0	0	g	0	0	0	0	0
PLAT 7F	0	0	0	0	0	0	0	n	0
VC1 MULTI FAMILY #R	0.1297	0	0	0	0	0	0.129/	0	0
VILLAGE 4A MUETI FAMILY #2	0	0	0	0	0	0	0	0	0
A PLAT 9G	0.2901		0	a	0	a	-0.2921	6	1,303.42
PLAT 10C	1.0818	0	0.14	0.65	0	0	1.8718	4	1,097.20
PLAT 60	0	0	0	0	0	0	0	0	0
PLAT 88	0	0	0	0	0	0	0	0	U
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	1088
VILLAGE 4 EAST PLAT 1	1.4911	0	0	0.86	0	0	0	0	U
VC1 MULTI FAMILY #4A	0.3296	0	0		0	0	2.3511	6	194.61
PLAT 10D	0.3296	0	0.18	0	0	0	0.3296	0	0
VC1 MULTI FAMILY#5	0.3384	0	0.18	0.35 D	0	0	0.8684	6	524.04
VILLAGE 4A PLAT 6	1.002	0	0.99	0.31	0	0	0.2651	0	0
PLAY 100	0.9735	0	1.31		0		2.302	10	1,837.74
PLATSI	0.5/35	0	0	0.51	0	0	2.793	8	7,802.33
	0.293	0	0			0	0	0	0
	9.233	0	0.58	0.27	0	0	0.563	2	891.76
VILLAGE 4 WEST PLAT 2						0	0.58	0	0
VILLAGE 4 WEST PLAT 2 VILLAGE 5 PLAT 1	6 7040	0	0						
VILLAGE 4 WEST PLAT 2 VILLAGE 5 PLAT 10 PLAT 10F	6.7848 0.7848	0	0	0	0		6.7848	0	0
VILLAGE 4 WEST PLAT 2 VILLAGE 5 PLAT 1	6.7848 0.3984 1.2195	0	0 0.13 0.22						

