

**NOTES:**

- In conjunction with the recordation of this plat for DAYBREAK SOUTH STATION PLAT I AMENDED, 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. 8690597, 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 (1) all oil, gas, geothermal and mineral rights and interests under or appurtenant to the "tract" subdivided by this Plat, and (2) 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: (1) the city or other governmental entity, or (2) 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 Owners' designs.
- 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's 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.

Buildings on this plat are subject to a Commercial Sewer Connection Agreement(s) recorded as Entry #1374856

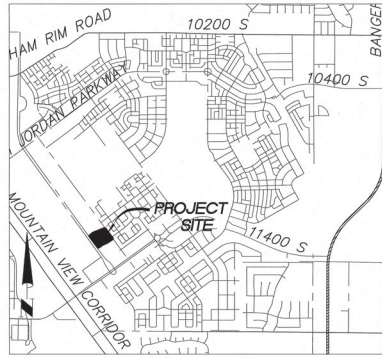
**DAYBREAK SOUTH STATION PLAT I AMENDED  
AMENDING LOT C-115 OF THE DAYBREAK SOUTH  
STATION PLAT I SUBDIVISION**

Located in the North Half of Section 24, T35, R21W,  
Salt Lake Base and Meridian  
July, 2021

Containing 2 C-Lots 11.574 acres  
Total boundary acreage 11.574 acres

**OWNED BY:**

SOUTH STATION APARTMENTS LLC  
67 South Main Street, Suite 300  
Layton, Utah 84041



VICINITY MAP

**OWNER'S DEDICATION**

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

DAYBREAK SOUTH STATION PLAT I AMENDED  
AMENDING LOT C-115 OF THE DAYBREAK SOUTH  
STATION PLAT I 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  
23 day of September, A.D. 2021.

South Station Apartments, LLC,  
a Utah limited liability company,  
by its manager  
KC Gardner Company, L.C.,  
a Utah limited liability company

By: *Christina Gardner*  
Name: Christina Gardner  
Title: Manager

Destination Homes, Inc.,  
A Utah corporation  
By: *David S. Bailey*  
Name: David S. Bailey  
Title: Vice President

**CORPORATE ACKNOWLEDGMENT**

"The Owner's Dedication was acknowledged before me this 23<sup>rd</sup> day of September, 2021, by Christina Gardner as Manager for KC Gardner Company, L.C., a Utah limited liability company."



**CORPORATE ACKNOWLEDGMENT**

"The Owner's Dedication was acknowledged before me this 23<sup>rd</sup> day of September, 2021, by David Bailey as Vice President for Destination Homes, Inc., A Utah corporation."

*Denise Wright*  
Denise Wright  
Notary Public



**SURVEYOR'S CERTIFICATE**

I, Eric D. Robins do hereby certify that I am a Professional Land Surveyor, and that I hold certificate No. 5152671 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 I AMENDED and the same has been correctly surveyed and staked on the ground as shown on this plat.

*E. Robins*  
Eric D. Robins  
Professional Land Surveyor  
Utah Certificate No. 5152671



7/19/21  
Date

**BOUNDARY DESCRIPTION:**

All of Lot C-115 of the Daybreak South Station Plat I Subdivision according to the Official Plat thereof, recorded as Entry No. 12524884 in Book 2017P at Page 42 in the Office of the Salt Lake County Recorder

Also described as follows:

Beginning at the South Corner of Lot C-115 of said Daybreak South Station Plat I Subdivision, said point lies South 89°56'42" East 77.755 Feet from the Section Line and North 2915.431 Feet from the South Quarter Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Lot C-115 the following (10) courses: 1) North 36°43'14" West 463.481 Feet; 2) North 53°16'46" East 181.212 Feet to a point on a 467.500 foot radius tangent curve to the right, (radius bears South 36°43'14" East); 3) along the arc of said curve 116.275 Feet through a central angle of 12°41'50"; 4) North 67°31'47" East 519.467 Feet; 5) South 36°32'54" East 594.221 Feet; 6) South 53°27'06" West 103.675 Feet to a point on a 467.500 foot radius tangent curve to the right, (radius bears North 36°32'54" West); 7) along the arc of said curve 103.620 Feet through a central angle of 12°41'50"; 8) South 66°04'04" West 209.272 Feet to a point on a 532.500 foot radius tangent curve to the left, (radius bears South 23°16'56" East); 9) along the arc of said curve 115.022 Feet through a central angle of 12°41'50"; 10) South 53°27'06" West 148.530 Feet to the point of beginning.

