

NOTES:

- 1. In conjunction with the recordation of this plat for DAYBREAK SOUTH STATION PLAT 2, there shall also be recorded, with respect to the "tract" described herein, a document entitled Supplement to Consent for Community for Daybreak Submitting Additional Property, and, with respect to the residential lots and certain other lots within this Plat, a document entitled Supplement to Community Charter for Daybreak Submitting Additional Property...
2. The "tract" subdivided by this Plat is hereby specifically subjected to a reservation by the Owner of (1) all oil, gas, geothermal and mineral rights and interests under or appurtenant to the "tract" subdivided by this Plat, including, without limitation, all storm water and related water...
3. All areas identified on this Plat as public rights-of-way are intended for public use and are hereby dedicated for the perpetual use of the public pursuant to the Owner's dedication shown hereon...
4. The Owner reserves, in favor of Daybreak Water Company, a Utah non-profit corporation, easements over, across and under any streets, utility, fire, gas and water lines, and other public use areas, and all public utility and drainage easement areas to install, maintain, repair, and otherwise operate and accomplish all things associated with a secondary water system providing secondary water to portions of Daybreak...
5. On any lot in this Plat encumbered by a blanket PLUDE 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 election or definition of the easement is subject to an existing utility's consent...
6. From and after recordation of this plat, any amendment thereto or further subdivision thereof or within thereon shall not be deemed to be an amendment to the Kennecott Master Subdivision as referred to herein...
7. Certain lots on this Plat may be served by sewer laterals that are less than 11 feet below ground level...
8. The total development known as Daybreak, of which this plat is a part, is a large, master-planned community...
EASEMENT NOTE:
Owner certifies that the easements, claims of easements, or encroachments on the platred property which are shown by public records as shown on this plat based on the title records issued by the Utah State Office of Public Records, with an effective date of February 16, 2018, are as follows:
HIGH GROUND WATER:
Many areas in South Jordan City have ground water problems due to high (including) water table. Approval of this plat does not constitute representation by the City that building at any specified elevation will solve groundwater problems, if any.
SEWER LATERAL NOTE:
All lots contained within this Plat are served by private sewer laterals. The owner(s) of a lot in this Plat or any portion of an Alpha Parcel which is served by a sewer lateral which traverses a lot labeled "R" or "R" or a public right-of-way or a PLUDE easement is hereby granted an easement over and through such "R" or "R" lots, public right-of-way and/or PLUDE easements for the purpose of installing, repairing, maintaining and/or replacing sewer laterals...
SEWER NOTE:
The signature of South Valley Sewer District on this plat does not constitute any guarantee of availability of sanitary sewer service to the property or any approval of sewer lines or facilities...
NOTICE:
Potential purchasers of property described on this plat are advised by South Jordan City to familiarize themselves with all notes, lot information, easements and other pertinent information contained on this plat, and also with any Covenants, Conditions and Restrictions ("CCRs") recorded against such property...
CORPORATE ACKNOWLEDGMENT:
The Owner's Dedication was acknowledged before me this 7th day of March, 2019, by Ty K. Pischke as President & CEO for Daybreak Communities LLC, a Delaware limited liability company, the project manager of VP Daybreak, Devco LLC, a Delaware limited liability company.

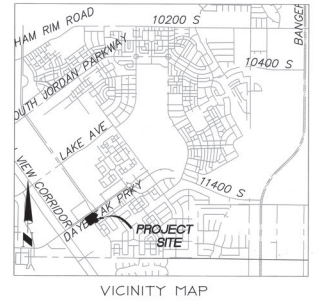
DAYBREAK SOUTH STATION PLAT 2 AMENDING LOT T4 OF THE KENNECOTT MASTER SUBDIVISION #1 AMENDED AND ALSO AMENDING LOT O-103 OF THE KENNECOTT DAYBREAK PLAT 4 SUBDIVISION

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

Containing 1 C-Lot containing 2 T4-Lots 2,051 acres Total boundary acreage 1,052 acres

DEVELOPED BY:

Daybreak Communities 11248 Keatrel Rise Road, Suite 201 South Jordan, Utah 84099



OWNER'S DEDICATION

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

DAYBREAK SOUTH STATION PLAT 2 AMENDING LOT T4 OF THE KENNECOTT MASTER SUBDIVISION #1 AMENDED AND ALSO AMENDING LOT O-103 OF THE KENNECOTT DAYBREAK PLAT 4 SUBDIVISION do hereby dedicate for perpetual use of the public all parcels of land and easements as shown on this plat as intended for public use.

