

# DAYBREAK COMMERCE PARK PLAT 5A - AMENDED

*Amending all of Daybreak Commerce Park Plat 5A*

LOCATED IN THE NORTHEAST QUARTER OF SECTION 15 AND THE NORTHWEST QUARTER OF SECTION 14,  
TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN  
SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH  
JUNE 2021

**SURVEYOR CERTIFICATE**

I, GARY CHRISTENSEN, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License 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 made a survey of the tract of land shown on this plat and described hereon, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as **DAYBREAK COMMERCE PARK PLAT 5A - AMENDED** and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

Signed this 1st day of June, 2021.



**BOUNDARY DESCRIPTION**

All of Daybreak Commerce Park Plat 5A Amending Lot C-121 of Daybreak Commerce Park Plat 5 recorded November 9, 2020 as Entry No. 13454915 in Book 2020 of plats, at Page 275 in the Office of the Salt Lake County Recorder.

Contains 733,589 Sq Ft, 16.840 acres more or less, 8 Lots.

**NOTES:**

- 1 Existing 40.0' Shared Access Easement per Daybreak Commerce Park Plat 5A recorded November 9, 2020 as Entry No. 13454915 in Book 2020, at Page 275.
- 2 Existing Storm Drain Easement as Entry No. 13365861 in Book 11001, at Page 8518-8524.
- 3 Existing Water Line Easement as Entry No. 13358500 in Book 10997, at Page 4469-4474.
- 4 Existing Sewer Easement as Entry No. 13352470 in Book 10993, at Page 9273-9276.
- 5 Existing 40.0' Shared Access Easement per Daybreak Commerce Park Plat 5A recorded November 9, 2020 as Entry No. 13454915 in Book 2020, at Page 275.
- 6 Existing 10.0' PUE per Daybreak Commerce Park Plat 5A recorded November 9, 2020 as Entry No. 13454915 in Book 2020, at Page 275.
- 7 Existing 200.0' Restricted Property as Entry No. 10677607 in Book 9711, at Page 2425.
- 8 Existing 30.0' Pole Line Easement as Entry No. 4490761 in Book 5940, at Page 2186.
- 9 Existing 25.0' Radius Monitoring Well Easement and 14" Transite Pipeline as Entry No. 8442505 in Book 8695, at Page 7730.
- 10 Existing 25.0' Radius Monitoring Well Easement as Entry No. 12225295 in Book 10404, at Page 2137.
- 11 Existing Tank 5a Inlet Pipeline Easement as Entry No. 9797201 in Book 9329, at Page 2542.
- 12 Existing Public Utility Easement as Entry No. 12887764 per Daybreak Commerce Park Plat 5 as Entry No. 12887764 in Book 2018 of Plats, at Page 395.

**OWNERS DEDICATION**

Short Daybreak Holdings 1, LLC, the owner of the described tracts of land to be hereafter known as **DAYBREAK COMMERCE PARK PLAT 5A - AMENDED**, does hereby dedicate for the perpetual use of the public, all streets and other property as reflected and shown on this plat to be dedicated for public use. owner(s) hereby consent(s) and give(s) approval to the recording of this plat for all purposes shown here.

In witness whereof, I have hereunto set my hand this 28th day of June, 2021.

Short Daybreak Holdings 1, LLC

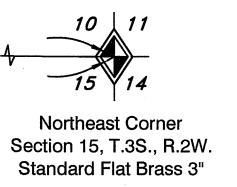
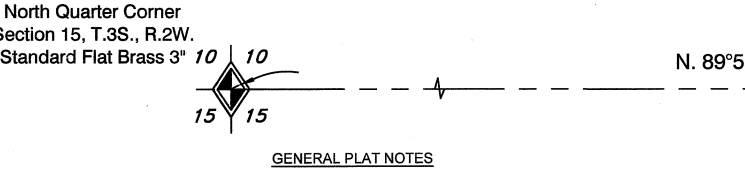
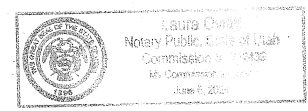
By: *Alex Short*  
Print Name: Alex Short  
By: \_\_\_\_\_