Property contains 11.574 acres.

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.

**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 137015-106, Amendment No. \_\_\_\_\_ with an effective date of September 18, 2021.

**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 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 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.

RECORD OF SURVEY  
REC. NO.  
SIGNATURE DATE

**PERIGEE CONSULTING**  
CIVIL • STRUCTURAL • SURVEY  
9089 SOUTH 1300 WEST, SUITE 160  
801.628.0094 TEL. 801.960.8811 FAX  
WEST JORDAN, UT 84088  
WWW.PERIGEECONSULTING.COM

EASEMENT APPROVAL  
APPROVED AS TO FORM THIS 20 DAY OF September, A.D. 2021  
PACIFICORP. *Christina Gardner* DATE 7-20-21  
QUESTAR GAS. *David Smith* DATE 7-20-21  
COCASAT. *Christina Gardner* DATE 7-20-21

SALT LAKE VALLEY HEALTH DEPARTMENT  
APPROVED AS TO FORM THIS 21 DAY OF September, A.D. 2021  
*Matthew Wilson*

SOUTH VALLEY SEWER DISTRICT  
APPROVED AS TO FORM THIS 7<sup>th</sup> DAY OF September, A.D. 2021  
*Christina Gardner*  
Notary Public

PLANNING DEPARTMENT  
APPROVED AS TO FORM THIS 7<sup>th</sup> DAY OF October, A.D. 2021, BY THE SOUTH JORDAN PLANNING DEPARTMENT.  
*Meghan R. Schmuller*  
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.  
*David S. Bailey*  
DATE 10/19/21  
SOUTH JORDAN CITY ENGINEER

