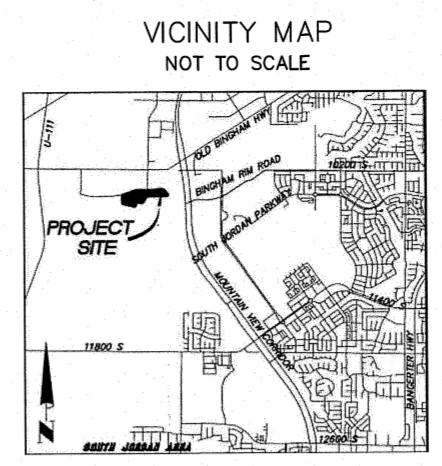


This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

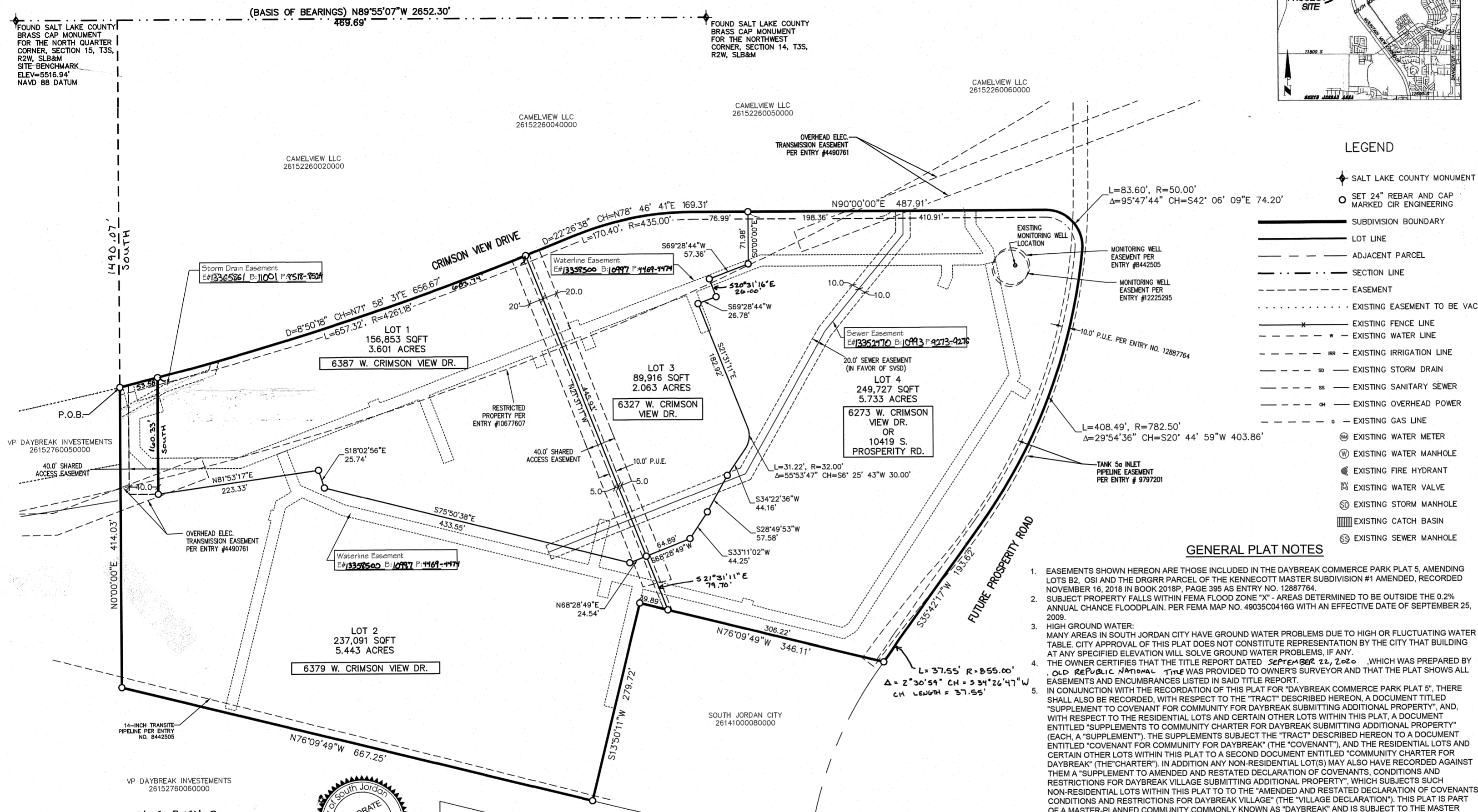
# DAYBREAK COMMERCE PARK PLAT 5A AMENDING LOT C-121 OF DAYBREAK COMMERCE PARK PLAT 5 LOCATED IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH AUGUST 2020