**NOTARY ACKNOWLEDGMENT**

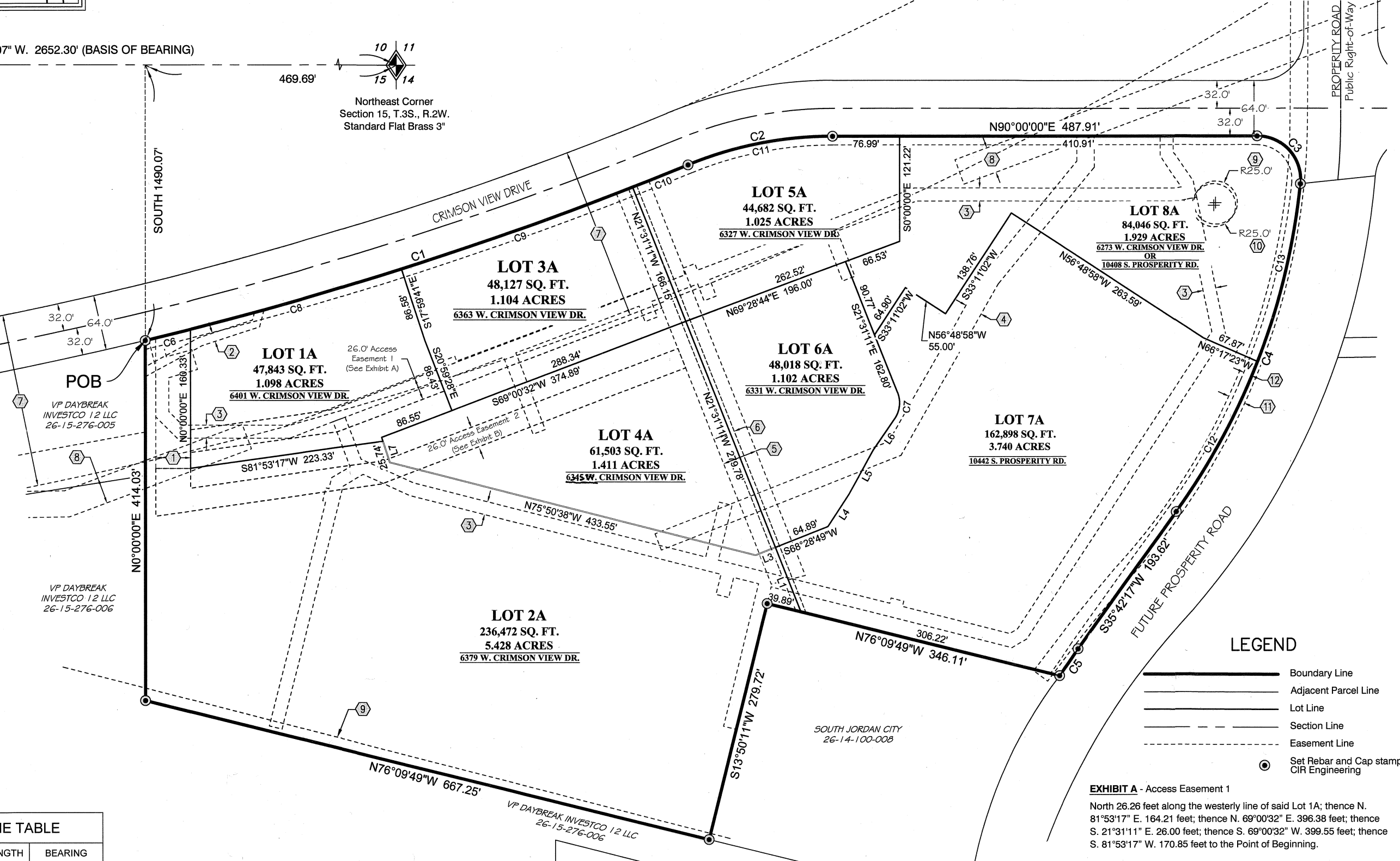
State of Utah (Utah) )  
County of Davis (Utah) )  
On this 28th day of June, in the year 2021, before me, *Laura Oviatt*, a Notary Public, personally appeared *Alex Short*, the owner of *Daybreak Holdings* foregoing on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing owner's dedication and consent regarding the **DAYBREAK COMMERCE PARK PLAT 5A - AMENDED** and was signed by him/her on behalf of said *Alex Short* and acknowledged that he/she/they executed the same.

