

NOTES:

- 1. 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 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 Amended and Restated Declaration of Covenants, Conditions and Restrictions 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. 8981857, 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").

DAYBREAK COMMERCE PARK PLAT 5
AMENDING LOTS B2, OSI AND THE DRGR PARCEL OF THE
KENNECOTT MASTER SUBDIVISION #1 AMENDED

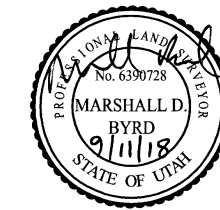
Located in the Northwest Quarter of Section 14, T3S, R2W and the
Northeast Quarter of Section 15, T3S, R2W, Salt Lake Base and Meridian

Table with 3 columns: Description, Area, Total. Rows include 'Containing 2 Lots', 'Containing 1 P-Lot', and 'Total boundary acreage'.

SURVEYOR'S CERTIFICATE

I, Marshall D. Byrd do hereby certify that I am a Professional Land Surveyor, and that I hold certificate No. 6390726 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 COMMERCE PARK PLAT 5 and the same has been correctly surveyed and staked on the ground as shown on this plat.

Signature of Marshall D. Byrd, Professional Land Surveyor, Utah Certificate No. 6390726.



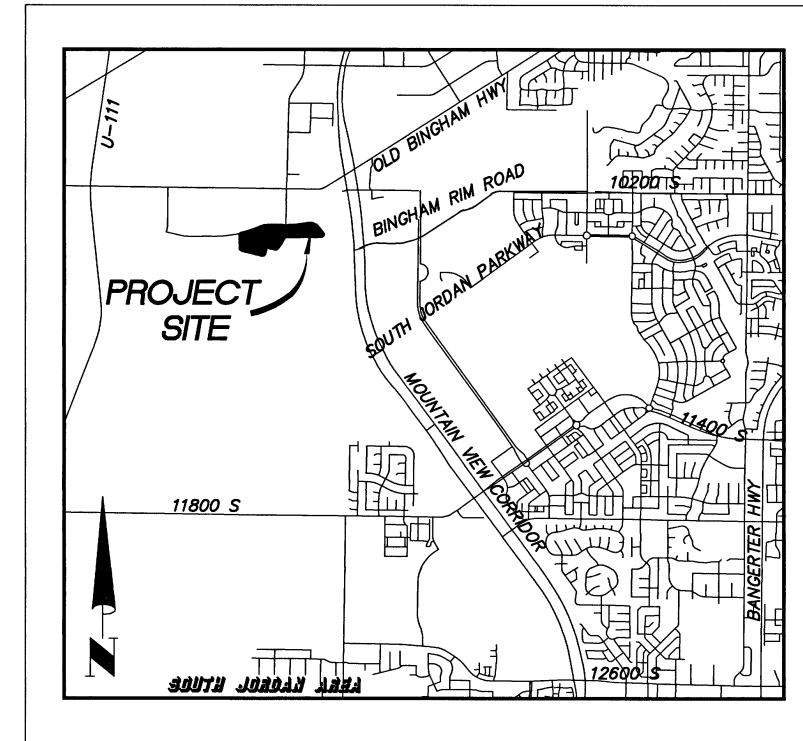
Date: 9/11/2018

BOUNDARY DESCRIPTION:

Beginning at a point on the Southerly right-of-way line of Crimmon View Drive, said point also being a point on a 4261.183 foot radius non-tangent curve to the left, (radius bears North 13°36'20" West), said point lies North 89°55'07" West 469.690 feet along the Section Line...

DEVELOPED BY:

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



VICINITY MAP

EASEMENT NOTE:

Owner certifies that the easements, claims of easements, or encumbrances on the platted property which are shown by public records are shown on this plat based on the title report issued by Public Access to the Order Number 153135430M, Amendment No. 1, with an effective date of September 19, 2018.

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.

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. 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.\*

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.



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 COMMERCE PARK PLAT 5
AMENDING LOTS B2, OSI AND THE DRGR PARCEL 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
11th day of SEPTEMBER, A.D., 2018.

VP Daybreak Operations LLC,
a Delaware limited liability company

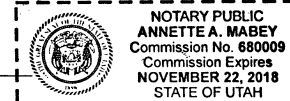
By: Daybreak Communities LLC,
a Delaware limited liability company
Its: Project Manager

Signature of Ty K. McCutcheon, President & CEO.