**BOUNDARY DESCRIPTION**

BEING ALL OF LOT C-121 OF DAYBREAK COMMERCE PARK PLAT 5 AMENDING LOTS B2, OSI AND THE DGRPP PARCEL OF THE KENNECOTT MASTER SUBDIVISION #1 AMENDED RECORDED AS ENTRY #12887764 IN BOOK 2018P PAGE 395 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER. BEING FURTHER DESCRIBED AS FOLLOWS; BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF CRIMSON VIEW DRIVE, SAID POINT ALSO BEING A POINT ON A 4261.183 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (RADIUS BEARS NORTH 13°38'20" WEST), SAID POINT LIES NORTH 89°55'07" WEST 489.89 FEET ALONG THE SECTION LINE AND SOUTH 1490.075 FEET FROM THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE ALONG SAID CRIMSON VIEW DRIVE THE FOLLOWING THREE (3) COURSES: (1) ALONG THE ARC OF SAID CURVE 657.324 FEET THROUGH A CENTRAL ANGLE OF 08°50'18" TO A POINT OF REVERSE CURVATURE WITH A 435.000 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (RADIUS BEARS SOUTH 22°26'38" EAST); (2) ALONG THE ARC OF SAID CURVE 170.399 FEET THROUGH A CENTRAL ANGLE OF 22°26'38"; (3) EAST 487.905 FEET TO A SOUTHWESTERLY CORNER OF THE KENNECOTT DAYBREAK COMMERCE PARK PLAT 1 AND A POINT ON A 50.000 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (RADIUS BEARS SOUTH); THENCE ALONG SAID KENNECOTT DAYBREAK COMMERCE PARK PLAT 1 AND ALONG THE ARC OF SAID CURVE 83.597 FEET THROUGH A CENTRAL ANGLE OF 65°17'44" TO A POINT OF COMPOUND CURVATURE WITH A 782.500 FOOT RADIUS TANGENT CURVE TO THE RIGHT (RADIUS BEARS NORTH 84°12'19" WEST); THENCE ALONG THE ARC OF SAID CURVE 408.486 FEET THROUGH A CENTRAL ANGLE OF 29°54'36"; THENCE SOUTH 35°42'17" WEST 193.623 FEET TO A POINT ON A 855.000 FOOT RADIUS TANGENT CURVE TO THE LEFT, (RADIUS BEARS SOUTH 54°17'43" EAST); THENCE ALONG THE ARC OF SAID CURVE 37.554 FEET THROUGH A CENTRAL ANGLE OF 02°31'00" TO THE NORTHEASTERLY CORNER OF THE PARCEL KNOWN AS THE TANK 5A PROPERTY AS DESCRIBED IN ENTRY NO. 9797197 AND RECORDED IN BOOK 9329 AT PAGE 2527 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE ALONG SAID TANK 5A PROPERTY THE FOLLOWING TWO (2) COURSES: (1) NORTH 76°09'49" WEST 346.107 FEET; (2) SOUTH 13°50'11" WEST 279.721 FEET; THENCE NORTH 76°09'49" WEST 667.247 FEET; THENCE NORTH 414.026 FEET TO SAID SOUTHERLY RIGHT-OF-WAY LINE AND TO THE POINT OF BEGINNING.

CONTAINS 16.841 ACRES.  
CONTAINS 4 LOTS.

