

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

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

Containing 2 H-Lots	5.677 acres
Containing 15 C-Lots	24.345 acres
Street Right-of-Way	2.280 acres
(Street Right-of-Way includes 0.526 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>32.302 acres</b>

## SURVEYOR'S CERTIFICATE

I, Marshall D. Byrd do hereby certify that I am a Registered 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 1 SUBDIVISION 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



4/13/2017  
Date

### NOTES:

1. In conjunction with the recordation of this plat for DAYBREAK SOUTH STATION PLAT 1 SUBDIVISION, 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. 9661857, 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").

2. 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.

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 herein. 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.

4. 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 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 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's consent.

6. 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 herein. Any 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.

7. 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.

8. SEWER NOTE ADDITION:  
"At the time this plat was approved and signed by South Valley Sewer District and a will-serve letter was provided to the owner(s) of the property, sewer service was not directly available to the following lots: C-101, C-102, C-103, C-104, C-105, C-106, C-107, C-108, C-109, C-110, C-111, C-112, C-113 and C-114. For future connections to be made to these parcels, installation of sewer improvements will be required by the owner(s) of the property. South Valley Sewer District hereby assumes no liability for construction of these improvements at any future time. Before any connection is made benefiting any of the lots listed above, the owner(s) of the property must provide satisfactory plans to the Sewer District for review and approval 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 records are shown on this plat based on the title report issued by First American Title Co., Order Number 20150817506, Amendment No. 23, with an effective date of March 29, 2015.

### 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.

### SEWER NOTE:

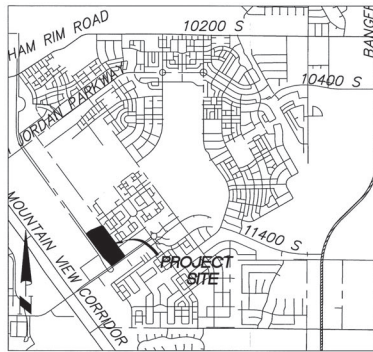
"The signature of South Valley Sewer District on this plat does not constitute any guarantee of availability of sanitary sewer service to the property or any approval of sewer lines or facilities. The owner(s) of the property must provide satisfactory plans to the Sewer District for review and approval 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. 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 275, 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.

### DEVELOPED BY:

DAYBREAK COMMUNITIES  
4700 Daybreak Parkway  
South Jordan, Utah 84009



### 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 1 SUBDIVISION  
AMENDING LOT T4 OF THE KENNECOTT  
MASTER SUBDIVISION #1

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  
6<sup>TH</sup> day of MARCH, A.D., 2017.

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 14<sup>th</sup> day of MARCH, 2017, 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."

*Annette D. McVey*  
Annette D. McVey  
Notary Public



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



9089 SOUTH 1300 WEST, SUITE 160 WEST JORDAN, UT 84088  
801.428.6004 TEL 801.580.6811 FAX WWW.PERIGEECONSULTING.COM

EASEMENT APPROVAL  
CENTURY LINK *Bob Miller* DATE 3-7-17  
PACIFICORP *Bob Hill* DATE 3-7-17  
QUESTAR GAS *John Swered* DATE 3-7-17  
CORCAST *Michael* DATE 3-7-17

SALT LAKE VALLEY HEALTH DEPARTMENT  
APPROVED AS TO FORM THIS 13<sup>TH</sup> DAY  
OF April, A.D., 2017.  
*Quinn Chan*  
SALT LAKE VALLEY HEALTH DEPARTMENT

SOUTH VALLEY SEWER DISTRICT  
APPROVED AS TO FORM THIS 13<sup>TH</sup> DAY  
OF April, A.D., 2017.  
*General Manager*  
GENERAL MANAGER

PLANNING DEPARTMENT  
APPROVED AS TO FORM THIS 17<sup>TH</sup> DAY  
OF April, A.D., 2017. BY  
THE SOUTH JORDAN PLANNING DEPARTMENT.  
*Dianna Schindler*  
CITY PLANNER

