

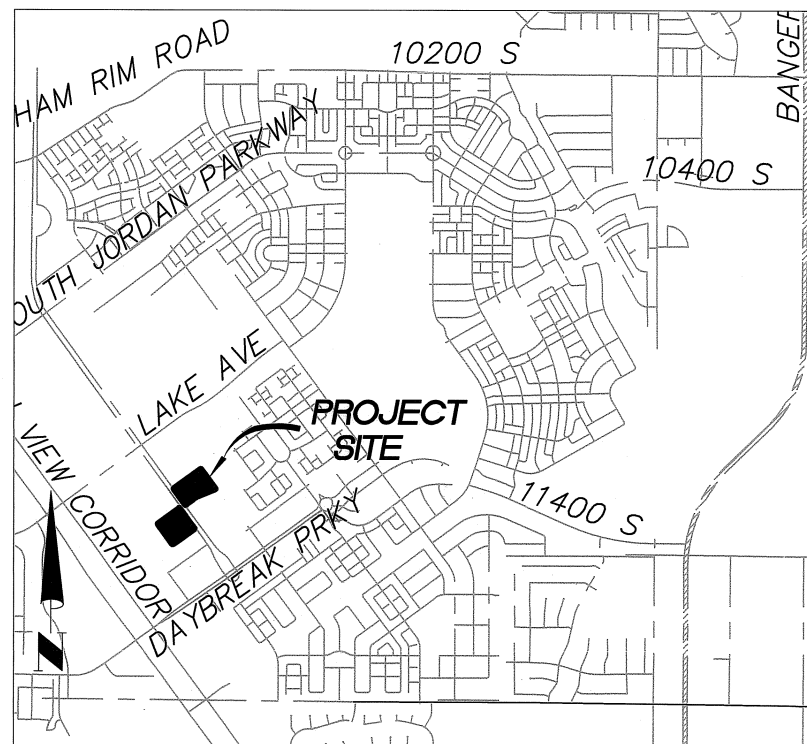
# DAYBREAK SOUTH STATION PLAT 3 AMENDING LOT T4 OF THE KENNECOTT MASTER SUBDIVISION #1 AMENDED

Located in the North Half of Section 24, T35, R2W,  
Salt Lake Base and Meridian

Containing 3 C-Lots	5.956 acres
Street Right-of-Way	2.566 acres
(Street Right-of-Way includes 0.000 acres of park strips which shall be counted as open space towards the calculation of the open space requirement set forth in the Master Development Agreement)	
<b>Total boundary acreage</b>	<b>8.522 acres</b>

**DEVELOPED BY:**

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



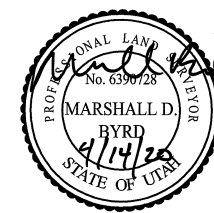
VICINITY MAP

**SURVEYOR'S CERTIFICATE**

I, Marshall D. Byrd do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 6390728 as prescribed under the laws of the State of Utah. I further certify that by the authority of the owners, 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 DAYBREAK SOUTH STATION PLAT 3 and the same has been correctly surveyed and staked on the ground as shown on this plat.

*Marshall D. Byrd*

Marshall D. Byrd  
Professional Land Surveyor  
Utah Certificate No. 6390728



4/17/2020  
Date

**BOUNDARY DESCRIPTION:**

Beginning at the intersection of the northeasterly right-of-way line of Grandville Avenue and the northwesterly right-of-way line of Black Twig Drive, said point lies South 89°55'30" East 2314.465 feet along the Daybreak Baseline Southeast (Basis of bearings is South 89°55'30" East 10641.888' between Southwest Corner of Section 24, T35, R2W and the Southeast Corner of Section 19, T35, R1W) and North 3501.541 feet from the Southwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Northeasterly right-of-way line of Grandville Avenue North 36°43'14" West 323.862 feet; thence North 53°27'06" East 550.464 feet; thence South 36°32'54" East 404.490 feet to said Northwesterly right-of-way line of Black Twig Drive; thence along said Northwesterly right-of-way line the following (3) courses: 1) South 67°31'47" West 267.693 feet to a point on a 532.500 foot radius tangent curve to the left, (radius bears South 22°28'19" East, Chord: South 60°24'17" West 192.100 feet); 2) along the arc of said curve 132.441 feet through a central angle of 147°51'01"; 3) South 53°16'46" West 159.212 feet to the point of beginning.