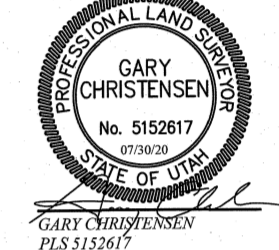


- LEGEND**
- SALT LAKE COUNTY MONUMENT AS NOTED
  - SET 24" REBAR AND CAP MARKED CIR ENGINEERING
  - SUBDIVISION BOUNDARY
  - LOT LINE
  - ADJACENT PARCEL
  - SECTION LINE
  - EASEMENT
  - EXISTING EASEMENT TO BE VACATED
  - EXISTING FENCE LINE
  - EXISTING WATER LINE
  - EXISTING IRRIGATION LINE
  - EXISTING STORM DRAIN
  - EXISTING SANITARY SEWER
  - EXISTING OVERHEAD POWER
  - EXISTING GAS LINE
  - EXISTING WATER METER
  - EXISTING WATER MANHOLE
  - EXISTING FIRE HYDRANT
  - EXISTING WATER VALVE
  - EXISTING STORM MANHOLE
  - EXISTING CATCH BASIN
  - EXISTING SEWER MANHOLE

**SURVEYOR'S CERTIFICATE**

I, GARY G. CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 5152617 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREINAFTER TO BE KNOWN AS DAYBREAK COMMERCE PARK PLAT 5A, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN

SIGNED THIS 30th DAY OF JULY, 2020.



**NARRATIVE**

THE PURPOSE OF THIS SURVEY WAS TO CREATE A FOUR LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY ALEX SHORT OF AK MASONRY. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING SALT LAKE COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 89°55'07" WEST SALT LAKE COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING.

**OWNER'S DEDICATION**

I, THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

- GENERAL PLAT NOTES**
- EASEMENTS SHOWN HEREON ARE THOSE INCLUDED IN THE DAYBREAK COMMERCE PARK PLAT 5, AMENDING LOTS B2, OSI AND THE DGRPP PARCEL OF THE KENNECOTT MASTER SUBDIVISION #1 AMENDED, RECORDED NOVEMBER 16, 2018 IN BOOK 2018P, PAGE 395 AS ENTRY NO. 12887764.
  - SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA MAP NO. 48035C04160 WITH AN EFFECTIVE DATE OF SEPTEMBER 25, 2008.
  - HIGH GROUND WATER: MANY AREAS IN SOUTH JORDAN CITY HAVE GROUND WATER PROBLEMS DUE TO HIGH OR FLUCTUATING WATER TABLE. CITY APPROVAL OF THIS PLAT DOES NOT CONSTITUTE REPRESENTATION BY THE CITY THAT BUILDING AT ANY SPECIFIED ELEVATION WILL SOLVE GROUND WATER PROBLEMS, IF ANY.
  - THE OWNER CERTIFIES THAT THE TITLE REPORT DATED SEPTEMBER 22, 2020, WHICH WAS PREPARED BY OLD REPUBLIC NATIONAL TIME WAS PROVIDED TO OWNER'S SURVEYOR AND THAT THE PLAT SHOWS ALL EASEMENTS AND ENCUMBRANCES LISTED IN SAID TITLE REPORT.
  - IN CONJUNCTION WITH THE RECORDATION OF THIS PLAT FOR "DAYBREAK COMMERCE PARK PLAT 5", THERE SHALL ALSO BE RECORDED, WITH RESPECT TO THE "TRACT" DESCRIBED HEREON, A DOCUMENT TITLED "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 "SUPPLEMENTS TO COMMUNITY CHARTER FOR DAYBREAK SUBMITTING ADDITIONAL PROPERTY" (EACH, A "SUPPLEMENT"). THE SUPPLEMENTS SUBJECT THE "TRACT" DESCRIBED HEREON 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 LOTS 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. 8581587, IN BOOK 8762 BEGINNING 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 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 AS SHOWN HEREON. ALL OTHER AREAS ARE NOT DEDICATED FOR PUBLIC USE BY THIS PLAT. LOTS DESIGNATED AS "X" AND "Y" ARE TO BE DEDICATED OR DONATED TO EITHER: (i) THE CITY OR OTHER GOVERNMENTAL ENTITY, OR (ii) AN OWNER'S 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 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, "Y" 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.
  - CERTAIN LOTS IN THIS PLAT MAY BE SERVED BY SEWER LATERAL 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 SIGNATURE OF SOUTH VALLEY SEWER DISTRICT 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 DISTRICT'S SEWER SYSTEM AND WILL BE REQUIRED TO COMPLY WITH THE DISTRICT'S RULES AND REGULATIONS.
  - SHALLOW SEWER DEPTHS CONTRACTOR SHALL VERIFY SEWER LATERAL DEPTH AND SET FOUNDATION ELEVATION TO PROVIDE ADEQUATE FALL INTO SEWER LATERAL BUILDINGS WITH A BASEMENT MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.
  - A CROSS DRAINAGE EASEMENT IS HEREBY DEDICATED ACROSS ALL LOTS FOR THE PURPOSE OF SURFACE DRAINAGE.