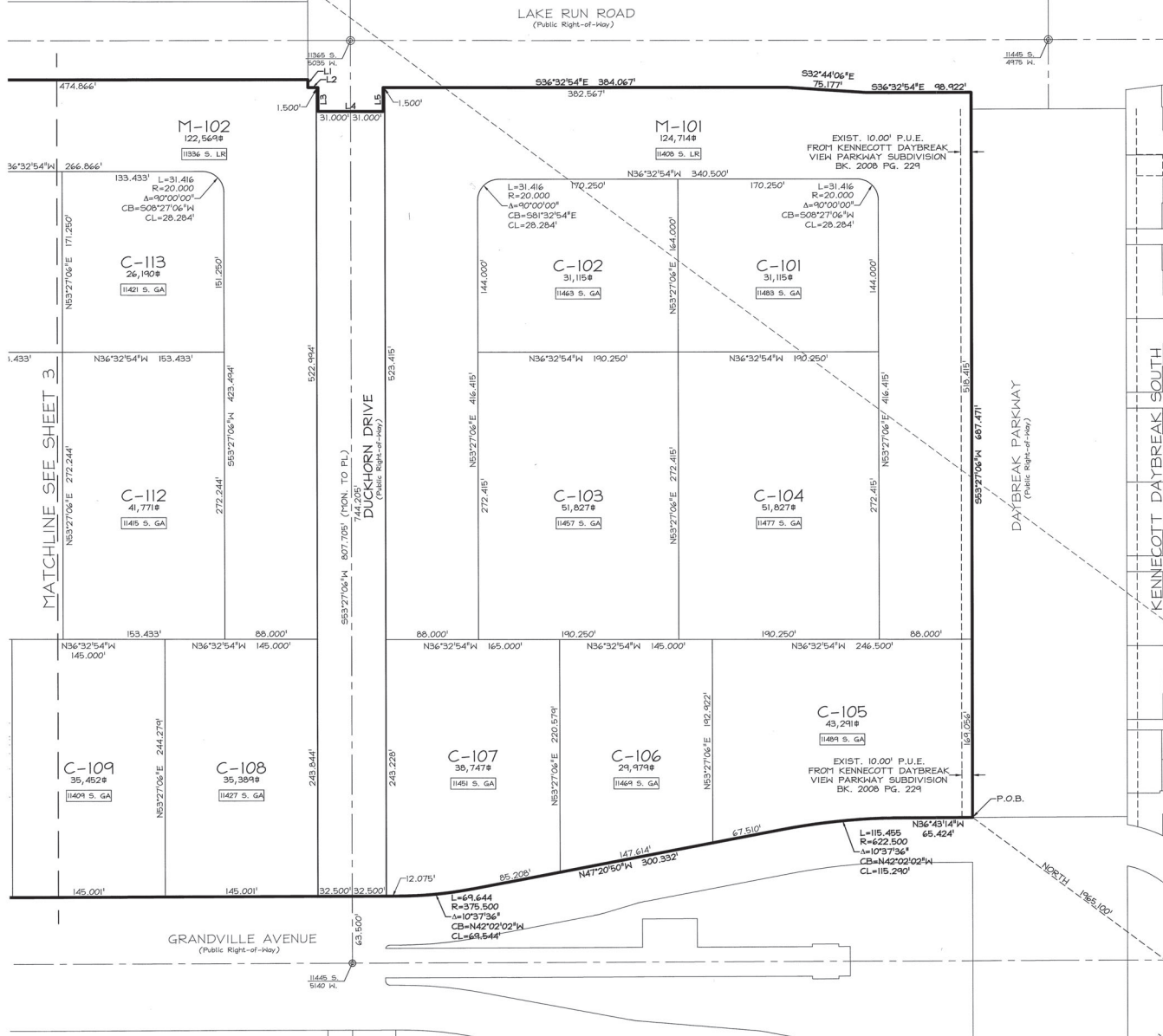
SOUTH JORDAN CITY ENGINEER  
I HEREBY CERTIFY THAT THIS OFFICE HAS  
EXAMINED THIS PLAT AND IT IS CORRECT  
IN ACCORDANCE WITH INFORMATION ON  
FILE IN THIS OFFICE.  
*4/26/17 Bob Rowan*  
DATE SOUTH JORDAN CITY ENGINEER

OFFICE OF THE CITY ATTORNEY  
APPROVED AS TO FORM THIS 22<sup>ND</sup> DAY  
OF April, A.D., 2017.  
*Attorney for South Jordan City*  
ATTORNEY FOR SOUTH JORDAN CITY

CITY OF SOUTH JORDAN  
CORPORATE  
SEAL  
APPROVED AS TO FORM THIS 7<sup>TH</sup> DAY  
OF March, A.D., 2017.  
*City Recorder*  
CITY RECORDER

SOUTH JORDAN CITY MAYOR  
APPROVED AS TO FORM THIS 7<sup>TH</sup> DAY  
OF March, A.D., 2017.  
*Mayor*  
MAYOR

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE  
REQUEST OF First American Title  
DATE 4-28-2017 TIME 11:40 AM BOOK 2017 PAGE 92  
FEE \$ 467.00  
FEE \$ 167.00  
SALT LAKE COUNTY RECORDER