CORPORATE ACKNOWLEDGMENT

\*The Owner's Dedication was acknowledged before me this 11th day of September, 2018, 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.\*

Signature of Annette A. Mabey, 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:
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11th day of SEPTEMBER, A.D., 2018.

VP Daybreak Investments LLC,
a Delaware limited liability company

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

Signature of Ty K. McCutcheon, President & CEO.

CORPORATE ACKNOWLEDGMENT

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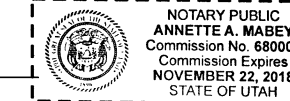
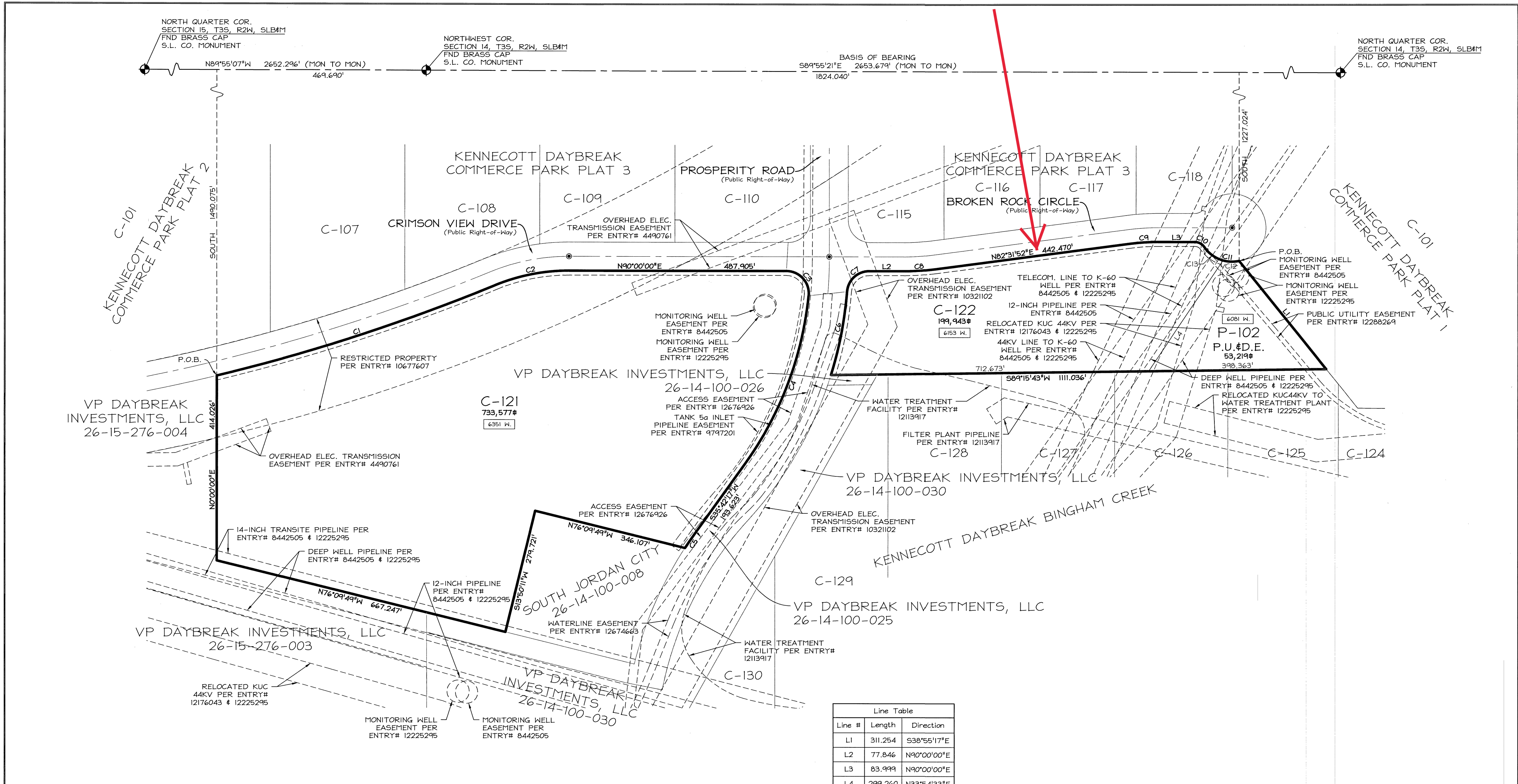


Table with columns for EASEMENT APPROVAL, SALT LAKE VALLEY HEALTH DEPARTMENT, SOUTH VALLEY SEWER DISTRICT, PLANNING DEPARTMENT, SOUTH JORDAN CITY ENGINEER, OFFICE OF THE CITY ATTORNEY, SOUTH JORDAN CITY MAYOR, and RECORDING INFORMATION.

