

GARDEN PARK CONDOMINIUMS, PHASE 6

AMENDING LOT T4 OF AMENDED LOTS B2, B3, OS2, T4, V4, V7 & WTC2

KENNECOTT MASTER SUBDIVISION #1

LOCATED IN THE NE1/4 OF SECTION 24, T3S, R2W,
SALT LAKE BASE AND MERIDIAN

CONTAINING 21 UNITS	0.591 ACRES
TOTAL	0.591 ACRES

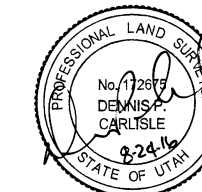
DEVELOPED BY:

DAYBREAK COMMUNITIES
4700 DAYBREAK PARKWAY
SOUTH JORDAN, UTAH 84095

SURVEYOR'S CERTIFICATE

I, DENNIS P. CARLISLE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 172675, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HEREBY CERTIFY THAT GARDEN PARK CONDOMINIUMS, PHASE 6 COMPLIES WITH THE PROVISIONS OF SECTION 5-8-1 (1) OF THE UTAH CONDOMINIUMS OWNERSHIP ACT.

Dennis P. Carlisle
DENNIS P. CARLISLE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE No. 172675



August 29, 2016
DATE

NOTES:

1. IN CONJUNCTION WITH THE RECORDATION OF THIS PLAT FOR GARDEN PARK CONDOMINIUMS PHASE 6, THERE SHALL ALSO BE RECORDED, WITH RESPECT TO THE "TRACT" DESCRIBED HEREON, 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 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 THERE SHALL BE RECORDED WITH RESPECT TO THE TRACT DESCRIBED HEREIN A DOCUMENT ENTITLED "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR 'GARDEN PARK VILLAGE.' 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").

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 HEREON. ALL OTHER AREAS ARE NOT DEDICATED FOR PUBLIC USE BY THIS PLAT. LOTS DESIGNATED AS "P" AND "T" ARE TO BE DEDICATED OR DONATED TO EITHER (I) THE CITY OR OTHER GOVERNMENTAL ENTITY, OR (II) AN OWNER'S 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' DESIGNEE.

4. THE OWNER RESERVES, IN FAVOR OF DAYBREAK SECONDARY WATER DISTRIBUTION COMPANY, A DELAWARE 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.

5. ON ANY LOT IN THIS PLAT ENCOMBERED BY A BLANKET PLU&E 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.

6. FROM AND AFTER RECORDATION OF THIS PLAT, ANY AMENDMENT THERETO OR FURTHER SUBDIVISION THEREOF OR WITHIN THEREWITH 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 HEREFTER 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. EACH UNIT DEPICTED ON THIS PLAT AND CONTAINED WITHIN A COMMON SEWER LATERAL. ANY SEWER LATERAL EXTENDING OUTSIDE THE BOUNDARIES OF ANY UNIT DEPICTED ON THIS PLAT SHALL BE DEEMED "COMMON AREA" AND SHALL BE OPERATED AND MAINTAINED BY THE OWNERS' ASSOCIATION FOR THE PROJECT.

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 057-5302411, AMENDMENT NO. _____ WITH AN EFFECTIVE DATE OF August 1, 2016.

HIGH GROUND WATER:

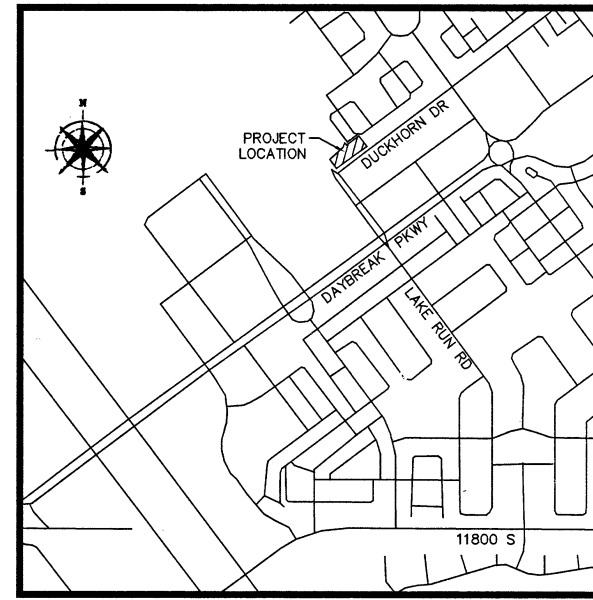
MANY AREAS IN SOUTH JORDAN CITY HAVE GROUND WATER PROBLEMS DUE TO HIGH (FLUCTUATING) WATER TABLE. APPROVAL OF THIS PLAT DOES NOT CONSTITUTE REPRESENTATION BY THE CITY THAT BUILDING AT ANY SPECIFIED ELEVATION WILL SOLVE GROUNDWATER PROBLEMS, IF ANY.