In witness whereof I have here unto set my hand this 7th day of March, A.D., 2019.

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

Ty K. Pischke President & CEO

CORPORATE ACKNOWLEDGMENT

The Owner's Dedication was acknowledged before me this 7th day of March, 2019, by Ty K. Pischke as President & CEO for Daybreak Communities LLC, a Delaware limited liability company, the project manager of VP Daybreak, Devco 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 Owner, I have made a survey of the tract of land shown on this plat and described below and have approved said tract of land into lots and streets, hereinafter to be known as DAYBREAK SOUTH STATION PLAT 2 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



2/26/2019 Date

BOUNDARY DESCRIPTION:

All of Parcel A as shown on the Kennecott Daybreak Plat 3E Subdivision, recorded as Entry No. 1072222 in Book 200P at Page 176 in the Office of the Salt Lake County Recorder, more particularly described as follows: Beginning at the Southeast Corner of Parcel A of the Kennecott Daybreak Plat 3E Subdivision, also being on the Eastern right-of-way line of Venice Way, said point lies North 89°54'01" East 7328.788 feet along the Daybreak Baseline South (Course of bearings is South 89°54'01" East 2225.276 feet between the Southeast Corner of Section 22, T3S, R2W and the Southeast Corner of Section 19, T3S, R2W) and North 120°52'58" East from the Southeast Corner of said Section 19, Township 3 South, Range 1 West, Salt Lake Base and Meridian, said point one being South 89°54'01" East 637.750 feet along the Section Line and North 120°26'41" East from the South Quarter Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian, running thence along said Parcel A the following (CC) courses: 1) North 36°32'04" East 33.480 feet; 2) North 54°33'01" East 30.912 feet to a point on a 3075.500 foot radius tangent curve to the left, (radius bears North 30°34'59" East); 3) along the arc of said curve 26.852 feet through a central angle of 40°25'44"; 4) North 53°27'06" East 45.46 feet to a point on a 130.500 feet radius tangent curve to the left, (radius bears North 47°46'46" East); 5) along the arc of said curve 139.514 feet through a central angle of 41°17'41"; 6) South 32°32'54" East 47.14 feet; 7) South 13°27'06" East 47.000 feet to a point on a 41.000 foot radius tangent curve to the left, (radius bears South 32°32'54" East); 8) along the arc of said curve 44.403 feet through a central angle of 49°00'07"; 9) South 32°32'54" East 110.348 feet; 10) South 53°27'06" East 78.000 feet; 11) North 32°32'54" East 55.56 feet; 12) South 53°27'06" East 283.000 feet to the point of beginning. Property contains 3.103 acres.

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.



808 SOUTH 120 WEST, SUITE 102 SALT LAKE CITY, UT 84119 PERIGEECONSULTING.COM

PLANNING DEPARTMENT APPROVED AS TO FORM THIS 5th DAY OF March, A.D., 2019

SOUTH VALLEY SEWER DISTRICT APPROVED AS TO FORM THIS 5th DAY OF March, A.D., 2019

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

SOUTH JORDAN CITY ENGINEER I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAN AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. 3/12/19