Commission Number *712439*  
My Commission Expires *June 5, 2024*  
Signature: *Laura Oviatt*  
Print Name: *Laura Oviatt*  
Name: \_\_\_\_\_

A Notary Public Commissioned in Utah



- GENERAL PLAT NOTES**
1. Easements shown hereon are those included in the Daybreak Commerce Park Plat 5, Amending lots B2, C51 and the DRGR parcel of the Kennecott Master Subdivision #1 Amended (recorded November 16, 2018 in Book 2018P, Page 395 as Entry No. 12887764) and in the Daybreak Commerce Park Plat 5A, Amending Lot C-121 of the Daybreak Commerce Park Plat 5 (recorded November 9, 2020 in Book 2020P, Page 275 as Entry No. 13454915).
  2. Subject property falls within FEMA flood zone "X", areas determined to be outside the 0.2% annual chance floodplain, per FEMA map no. 490350416g with an effective date of September 25, 2009.
  3. 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.
  4. The owner certifies that the title report dated *July 2, 2021*, which was prepared by *OLD REPUBLIC* was provided to owner's surveyor and that the plat shows all easements and encumbrances listed in said title report.
  5. In conjunction with the recording of this plat for "Daybreak Commerce Park Plat 5A Amended", 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 lot(s) may also have recorded against them a "supplement to amended and restated declaration of covenants, conditions and restrictions for daybreak including 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. 8681557, 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").
  6. 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 or equity.
  7. 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. 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 governmental 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 reserved to owner or owner's designees.
  8. 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, "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.
  9. Certain lots in this plat may be served by sewer laterals 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.
  10. 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.
  11. Shallow sewer depth 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.
  12. A cross drainage easement is hereby dedicated across all lots for the purpose of surface drainage.



**CURVE TABLE**

CURVE #	LENGTH	RADIUS	DELTA	CHD BRG	CHD LEN
C1	657.32	4261.18	8°50'18"	N71°58'31"E	656.67
C2	170.40	435.00	22°26'38"	N78°46'41"E	169.31
C3	83.60	50.00	95°47'44"	S42°06'09"E	74.20
C4	408.49	782.50	29°54'36"	S20°44'59"W	403.86
C5	37.55	855.00	2°30'59"	S34°28'47"W	37.55
C6	53.58	4261.18	0°43'14"	S76°02'03"W	53.58
C7	31.22	32.00	56°53'47"	S6°25'43"W	30.00
C8	252.58	4261.18	3°23'46"	N73°58'33"E	252.54
C9	282.42	4261.18	3°47'51"	S70°22'45"W	282.36
C10	68.75	4261.18	0°55'28"	S68°01'06"W	68.75
C11	170.40	435.00	22°26'38"	S78°46'41"W	169.31
C12	196.82	782.50	14°24'41"	S28°29'57"W	196.30
C13	211.67	782.50	15°29'55"	S13°32'39"W	211.02

**LINE TABLE**

LINE #	LENGTH	BEARING
L1	79.70	N21°31'11"W
L3	24.54	S68°28'49"W
L4	44.25	S33°11'02"W
L5	57.58	S28°49'53"W
L6	44.16	S34°22'36"W
L7	25.74	S18°02'56"E

Buildings on this plat are subject to a Commercial Sewer Connection Agreement(s) recorded as Entry #*B244865, 13482016, 13482017, and 13575133*

Owner/builder of lot 8A will be required to connect to the sewer main. Currently no lateral has been left to this lot.