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 OF ANY PORTION OF AN ALPHA PARCEL WHICH IS SERVED BY A SEWER LATERAL WHICH TRAVELLES A LOT LABELED "P" OR "O", A PUBLIC RIGHT-OF-WAY, OR A PLU&E EASEMENT IS HEREBY GRANTED AN EASEMENT OVER AND THROUGH SUCH "P" AND/OR "O" LOTS, PUBLIC RIGHTS-OF-WAY AND/OR PUBLIC UTILITY & DRAINAGE 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 IMMEDIATELY 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 ("CCARS") 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 RECORDS 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 CCARS, 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.



VICINITY MAP
NOTES

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED OWNER IS THE FEE SIMPLE OWNER OF THE HEREIN DESCRIBED TRACT OF LAND AND CONSENTS TO THE RECORDATION OF THIS PLAT IN ACCORDANCE WITH UTAH CODE ANNOTATED 57-8-13, SUBDIVIDING THE LAND INTO CONDOMINIUM OWNERSHIP AND CREATING UNITS, COMMON AREAS, LIMITED COMMON AREAS, AND EASEMENTS, ALL AS SET FORTH HEREIN, TO BE KNOWN AS GARDEN PARK CONDOMINIUMS PHASE 6. ALSO THE UNDERSIGNED IRREVOCABLY OFFERS THE PUBLIC ANY NON-EXCLUSIVE UTILITY EASEMENTS SHOWN ON THIS PLAT FOR THE PURPOSE OF PROVIDING UTILITY SERVICE TO THE PROPERTY, AND THE INSTALLATION, USE, MAINTENANCE, AND EVENTUAL REPLACEMENT OF UTILITIES, IN ACCORDANCE WITH AN IRREVOCABLE OFFER OF DEDICATION. THE OWNER ALSO HEREBY CERTIFIES THAT THE BUILDING WILL BE BUILT IN ACCORDANCE SUBSTANTIALLY WITH THIS PLAT.

IN WITNESS WHEREOF I HAVE HERE UNTO SET MY HAND THIS
25TH DAY OF August, A.D. 2016.

VP DAYBREAK OPERATIONS LLC, BY VICE PRESIDENT

T.K. McCluchison
T.K. MCCLUCHISON
VICE PRESIDENT

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF Salt Lake

ON THE 24TH DAY OF August, A.D. 2016, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Salt Lake, IN SAID STATE OF UTAH, TY K. MCCLUCHISON, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE VICE PRESIDENT OF VP DAYBREAK OPERATIONS LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES 11/22/2016 *Annette A. Mabey*
A NOTARY PUBLIC COMMISSIONER IN UTAH
RESIDING IN Salt Lake COUNTY