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
VILLAGE 4 EAST CONDOMINIUM NO. 1 AMENDED	0	0	0	0	0	0	a	D	a
VILLAGE 4 EAST CONDOMINIUM NO. 2 AMENDED	0	0	ú	a	o	0	0	6	0
VILLAGE 4 FAST PLAT 2	0.1964	0	0	0.66	0	0	0.8564	6	1,524.61
VILLAGE 4 EAST PLAT 3	0.4008	0	0	0.21	0	0	0.6158	6	1,524.61
VILLAGE 4A PLAT 7 COMMERCE PARK PLAT 8	0	0	0.46	0.2	0	0	0.66	1	150
VILLAGE 5 PLAT 4	3.5868	0	0.1	0.96	0	0	4.6468	19	3532.59
VILLAHE 4A PLAT 8	0.3688	0	0.52	0.02	0	0	0.9088	6	1687.31
À VILLAGE 4 WEST PLAT 1 AMENDED	0.1275	U	0	0	6	0	0.1275	0	0
VILLAGE 5 MULTI FAMILY #1 VCI MULTI FAMILY #7	0.0903	0	0	0.02	0	0	0.1103	4	1161.21
SOUTH STATION MULTI FAMILY#1	0.4972	0	0	0	0	0	0.1885	0	0
VILLAGE 7A PLAT 1	0	0	0.12	0	0	0	0.12	0	0
S. JORDAN PKWY, ROW DED. PLAT	0	0	2.6	0	0	0	2.6	0	0
PLAT 10H	1.6074	0	1.17	0.99	0	0			_
VILLAGE 5 PLAT 5	0.0644	0	0.91	0.44	0	0	3.81/4	10 4	2672.92 1125.38
PLAT 10I	2.067	0	0.95	1.15	U	0	3.3//	10	3294.81
VILLAGE 10 NORTH PLAT 1	0	0	0.15	0.04	0	0	0.19	0	0
VILLAGE S PLAT 6 VILLAGE S PLAT 7	0.5987	0	0.11	0	0	0	0.7087	2	752.23
UNIVERSITY MEDICAL #2	0	0	0,06	0.34	0	0	0.34	2	672
VILLAGE 10 NORTH PLAT 2	D	0	0	0	0	0	0	0	0
VILLAGE 7	6.0122	0	2.09	0	0	0	8.1022	0	0
AKE AVENUE FROM MOUNTAIN VIEW	15.1509	0	1.32	0	0	0	36,4709	0	0
CORRIDOR TO 6000 WEST VILLAGE 7 PLAT 1	1.1435	U	0	0.74	0	0	1.8835	7	2189.79
VILLAGE 8 PLAT 1	0	0	6	D.74	0	0	0	7	2188.79
VILLAGE 8 PLAT 2	19.8151	0	0.57	1.16	0	0	21.5451	10	3142.73
YILLAGE 5 PLAT 8	0.041	0	0.961	0	0	0	7.002	13	3117.71
LAKE AVENUE EAST VILLAGE 4 EAST CONDMINUMS NO. 4	9.0%	0	2.101	0	0	0	11.156	0	0
COMMERCE PARK PLAT 4	0	0	0	0	0	0	0	0	0
A SOUTH STATION MULTIFAMILY #1	0.031		D	_					
AMENDED VILLAGE 4 EAST MULTI FAMILY#1	7000	0	76.	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 CONDMINUME NO. 5 VILLAGE 4 EAST CONDMINUME NO. 6	D D	0	0	0	0	0	0	0	0
VILLAGE 4 EAST CONDMINUMS NO. 7	0	0	0	0	0	0	0	0	0
SOUTH STATION PLAT 1	0	0	0.526	g g	0	0	0.526	0	0
VILLAGE 5 PLAT9	0.824	0	0.747	0	0	0	1.571	6	1787
VILLAGE 4A PLAT9	0.417	0	0.19	0	0	0	0.607	3	768.43
7 VILLAGE 5 WULTI FA VILLY #2	0.188	0	0	U	0	0	0	0	0
VILLAGE S PLAT 3	4.064	0	2.149	0	0	0	0	3	1907.00
VILLAGE 4 WEST PLATS	0.485	0	0.08	0	0	0	0.563	22	7255.25 253.91
LAKE ISLAND PLAT 1	2.868	0	1.635	0	n		4 523	33	PORC. 91
VILLAGE 7A PLAT 2 VILLAGE 3 PLAT 10	0	0	0.216	0	0	0	0.216	0	0
NMU QUESTAR REGULATOR STATION	0	0	0	0	0	0	2.119	7	2846.58
VILLAGE 7 AMENDED	0	0	0	0	0	0	0	0	0.00
VC) MULTI FAMILY #9A	0.104	U U	0.127	0	0	0	ū	4	596.00
SOUTH STATION MILITI FAMILY #2 BLACK TWIG DRIVE	0	0	0.214	0	0	0	0	5	1630.60
VILLAGE / PLAT 1	0 944	0	0.237	0	0	0	0	0	0.00
VILLAGE R PLAT 4A	2.175	0	0.726	0	0	0	0	8 3	2671.96 1969.48
DAYEREAK PARKWAY 6000 TO 5400	0	0	0.22	0	0				
WEST			0.22	0	0	0	0	0	0.00
DAYREAK VILLAGE R, VILLAGE 9 & VILLAGE 13 SCHOOL SITES	0	0	0.22	0	0	0	D	0	0.00
GARDEN PARK LAKESIDE PHASE 1	0.487	0	0	0	0	0	0	3	1084.01
DAYREEAK VILLAGES PLAT 11	0	D	0	0.245	0	9	0	3	15/9.18
VILLAGE 8 PLAT 3 AMENDED	0	0	0	0	0	0	0	0	0.00
VILLAGE / PLAT 2	0.864	0	1)	1.107	0	0	D	10	3722.41
VILLAGE S PLAT S AMENDED VILLAGE 8 PLAT 48	0.784	0	0	0.289	0	0	2101	6	1122.50
VILLAGE 5 PLAY 12	2.855	0	0	1.407 1.579	0	0	2.191 4.434	10	8947.61 4484.22
SOUTH STATION MULTI FAMILY#3	0	0	0	0.117	0	0	0.117	4	970.05
VILLAGE 4 WEST PLAT 4	0.457	0	0	0	0	0	0.457	- 1	1744 94
VILLAGE 5 PLAT 13 GARDEN PARK LAKESIDE PHASE 2	0.763	0	0	0.333	0	0	1.095	4	1764.02
NORTH STATION CAMPUS	2.853	0	0	0	0	0	2.893	0	1117.01
DUCKHORN EXTENSION	0	0	0	0.039	0	0	0.039	0	0.00
LAKE BUN BOAD R.O.W. (LA-SPI)	0	g g	0.954	U	0	0	0.954	0	0.00
VC1 MULTIFAMILY #8 SDUTH STATION LIBRARY	0.026	0	0	0	0	0	0.026	1	197.13
COMMERCE PARK PLAT 5	1.222	u u	0	0.33	0	0	0.33	0	0.00
VILLAGE 8 PLAT 5B	0.024	0	0	0.906	0	0	1.222	21	0.00 3297.00
SOUTH MIXED USE MULTI FAMILY#1	0.49	0	0	D	0	0	0.49	1	659.36
SOUTH MIKED USE MULTI FAMILY #2	0.436	0	U	0	0	0	0.49 0.436	1	659.36 1175.70
VILLAGE 4 HARBOR PLAT 1	0.729	0	0	0.096	0	Ö	0.825	2	478.00
VILLAGE 4 PARBOR PLAT 2	0.232 0.837	0.015	0	0.016	0	0	0.263	1 4	403.48 907.22
VILLAGES PLAT 14	0.556	0.000	0	0.222	0	0	0.778	5	2113.15
VILLAGE 5 MULTI FAMILY #9	0.128	0	0	0.509	0	0	0.637	5	1390.01
VILLAGE S MULTI FAMILY #9 VILLAGE S MULTI FAMILY #9	0.085	0	0	0.512	0	0	D.597	4	1002.11
LAKE ISLAND PLAT 3	2662	0	0	0.555	0	0	0.18	0	0.00
VILLAGE SMULTI FAMILY #6	0.421	0	0	0.555	0	0	3.20/ 0.729	11	3071.58 699.38
SOUTH STATION PLAT 2	0	0	0	0	0	0	0.729	0	0.00
OQUIRRE LAKE PLAT/KENNECOTT		1000000							
DAYBREAK OQUIRRH LAKE PLAT	0.709	103.507	0	0	0	0	104.216	0	0.00
AMENDED SOUTH JORDAN CITY PUBLIC SAFETY									
CENTER	0	0	0.093	0	0	0	0.098	0	0.00
VILLAGES PLAT SA	2.56	0	1.497	0	0	0	5.48/	9	5139.27
PROSPERITY ROAD	6.629	0	0.248	0	0	0	6.877	0	0.00
VILLACE 8 PLAT 6	8216	0	1.904	0	U	0	10.12	15	6015.07
VILLAGE 8 PLAT 7	2.72	0	0	0	0	0	0	0	0.00
EAST TOWN CENTER ROADWAY	0	0	0	0.705	0	0	0	0	7259.49 0.00