Line Table		
Line #	Length	Direction
L1	7.500	S53°27'06"W
L2	9.500	S36°32'54"E
L3	22.536	S53°27'06"W
L4	62.000	S36°32'54"E
L5	22.536	N53°27'06"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	110.824	500.000	012°41'58"	N59°48'05"E	110.597
C2	103.620	467.500	012°41'58"	N59°48'05"E	103.408
C3	118.027	532.500	012°41'58"	S59°48'05"W	117.786
C4	110.824	500.000	012°41'58"	S59°48'05"W	110.597
C5	118.027	532.500	012°41'58"	N59°48'05"E	117.786
C6	26.095	467.500	003°11'54"	S64°33'07"W	26.092
C7	77.525	467.500	009°30'05"	S58°12'08"W	77.436

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

**LEGEND**

- ⊕ FOUND SALT LAKE COUNTY SECTION CORNER
- ⊙ PROPOSED STREET MONUMENT
- ⊙ EXISTING STREET MONUMENT
- 519 DA ADDRESS WITH ABBREVIATION OF STREET OR LANE
- 1' DRAINAGE EASEMENT PARALLEL TO LOT LINE (UNLESS NOTED OTHERWISE)
- ▨ PUBLIC RIGHT-OF-WAY. SOUTH JORDAN CITY WILL NOT PROVIDE SNOW REMOVAL, STREET SWEEPING OR GARBAGE COLLECTION IN THESE AREAS. SNOW REMOVAL AND STREET SWEEPING ARE THE RESPONSIBILITY OF THE ADJACENT LOT OWNERS. GARBAGE CANS MUST BE PLACED ON THE THROUGH PORTION OF THE ADJACENT LANE OR STREET.

SOUTHEAST COR. SECTION 24 T35, R24, S16M FND BRASS CAP S.L. CO. MONUMENT

GRAPHIC SCALE  
1 inch = 50 ft

Sheet 2 of 5

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.

AMENDED KENNECOTT MASTER SUBDIVISION #1 BK. 2003P PG. 303

KENNECOTT DAYBREAK UNIVERSITY MEDICAL #1 AMENDED

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

Located in the North Half of Section 24 and the Southeast Quarter of Section 24, T35, R24, Salt Lake Base and Meridian

RECORDED # 125,04584

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: *First American Title*

DATE: 4-28-2017 TIME: 11:40 AM BOOK: 20172 PAGE: 92

\$47.00  
FEE \$

*[Signature]* Deputy  
SALT LAKE COUNTY RECORDER

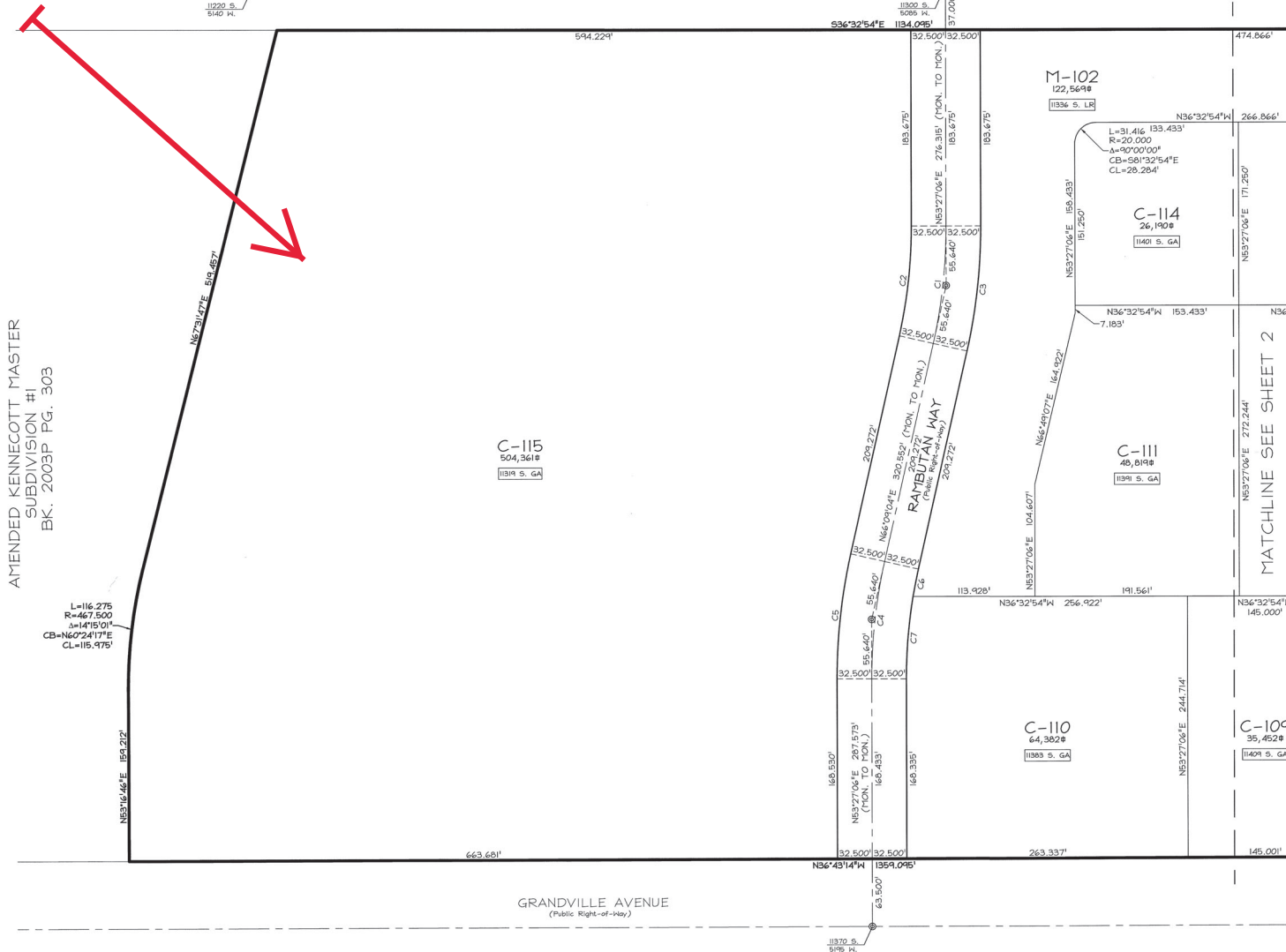
**PERIGEE CONSULTING**  
CIVIL - STRUCTURAL - SURVEY