MY COMMISSION No. 680009 *Annette A. Mabey*
PRINTED FULL NAME OF NOTARY



<p>PUBLIC UTILITIES</p> <p>QUEST: <i>Bk. Wp.</i> DATE: 9/30/16</p> <p>FACEBOOK: <i>Boed Rish</i> DATE: 8/31/16</p> <p>QUESTAR GAS: <i>Dennis Carlisle</i> DATE: 9-30-16</p> <p>COMCAST: <i>8/20/17</i> DATE: 8-30-16</p>	<p>SALT LAKE VALLEY HEALTH DEPARTMENT</p> <p>APPROVED AS TO FORM THIS 30 DAY OF August, A.D. 2016</p> <p><i>Pick Seaborn</i> SALT LAKE VALLEY HEALTH DEPARTMENT</p>	<p>SOUTH VALLEY SEWER DISTRICT</p> <p>APPROVED AS TO FORM THIS 29 DAY OF Aug, A.D. 2016</p> <p><i>[Signature]</i> GENERAL MANAGER</p>	<p>PLANNING DEPARTMENT</p> <p>APPROVED AS TO FORM THIS 27TH DAY OF September, A.D. 2016 BY THE SOUTH JORDAN PLANNING DEPARTMENT.</p> <p><i>[Signature]</i> CITY PLANNER</p>	<p>SOUTH JORDAN CITY ENGINEER</p> <p>HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.</p> <p><i>[Signature]</i> SOUTH JORDAN CITY ENGINEER</p>	<p>OFFICE OF THE CITY ATTORNEY</p> <p>APPROVED AS TO FORM THIS 16TH DAY OF SEPTEMBER, A.D. 2016</p> <p><i>[Signature]</i> ATTORNEY FOR SOUTH JORDAN CITY</p>	<p>CITY OF SOUTH JORDAN CITY MAYOR</p> <p>APPROVED AS TO FORM THIS 26TH DAY OF September, A.D. 2016</p> <p><i>[Signature]</i> MAYOR</p>	<p>STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: <i>First American Title</i></p> <p>DATE: 9-28-2016 TIME: 11:29 AM BOOK: 2016 PAGE: 253</p> <p>FEES: \$172.00</p> <p><i>[Signature]</i> Deputy SALT LAKE COUNTY RECORDER</p>
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A04-6
SHEETS: 1 OF 5

PLAT PREPARED BY

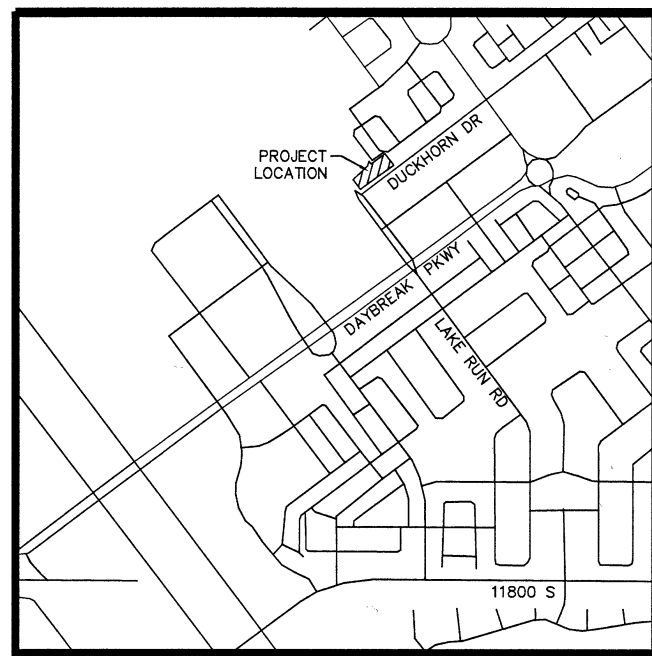
FOCUS
ENGINEERING AND SURVEYING, LLC
32 WEST CENTER STREET
MIDVALE, UTAH 84047
PH: 524-0075