Property contains 4.393 acres.

Also together with the following described tract of land:

Beginning at the Northwest Corner of the Daybreak South Station Library subdivision, said point lies South 89°55'30" East 212.526 feet along the Daybreak Baseline Southeast (Basis of bearings is South 89°55'30" East 10641.888' between Southwest Corner of Section 24, T35, R2W and the Southeast Corner of Section 19, T35, R1W) and North 2836.823 feet from the Southwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North 36°32'54" West 411.672 feet; thence North 53°16'46" East 435.500 feet to a Right-of-Way Outclaim Deed recorded as Entry No. 10429973 in Book 4607 at Page 4745 in the Office of the Salt Lake County Recorder; thence along said Right-of-Way Outclaim Deed South 36°43'14" East 413.118 feet to the North Corner of said Daybreak South Station Library; thence along said Daybreak South Station Library the following (2) courses: 1) South 53°28'22" West 367.735 feet; 2) South 53°27'06" West 64.000 feet to the point of beginning.

Property contains 4.129 acres.

**NOTES:**

- In conjunction with the recordation of this plat for DAYBREAK SOUTH STATION PLAT 3, there shall also be recorded, with respect to the "tract" described herein, a document entitled "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 "Supplement to Community Charter for Daybreak Submitting Additional Property" (each, a "Supplement"). The Supplements subject the "tract" described herein 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 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. 8581557, in Book 8762 beginning on 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 or 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 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 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, "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.
- On any lot in this Plat encumbered by a blanket PUDE 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 consent.
- From and after recordation of this plat, any amendment thereto or further subdivision thereof or within thereunto shall not be deemed to be an amendment to the Kennecott Master Subdivision #1 referred to hereon. 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 lots shown on this plat.
- Certain lots on 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.
- The total development known as Daybreak, of which this plat is a part, is a large, master planned community. Phases of Daybreak may contain or be adjacent to a significant mix of land uses including parks, recreational facilities, churches, schools, retail, office and commercial, and industrial uses, which will be intermingled with residential properties. Different uses may be constructed at different times. Certain uses may be located near other uses when Daybreak is fully developed, such as commercial, retail, civic, educational, religious and office property and apartments, townhouses and condominiums, which may or may not be built concurrently with residential uses. Throughout the course of development, the plans for Daybreak may change depending on a variety of factors, including market factors, requested approvals and the results of ongoing studies and planning. Certain traits of each residential property may change over time depending on adjacent uses, such as the views, shade, perceived privacy, adjacency to parks, trails or open and amount/timing of traffic. No commitments are made regarding the future development of Daybreak or the uses that will be made of land within or around Daybreak. Also, in connection with the development of Daybreak there will be ongoing construction activities related to development.
- For any "P" lots or "O" lots with paved sidewalks and/or walkways constructed thereon, the Owner hereby grants a public access easement thereon for public use by pedestrians and non-motorized vehicles for the purpose of reasonable access, ingress and egress over and across such paved sidewalks and/or walkways. Such public access easement areas and improvements shall be maintained by the Daybreak community association or applicable sub-association.
- 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.

**EASEMENT NOTE:**

Owner certifies that the easements, claims of easements, or encumbrances on the platted property which are shown by public record on this plat based on the title report issued by PERIGEE CONSULTING LLC, Order Number 2013834 JM, Amendment No. 1 with an effective date of April 20, 2020.

**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.

**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 "P" or "O", a public right-of-way, or a PUDE easement is hereby granted an easement over and through such "P" and/or "O" lots, public rights-of-way and/or PUDE easements for the purpose of allowing such owner(s) the right to operate, maintain and repair such sewer lateral. Promptly following any construction, repairs or maintenance requiring disturbance of the surface or subsurface of a burdened property, the benefited party shall cause the surface and subsurface of the burdened property to be restored to a condition substantially similar to the condition prior to such disturbance.

**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, 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") attached to the Kennecott Master Subdivision #1 Plat recorded in Book 2002P 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 this plat, 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.

**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 3  
AMENDING LOT T4 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 29<sup>th</sup> day of APRIL, A.D., 2020.