9089 SOUTH 1300 WEST, SUITE 160 WEST JORDAN, UT 84088  
801.628.8004 TEL. 801.590.6111 FAX WWW.PERIGEECONSULTING.COM

SOUTH 1/4 COR. SECTION 24 T35, R24, S16M FND BRASS CAP S.L. CO. MONUMENT

DAYBREAK VILLAGE 4A PLAT 9

LAKE RUN ROAD  
(Public Right-of-Way)



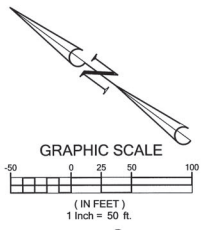
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**LEGEND**

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- PROPOSED STREET MONUMENT
- EXISTING STREET MONUMENT
- ADDRESS WITH ABBREVIATION OF STREET OR LANE
- 1' DRAINAGE EASEMENT PARALLEL TO LOT LINE (UNLESS NOTED OTHERWISE)
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AMENDED KENNECOTT MASTER  
SUBDIVISION #1  
BK. 2003P PG. 303

C-115  
504,361#  
11319 S. GA

M-102  
122,569#  
11336 S. LR

C-114  
26,190#  
11401 S. GA

C-111  
48,819#  
11391 S. GA

C-110  
64,382#  
11385 S. GA

MATCHLINE SEE SHEET 2

C-109  
35,452#  
11409 S. GA

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.