RECORDED # 12375726

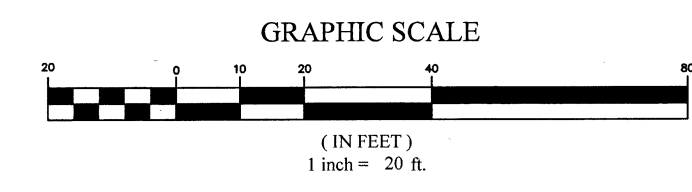
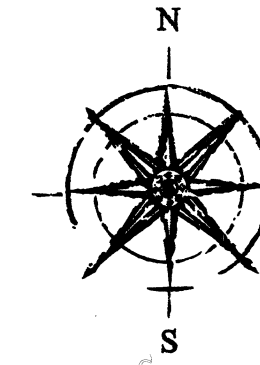
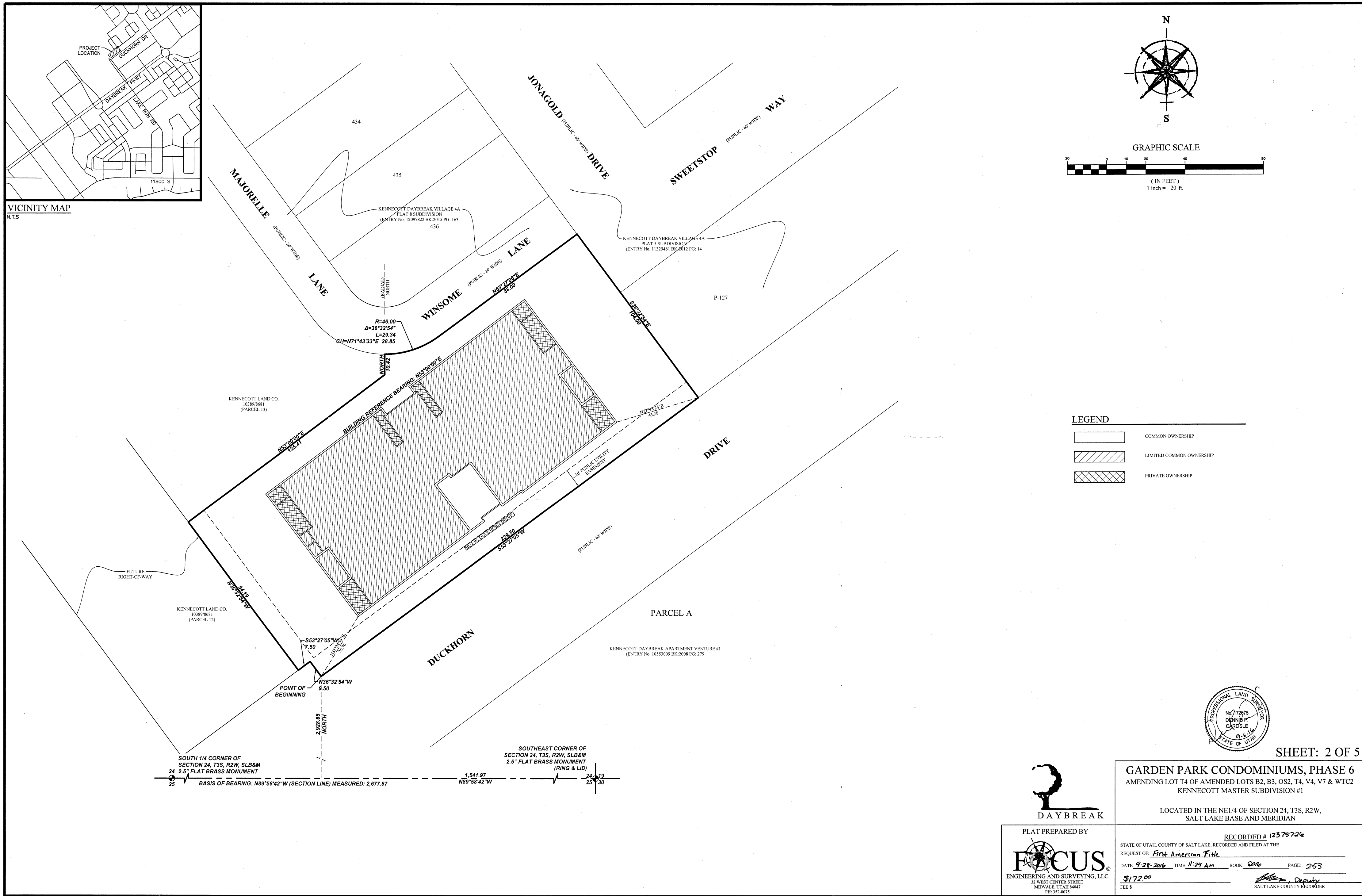
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FEES: \$172.00

2016-253

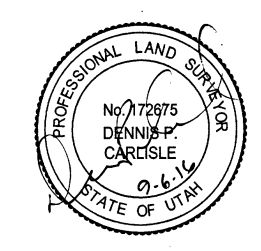


VICINITY MAP
N.T.S.