**SALT LAKE COUNTY SURVEYOR**  
ROS # 52020-10-0783  
REVIEWER: [Signature] DATE: 11-9-2020

**SALT LAKE VALLEY HEALTH DEPARTMENT**  
APPROVED AS TO FORM THIS 3 DAY OF September 2020

**SOUTH VALLEY SEWER DISTRICT**  
APPROVED AS TO FORM THIS 26 DAY OF August 2020

**OFFICE OF THE CITY ATTORNEY**  
"APPROVED AS TO FORM"

**SOUTH JORDAN CITY ENGINEER**  
I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.

SIGNED THIS 29th DAY OF September 2020



**SOUTH JORDAN CITY MAYOR**  
APPROVED AS TO FORM THIS 29 DAY OF Sept. 2020

**SOUTH JORDAN CITY PLANNING DEPARTMENT**  
THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE SOUTH JORDAN CITY PLANNING DEPARTMENT.

SIGNED THIS 22nd DAY OF September 2020

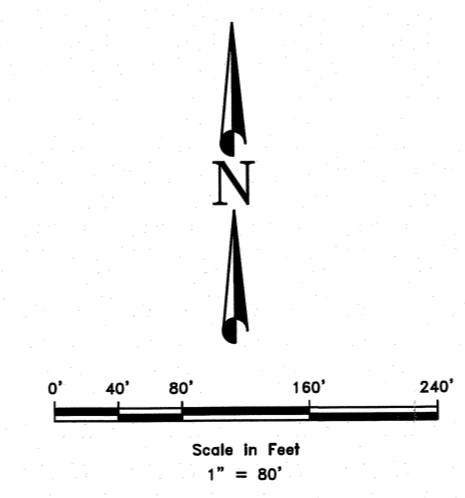
**UTILITIES**  
APPROVED AS TO FORM

Paul Binning 8-25-2020  
CENTURY LINK

Cubrey Rasmussen 08/20/20  
ROCKY MOUNTAIN POWER

Jake Sneed 9-2-20  
DOMINION ENERGY

E. Valdeh 8-27-20  
COMCAST



SIGNED THIS 21st DAY OF August, 2020.

BY: [Signature]  
TITLE: Managing Member

**ACKNOWLEDGEMENT**

STATE OF UTAH )  
COUNTY OF SALT LAKE )

On this 21st day of August 2020, personally appeared before me Alex Short, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by his duty sworn/affirmed, did say that he/she is the President of SHORT DAYBREAK HOLDINGS 1, L.L.C., and that said document was signed by him/her in behalf of said Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said Alex Short acknowledged to me that said Corporation executed the same.

Laura Oviatt  
Notary Public, State of Utah  
Commission # 712439  
My Commission Expires June 5, 2024

Christina Smith  
NOTARY PUBLIC

**CIR ENGINEERING, L.L.C.**  
3032 SOUTH 1030 WEST, SUITE 202  
SLC, Utah 84119 - 801-949-6296

# 13454915 SALT LAKE COUNTY RECORDER

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF Short Daybreak Holdings 1, L.L.C.  
DATE 11/9/2020 TIME 12:07pm BOOK 2020P PAGE 275

\$ 58.00 FEES

26-14-152-001 26-14-11 #5800

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