OFFICE OF THE CITY ATTORNEY APPROVED AS TO FORM THIS 11th DAY OF March, A.D., 2019

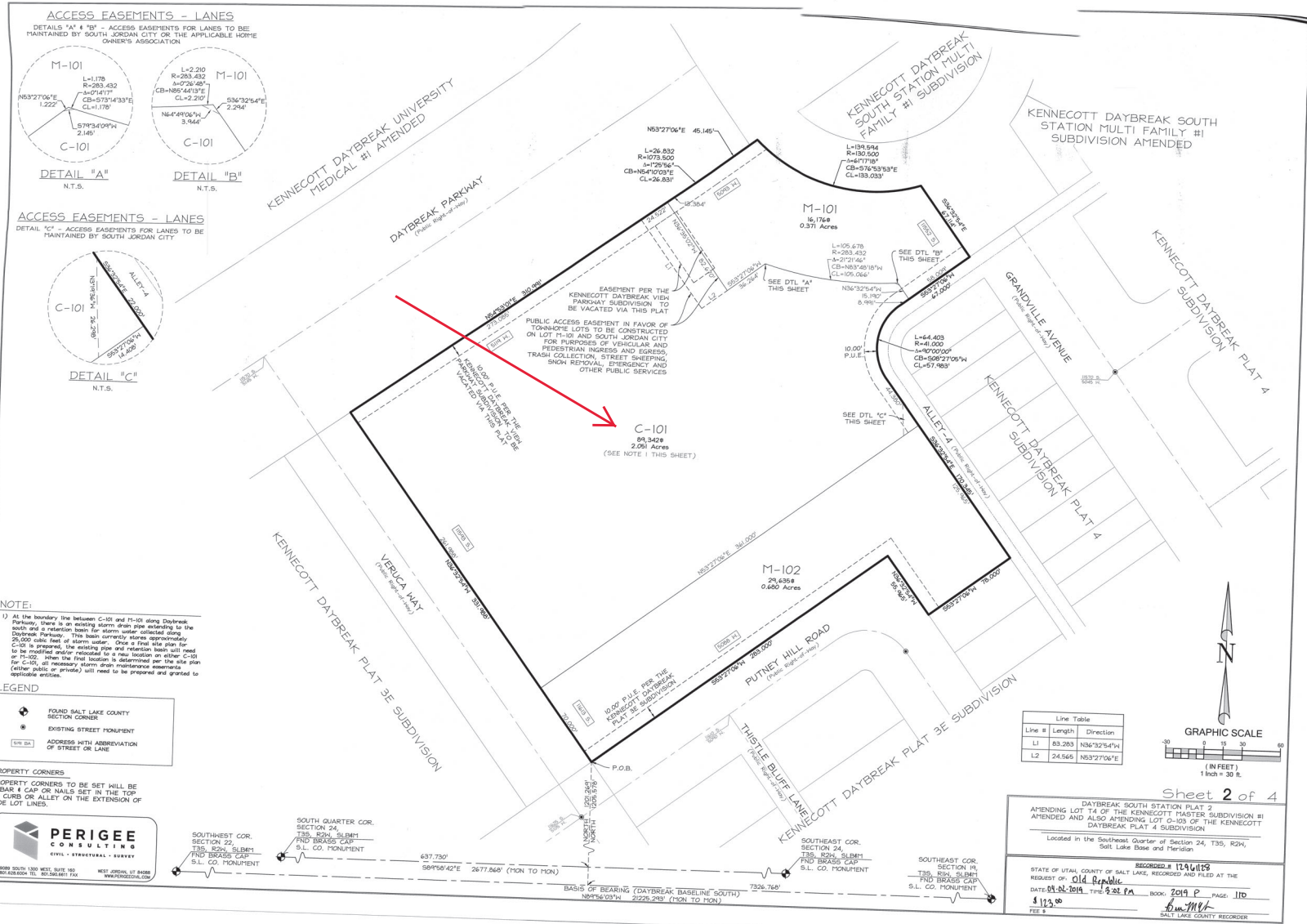


SOUTH JORDAN CITY CLERK I HEREBY CERTIFY AS TO FORM THIS 5th DAY OF March, A.D., 2019

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: Old Republic DATE: 03-01-2019 TIME: 3:06 PM BOOK: 2019 P PAGE: 110

RECORDED # 11941103 SHEET 1 of 4

26-74-41 26-74-400-765-004 2019_110 #123-30



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