LEGEND

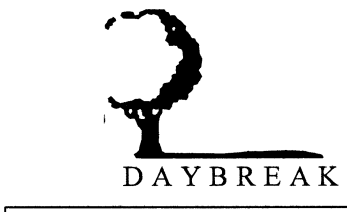
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	LIMITED COMMON OWNERSHIP
	PRIVATE OWNERSHIP



SHEET: 2 OF 5

GARDEN PARK CONDOMINIUMS, PHASE 6
 AMENDING LOT T4 OF AMENDED LOTS B2, B3, OS2, T4, V4, V7 & WTC2
 KENNECOTT MASTER SUBDIVISION #1

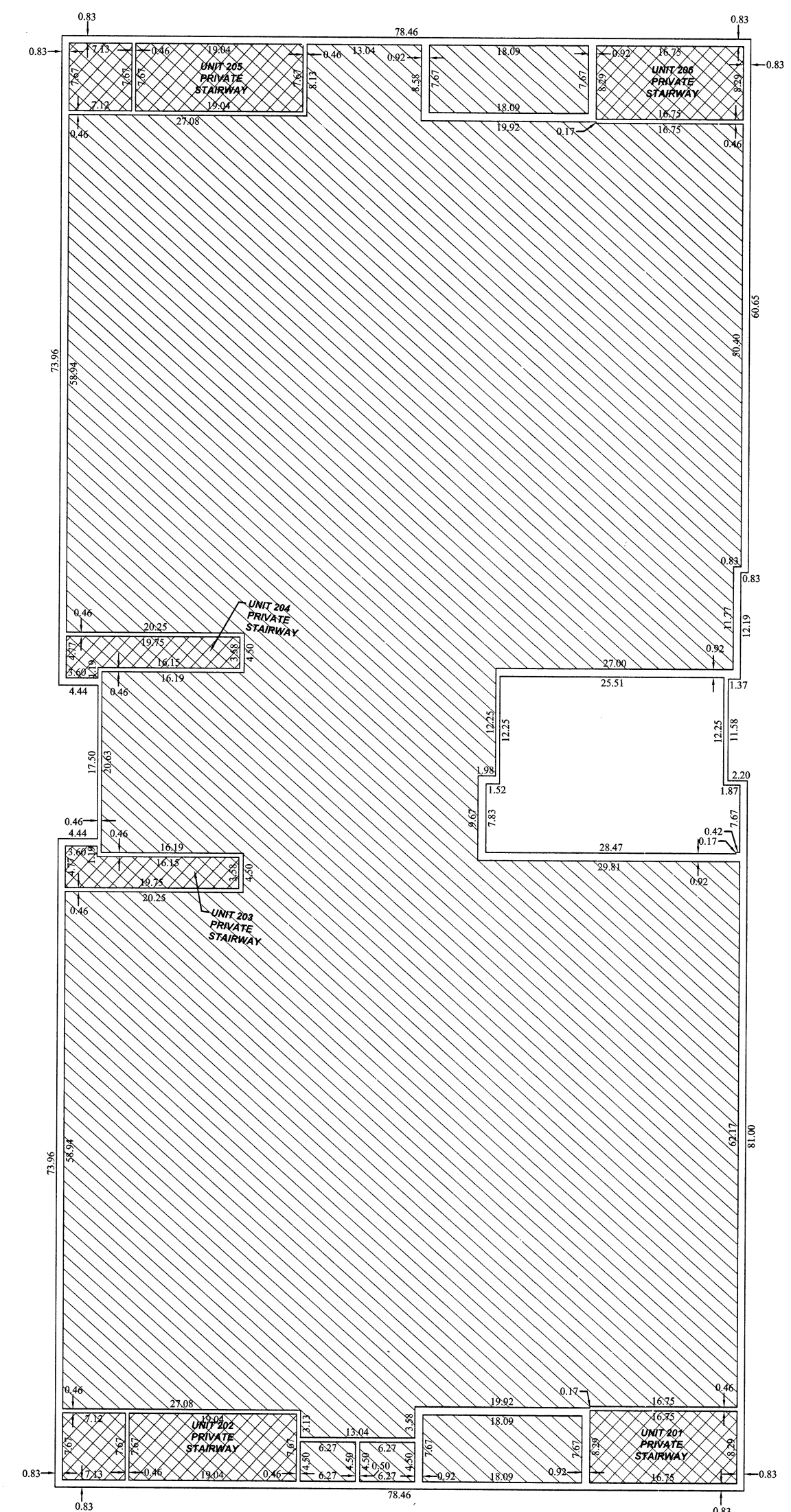
LOCATED IN THE NE1/4 OF SECTION 24, T3S, R2W,
 SALT LAKE BASE AND MERIDIAN



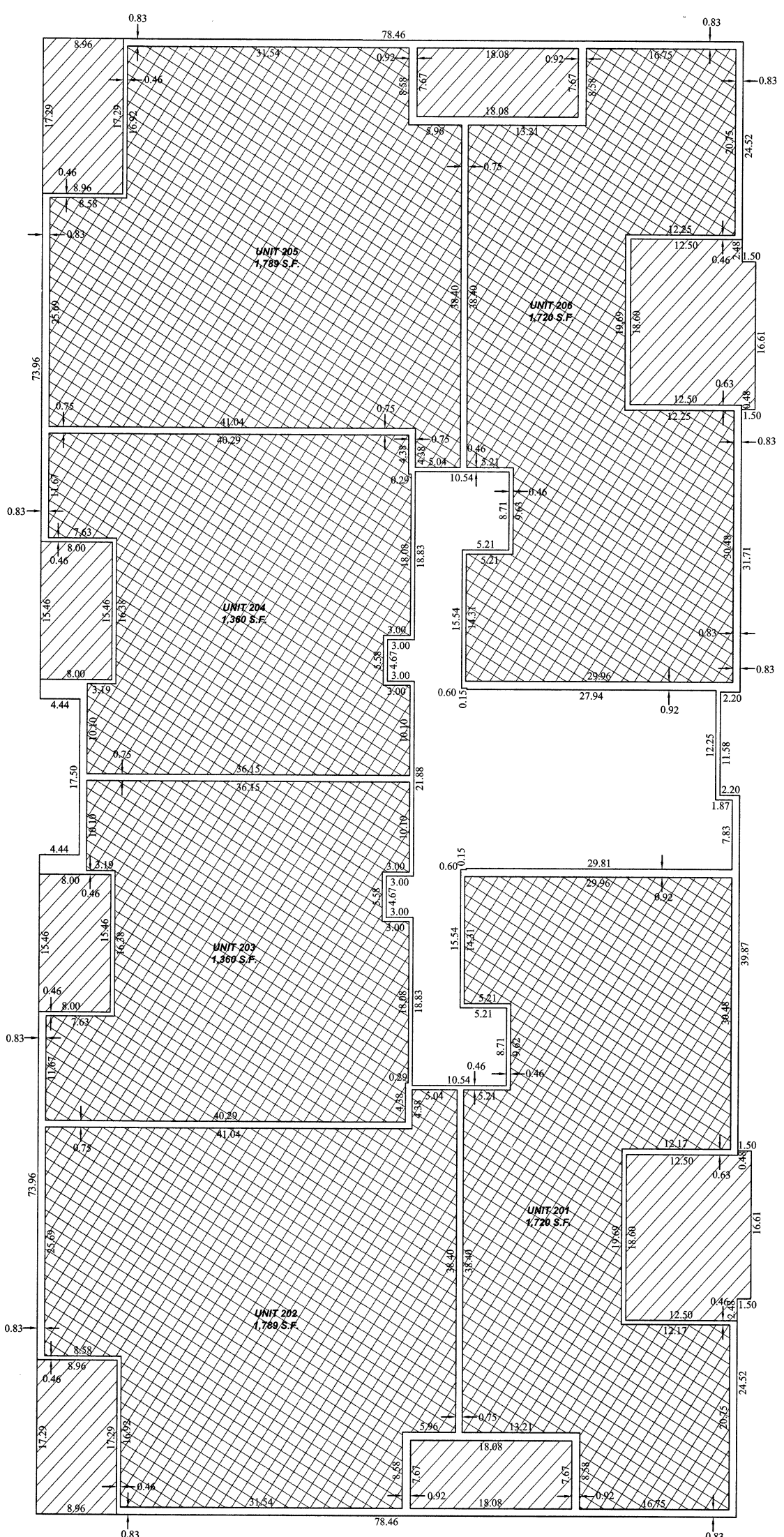
PLAT PREPARED BY
FOCUS
 ENGINEERING AND SURVEYING, LLC
 33 WEST CENTER STREET
 MIDVALE, UTAH 84047
 PH: 352-0075