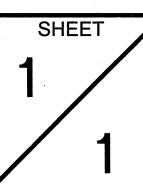
**OWNER / DEVELOPER:**  
Short Daybreak Holdings 1, LLC  
9901 South Prosperity Road  
West Jordan, Utah 84088

**LEGEND**

- Boundary Line
- - - - - Adjacent Parcel Line
- Lot Line
- - - - - Section Line
- - - - - Easement Line
- Set Rebar and Cap stamped CIR Engineering

**EXHIBIT A - Access Easement 1**  
North 26.26 feet along the westerly line of said Lot 1A; thence N. 81°53'17" E. 164.21 feet; thence N. 69°00'32" E. 396.38 feet; thence S. 21°31'11" E. 26.00 feet; thence S. 69°00'32" W. 399.55 feet; thence S. 81°53'17" W. 170.85 feet to the Point of Beginning.

**EXHIBIT B - Access Easement 2**  
Beginning at the southwest corner of Lot 1A; thence South 22.73 feet; thence N. 81°53'17" E. 223.82 feet; thence N. 69°00'32" E. 363.03 feet; thence S. 21°31'11" E. 24.00 feet; thence S. 69°00'32" W. 374.94 feet; thence S. 81°53'17" W. 261.89 feet; thence North 54.69 feet; thence East 40.00 feet to the Point of Beginning.



**ROCKY MOUNTAIN POWER**  
Approved this plat on the 28 day of JUNE, A.D. 2021  
*[Signature]*  
Approved by

**DOMINION ENERGY**  
Approved this plat on the 11 day of July, A.D. 2021  
*[Signature]*  
Approved by

**COMCAST**  
Approved this plat on the \_\_\_ day of \_\_\_, A.D. 2021  
\_\_\_\_\_  
Approved by

**CENTURY LINK**  
Approved this plat on the 12 day of JULY, A.D. 2021  
*[Signature]*  
Approved by

**SALT LAKE COUNTY SURVEYOR**  
ROS # \_\_\_\_\_  
Plat Reviewer \_\_\_\_\_ Date \_\_\_\_\_

PREPARED BY:  
**CIR CIVIL ENGINEERING + SURVEYING**  
3032 South 1030 West, Suite 202, Salt Lake City, Utah 84119  
Phone: 313-488-7641  
*[Signature]*  
Date

**DAYBREAK COMMERCE PARK  
PLAT 5A - AMENDED**

LOCATED IN THE NORTHEAST QUARTER OF SECTION 15 & NORTHWEST QUARTER OF SECTION 14 TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH

**SOUTH VALLEY SEWER DISTRICT**  
Approved this plat on the 8 day of JULY, A.D. 2021  
*[Signature]*  
General Manager

**HEALTH DEPARTMENT**  
Approved this plat on the 7 day of JULY, A.D. 2021  
*[Signature]*  
Approved by

**CITY PLANNER**  
Approved this plat on the 14 day of JULY, A.D. 2021  
*[Signature]*  
City Planner

**CITY ENGINEER**  
I, hereby certify that my office has examined this plat and find it to be correct and in accordance with information on file in this office, of this 14 day of JULY, A.D. 2021.  
*[Signature]*  
South Jordan City Engineer

**OFFICE OF THE CITY ATTORNEY**  
Approve it as to form, on this 15 day of JULY, A.D. 2021.  
*[Signature]*  
South Jordan City Attorney

**SOUTH JORDAN CITY MAYOR**  
Approved as to form this 15 day of JULY, A.D., 2021.  
*[Signature]*  
City Recorder  
*[Signature]*  
Mayor

**SALT LAKE COUNTY RECORDER**  
Recorded # 13734644  
State of Utah, County of Salt Lake, Recorded and filed at the request of SHORT DAYBREAK HOLDINGS 1, LLC  
Date: 8/03/21 Time: 9:38 Book: 2021 Page: 194  
\$ 66.00  
Fee \$ \_\_\_\_\_  
*[Signature]*  
Deputy, Salt Lake County Recorder