AMENDED KENNECOTT MASTER  
SUBDIVISION #1  
BK. 2003P PG. 303

**PERIGEE CONSULTING**  
CIVIL • STRUCTURAL • SURVEY

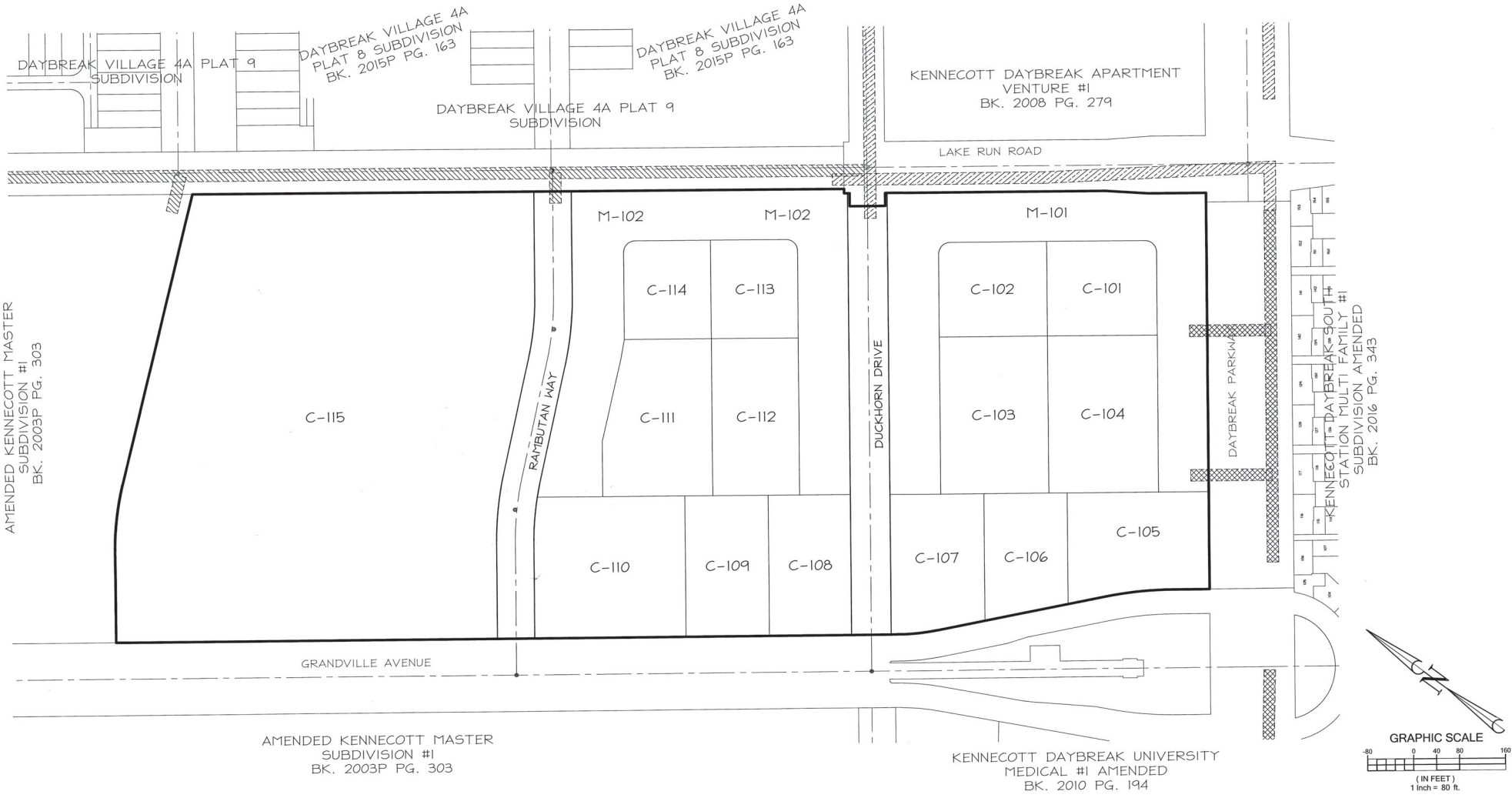
8099 SOUTH 1300 WEST, SUITE 160 WEST JORDAN, UT 84088  
801.628.6004 TEL. 801.580.6611 FAX WWW.PERIGEECONSULTING.COM

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

Located in the North Half of Section 24 and the Southeast Quarter of Section 24, T35, R24W, Salt Lake Base and Meridian

RECORDED # 12524894  
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE  
REQUEST OF: First American Title  
DATE: 8-28-2017 TIME: 11:40 AM BOOK: 2017P PAGE: 92  
FEE \$ 162.00  
SALT LAKE COUNTY RECORDER





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

**PERIGEE CONSULTING**  
 CIVIL • STRUCTURAL • SURVEY  
 8089 SOUTH 1300 WEST, SUITE 160 WEST JORDAN, UT 84058  
 801.958.8004 TEL. 801.260.8111 FAX. WWW.PERIGEECONSULTING.COM

**LEGEND**

	EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 10467 PAGE 4923
	EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 16291 PAGE 2685 AND CORRECTED IN BOOK 16381 PAGE 3181
	EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 14055 PAGE 4418

DAYBREAK SOUTH STATION PLAT 1 SUBDIVISION  
 AMENDING LOT T4 OF THE KENNECOTT MASTER SUBDIVISION #1 AMENDED  
 Located in the North Half of Section 24 and the Southeast Quarter of Section 24, T35, R2W, Salt Lake Base and Meridian  
 RECORDED: 8/25/14 3:04  
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: First American Title  
 DATE: 4-28-2017 TIME: 11:40am BOOK: 2017P PAGE: 92  
 \$147.00  
 FEE \$ \_\_\_\_\_  
 \_\_\_\_\_  
 SALT LAKE COUNTY RECORDER