RECORDED # 123,757,266
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
 REQUEST OF: *First American Title*
 DATE: *9-28-2016* TIME: *11:29 Am* BOOK: *006* PAGE: *263*
 FEES \$172.00
 SALT LAKE COUNTY RECORDER

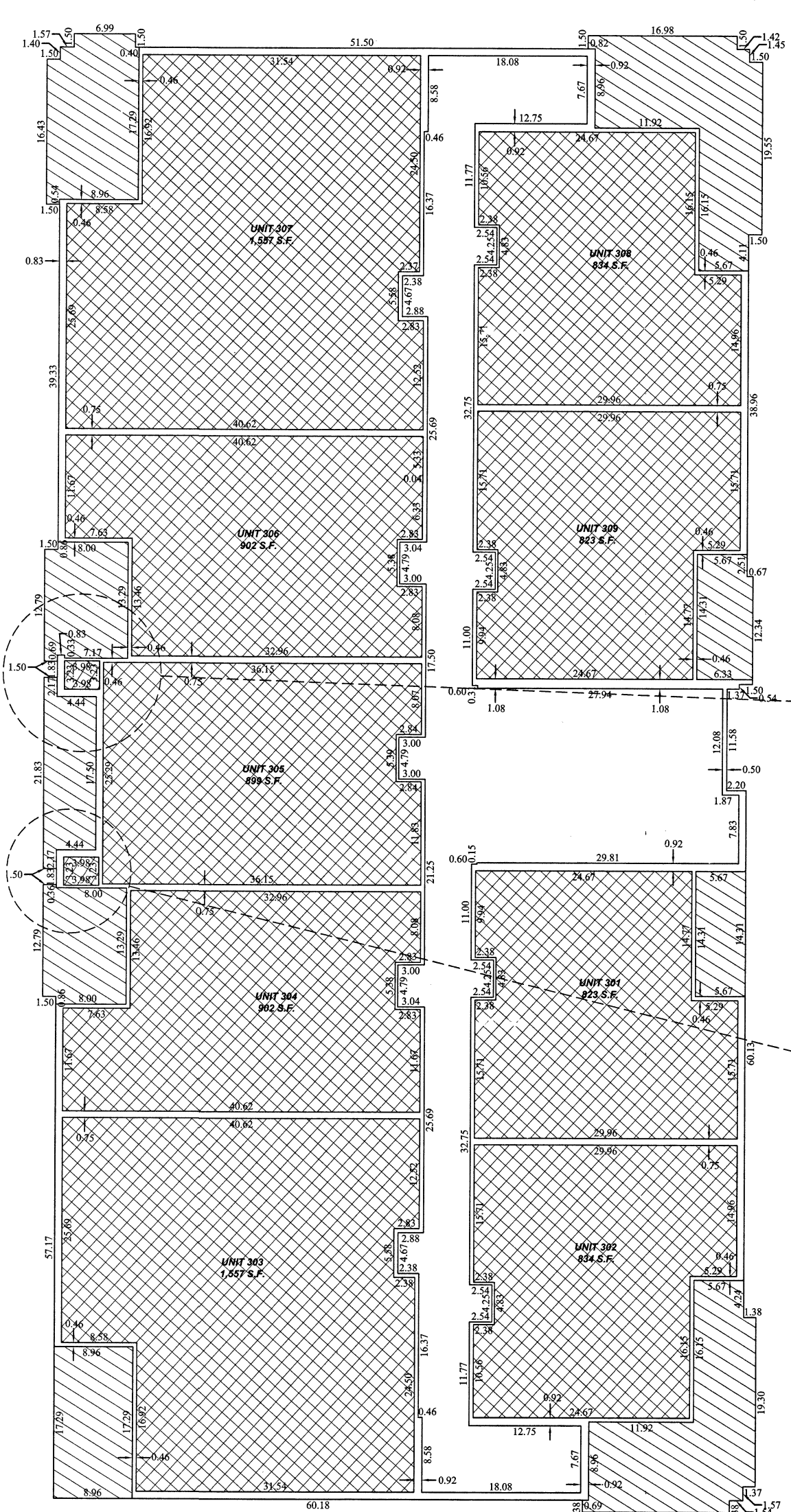