VP Daybreak Operations LLC,  
a Delaware limited liability company

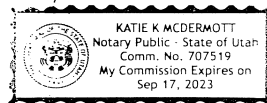
By: Daybreak Communities LLC,  
a Delaware limited liability company  
Its: Project Manager

*Ty K. McCutcheon*  
Ty K. McCutcheon  
President & CEO

**CORPORATE ACKNOWLEDGMENT**

"The Owner's Dedication was acknowledged before me this 29th day of April, 2020, by Ty K. McCutcheon as President & CEO for Daybreak Communities LLC, a Delaware limited liability company, the project manager of VP Daybreak Operations LLC, a Delaware limited liability company."

*Notary Public*  
Notary Public



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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 3  
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In witness whereof I have here unto set my hand this 29<sup>th</sup> day of APRIL, A.D., 2020.

VP Daybreak Devco LLC,  
a Delaware limited liability company

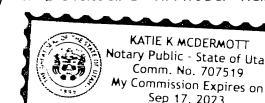
By: Daybreak Communities LLC,  
a Delaware limited liability company  
Its: Project Manager

*Ty K. McCutcheon*  
Ty K. McCutcheon  
President & CEO

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*Notary Public*  
Notary Public

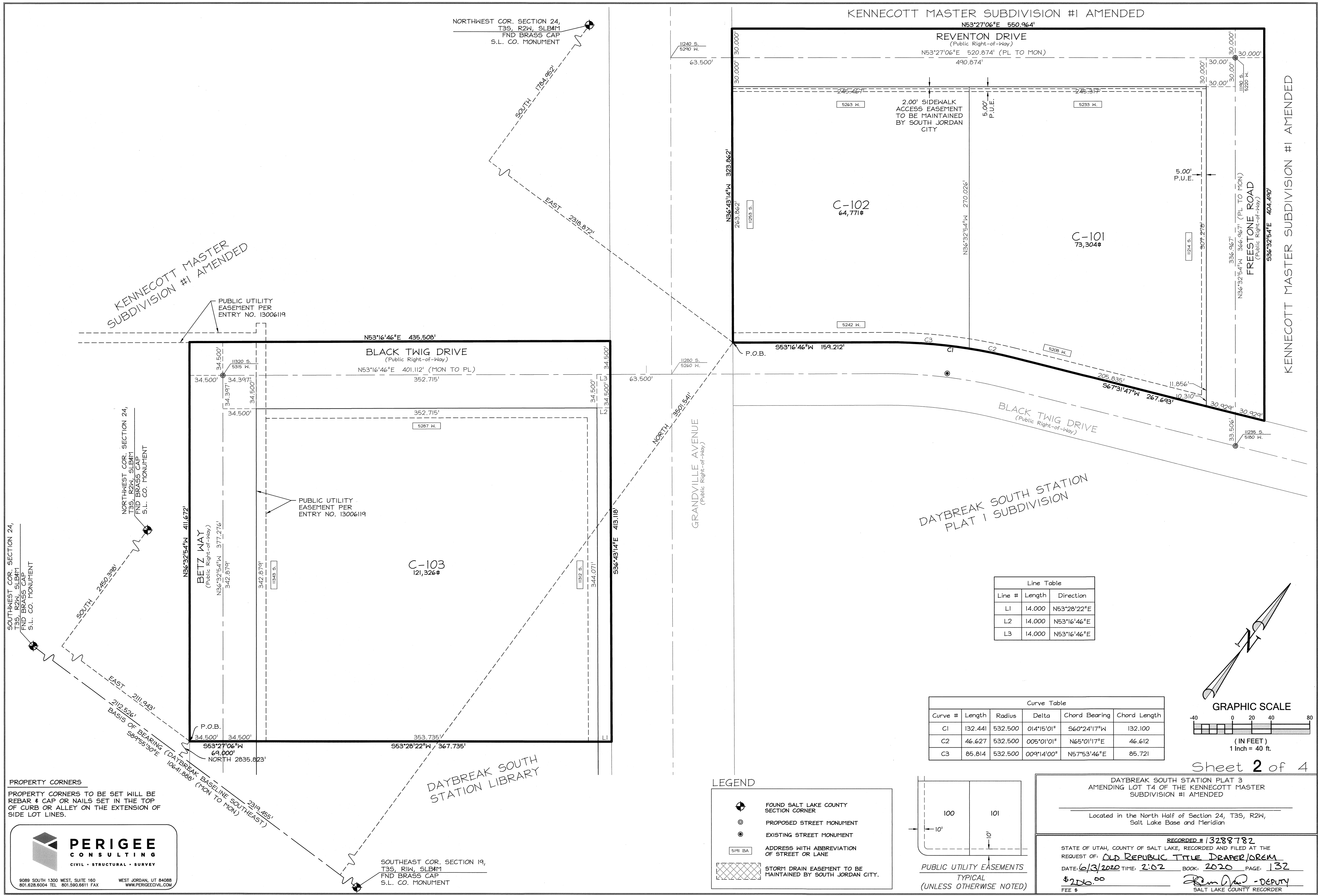


<b>EASEMENT APPROVAL</b> CENTURY LINK: <i>Paul Dilling</i> DATE: <u>4-20-2020</u> PACIFICORP: <i>Paul Dilling</i> DATE: <u>4-20-2020</u> DOMINION ENERGY: <i>Paul Dilling</i> DATE: <u>4-14-20</u> COPCAST: <i>Paul Dilling</i> DATE: <u>4-16-20</u>	