Sheet 3 of 3



THESE PLATS WERE NOT ADDED IN THE TOTAL COLUMN AT THE BOTTOM OF THE TABLE. THESE PLATS HAVE BEEN ATEMPED AND THE ATEMPED PLAT WAS ADDED TO THE TOTAL AT THE BOTTOM OF THE TABLE.

THISSE PLATS WERE NOT ADDED IN THE TOTAL COLUMN AT THE BOTTOT OF THE TABLE.

THIS PLAT HAS BEEN AMENDED THREE THIES AND ONLY THE LAST AMENDED PLAT (PLAT 7C) AS ADDED TO THE TOTAL AT THE BOTTOM OF THE TABLE.

* THISSE PLATS WERE NOT ADDED TO THE TOTAL AT THE BOTTOM OF THE TABLE.

* THISSE PLATS WERE SO THE ORIGINALLY RECORDED PLAT, TO, NO ADDED TO THE TOTAL AT THE BOTTOM OF THE TABLE.

A INFORMATION SHOWN ON A FINAL PLAT PREPARED BY DOMINION.

A INFORMATION SHOWN ON A FINAL PLAT PREPARED BY FOCUS ENGINEERING AND SURVEYING. A THIS PLAT VACATED (5) P-LOTS WHICH WERE SUBTRACT FROM THE TABLE.

A 1-HB PLAT AMENDED P-LOTS FROM THE ORIGINAL PLAT AND THE ACREAGE SHOWN IS THE NET DIFFERENCE.

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

Lecated in the Southwest Quarter of Section 13, the Northeast Quarter of Section 23 and the Northwest Quarter of Section 24, T35, RZW, Salt Lake Base and Meridian

DOIL LOVE DONE OF THE FIRST

STATE OF UTAL COUNTY OF SALT LAVE, RECORDED AND FILED AT THE

REQUEST OF ALL PERDURLY TITLE TRAPER /OPEN

DATE 03.23.21/9/HE 3107 DOOR 2019 PAGE 238 \$158.00 SALT LAKE GOUNTY RECORDER