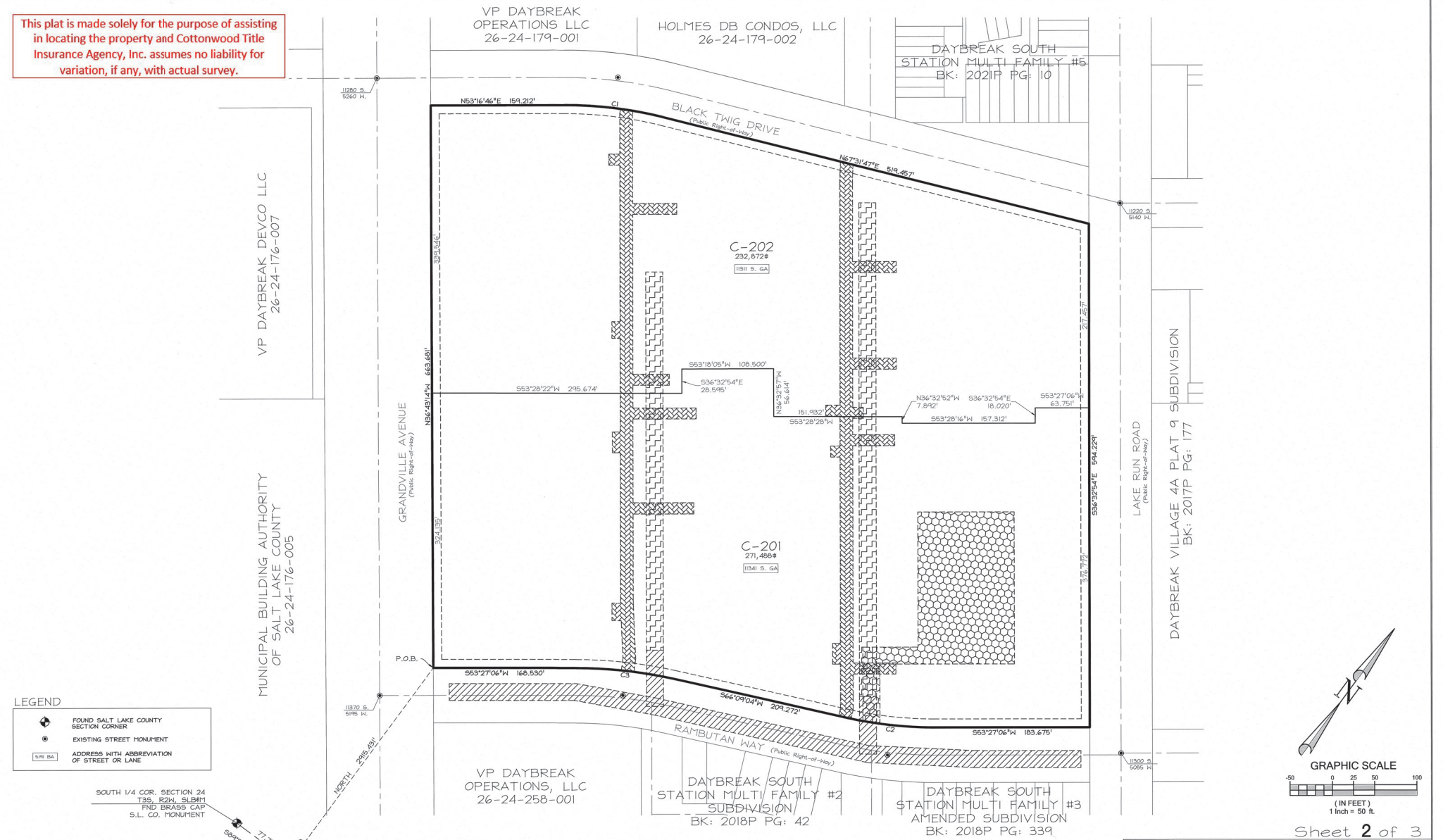
OFFICE OF THE CITY ATTORNEY  
APPROVED AS TO FORM THIS 15 DAY OF October, A.D. 2021  
*Rae Lopez*  
ATTORNEY FOR SOUTH JORDAN CITY

SOUTH JORDAN CITY MAYOR  
APPROVED AS TO FORM THIS 18 DAY OF October, A.D. 2021  
*Anna Crowlston*  
CITY RECORDER



STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: South Station Apartments LLC  
DATE: 10/20/21 TIME: 10:23am BOOK: 2021P PAGE: 261  
FEE \$ 154.00  
SALT LAKE COUNTY RECORDER

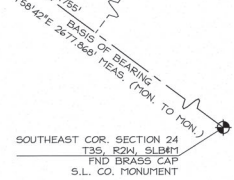
This plat is made solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with actual survey.



**LEGEND**

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

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.

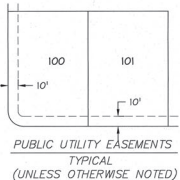


Curve Table

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	116.275	467.500	01°41'01"	N6°02'41.77"E	115.975
C2	103.620	467.500	01°24'15.8"	S59°48'05.14"N	103.408
C3	118.027	532.500	01°24'15.8"	S59°48'05.14"N	117.786

**HATCH LEGEND**

- EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 10591 PAGE 88
- EXISTING WATERLINE EASEMENT PER ENTRY NO. 1272094
- EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 10667 PAGE 6061
- EXISTING ACCESS EASEMENT PER ENTRY NO. 1272096



DAYBREAK SOUTH STATION PLAT 1 AMENDED AMENDING LOT C-15 OF THE DAYBREAK SOUTH STATION PLAT 1 SUBDIVISION

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

RECORDED # 1382754  
 REQUEST OF: South Station Apartments LLC  
 DATE: 10/20/2021 TIME: 10:23am BOOK: 2021P PAGE: 261  
 \$ 154.00  
 Amy A. DePuy  
 SALT LAKE COUNTY RECORDER