<b>SALT LAKE VALLEY HEALTH DEPARTMENT</b> APPROVED AS TO FORM THIS <u>27</u> DAY OF <u>April</u> , A.D., 20 <u>20</u>	<b>SOUTH VALLEY SEWER DISTRICT</b> APPROVED AS TO FORM THIS <u>27</u> DAY OF <u>April</u> , A.D., 20 <u>20</u>	<b>PLANNING DEPARTMENT</b> APPROVED AS TO FORM THIS <u>6<sup>th</sup></u> DAY OF <u>May</u> , A.D., 20 <u>20</u> . BY THE SOUTH JORDAN PLANNING DEPARTMENT. <i>Theresa R. Schuch</i> CITY PLANNER	<b>SOUTH JORDAN CITY ENGINEER</b> I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. <u>5/6/2020</u> <i>Paul Klawas</i> DATE SOUTH JORDAN CITY ENGINEER	<b>OFFICE OF THE CITY ATTORNEY</b> APPROVED AS TO FORM THIS <u>12</u> DAY OF <u>May</u> , A.D., 20 <u>20</u>	<b>SOUTH JORDAN CITY MAYOR</b> APPROVED AS TO FORM THIS <u>12</u> DAY OF <u>MAN</u> , A.D., 20 <u>20</u>	STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: <u>OLD REPUBLIC TITLE DRAPER/OREM</u> DATE: <u>6/3/2020</u> TIME: <u>2:02</u> BOOK: <u>2020</u> PAGE: <u>132</u> FEE \$ <u>206.00</u> FEE \$
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Sheet 1 of 4

20-24-126-003  
20-24-178-002 20-24-17-21



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

**PERIGEE CONSULTING**  
 CIVIL • STRUCTURAL • SURVEY

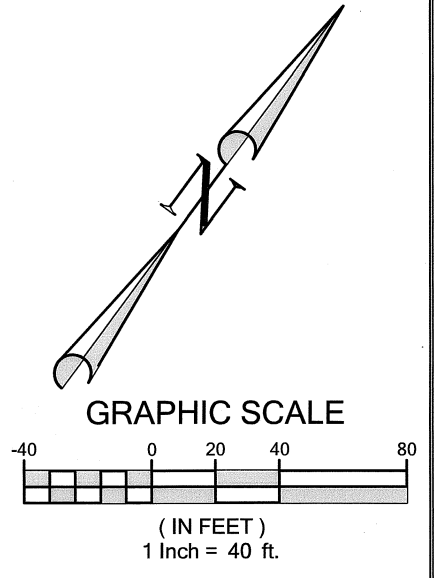
9089 SOUTH 1300 WEST, SUITE 160 WEST JORDAN, UT 84088  
 801.628.6004 TEL. 801.590.6611 FAX WWW.PERIGEECONSULTING.COM

Line Table

Line #	Length	Direction
L1	14.000	N53°28'22"E
L2	14.000	N53°16'46"E
L3	14.000	N53°16'46"E