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.



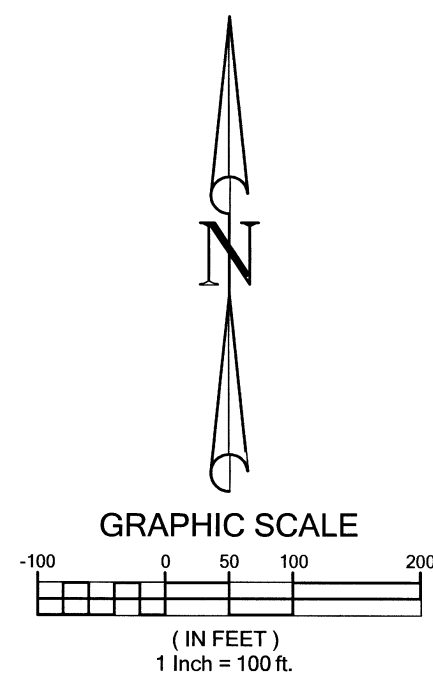


Line Table

Line #	Length	Direction
L1	311.254	S38°55'17"E
L2	77.846	N90°00'00"E
L3	83.999	N90°00'00"E
L4	299.260	N33°54'33"E

Curve Table

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	657.324	4261.183	008°50'18"	N71°58'31"E	656.672
C2	170.399	435.000	022°26'38"	N78°46'41"E	169.311
C3	83.597	50.000	095°47'41"	S42°06'09"E	74.195
C4	408.486	782.500	029°54'36"	S20°44'59"W	403.864
C5	37.554	855.000	002°31'00"	S34°26'47"W	37.550
C6	190.556	867.500	012°35'08"	N10°54'59"E	190.173
C7	74.505	50.000	085°22'35"	N47°18'42"E	67.801
C8	69.350	532.000	007°28'08"	N86°15'56"E	69.301
C9	61.007	468.000	007°28'08"	N86°15'56"E	60.964
C10	24.240	25.000	065°33'16"	S62°13'22"E	23.302
C11	89.511	76.000	067°28'53"	S68°11'11"E	84.426
C12	36.190	76.000	027°17'01"	N88°17'07"W	35.849
C13	53.320	76.000	040°11'52"	N54°32'40"W	52.234



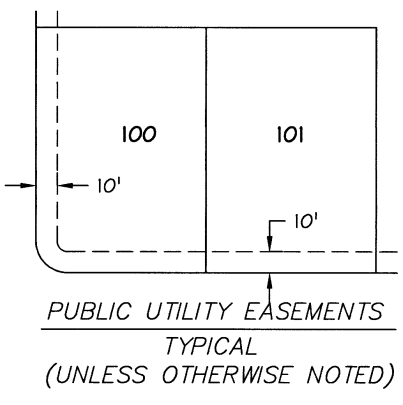
**PROPERTY CORNERS**  
 PROPERTY CORNERS TO BE SET WILL BE REBAR & CAP OR NAILS SET IN THE TOP OF CURB OR ALLEY ON THE EXTENSION OF SIDE LOT LINES.

**PERIGEE CONSULTING**  
 CIVIL • STRUCTURAL • SURVEY

9089 SOUTH 1300 WEST, SUITE 160 WEST JORDAN, UT 84088  
 801.628.6004 TEL. 801.590.8611 FAX WWW.PERIGEECIVIL.COM

**LEGEND**

- FOUND SALT LAKE COUNTY SECTION CORNER
- EXISTING STREET MONUMENT
- ADDRESS WITH ABBREVIATION OF STREET OR LANE



Sheet 2 of 3

DAYBREAK COMMERCE PARK PLAT 5  
 AMENDING LOTS B2, O51 AND THE DRGRR PARCEL OF THE KENNECOTT MASTER SUBDIVISION #1 AMENDED

Located in the Northwest Quarter of Section 14, T3S, R2W and the Northeast Quarter of Section 15, T3S, R2W, Salt Lake Base and Meridian

RECORDED # 1287764  
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: *Old Republic Title*  
 DATE 11/16/2018 TIME: 2:35 pm BOOK: 2018 P PAGE: 395  
 FEE \$93  
 SALT LAKE COUNTY RECORDER

**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.**