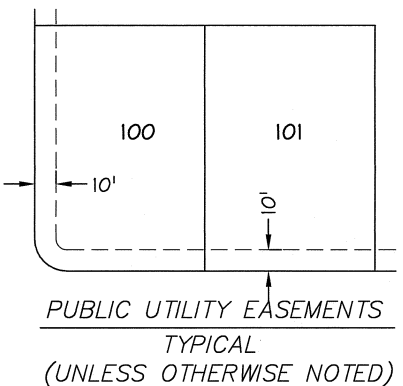
Curve Table

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	132.441	532.500	014°15'01"	S60°24'17"W	132.100
C2	46.627	532.500	005°01'01"	N65°01'17"E	46.612
C3	85.814	532.500	009°14'00"	N57°53'46"E	85.721



LEGEND

- FOUND SALT LAKE COUNTY SECTION CORNER
- PROPOSED STREET MONUMENT
- EXISTING STREET MONUMENT
- ADDRESS WITH ABBREVIATION OF STREET OR LANE
- STORM DRAIN EASEMENT TO BE MAINTAINED BY SOUTH JORDAN CITY.



DAYBREAK SOUTH STATION PLAT 3  
 AMENDING LOT T4 OF THE KENNECOTT MASTER SUBDIVISION #1 AMENDED

Located in the North Half of Section 24, T35, R2W, Salt Lake Base and Meridian

RECORDED # 3288782

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: **OLD REPUBLIC TITLE DRAPER/OREM**

DATE: 6/3/2020 TIME: 2:02 BOOK: 2020 PAGE: 132

\$210.00 FEE #

*Ramona* - DEPUTY  
 SALT LAKE COUNTY RECORDER

KENNECOTT MASTER SUBDIVISION #1 AMENDED

KENNECOTT MASTER SUBDIVISION #1 AMENDED

REVENTON DRIVE

C-102

C-101

KENNECOTT MASTER SUBDIVISION #1 AMENDED

BLACK TWIG DRIVE

C-103

BETZ WAY

GRANDVILLE AVENUE

DAYBREAK SOUTH STATION PLAT 1 SUBDIVISION

BLACK TWIG DRIVE




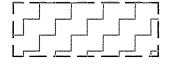
DAYBREAK SOUTH STATION LIBRARY

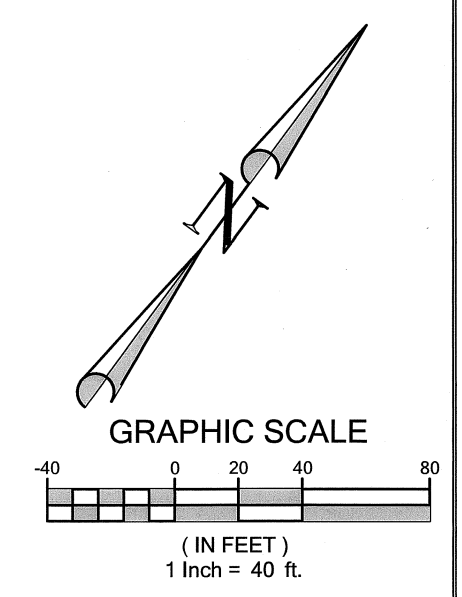
PROPERTY CORNERS  
PROPERTY CORNERS TO BE SET WILL BE REBAR # 4 CAP OR NAILS SET IN THE TOP OF CURB OR ALLEY ON THE EXTENSION OF SIDE LOT LINES.

**PERIGEE CONSULTING**  
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9089 SOUTH 1300 WEST, SUITE 160 WEST JORDAN, UT 84088  
801.628.6004 TEL 801.590.6811 FAX WWW.PERIGEECIVIL.COM

LEGEND

-  EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 10928 PAGE 3631
-  EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 10756 PAGE 2480
-  EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 10711 PAGE 5225
-  EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 10891 PAGE 75



Sheet 3 of 4

DAYBREAK SOUTH STATION PLAT 3  
AMENDING LOT T4 OF THE KENNECOTT MASTER SUBDIVISION #1 AMENDED

Located in the North Half of Section 24, T35, R2N,  
Salt Lake Base and Meridian

RECORDED # 13288782

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE  
REQUEST OF: OLD REPUBLIC TITLE DRAPER/OREM

DATE: 6/3/2020 TIME: 2:02 BOOK: 2020 PAGE: 132

\$206.00  
FEE \$

*[Signature]* - DEPUTY  
SALT LAKE COUNTY RECORDER