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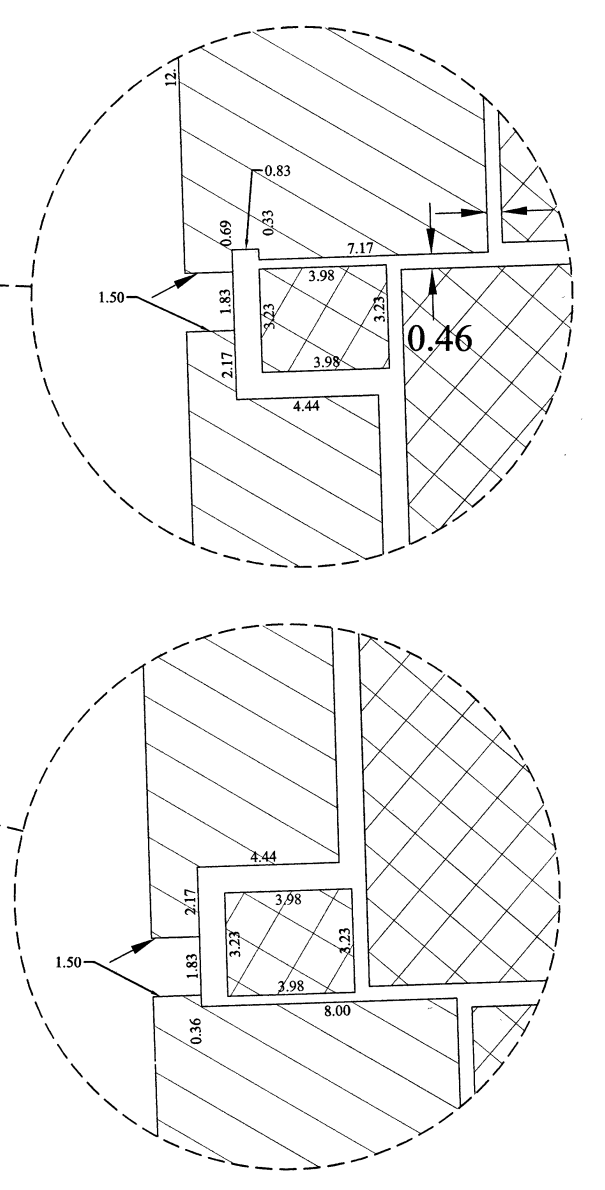
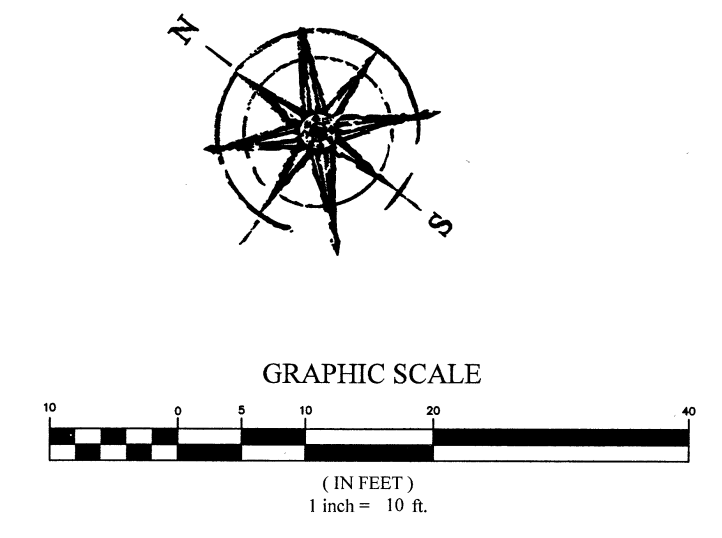
MAIN FLOOR



2ND FLOOR



3RD FLOOR



LEGEND

	COMMON OWNERSHIP
	LIMITED COMMON OWNERSHIP
	PRIVATE OWNERSHIP

PLAT PREPARED BY

DAYBREAK

FOCUS
ENGINEERING AND SURVEYING, LLC
33 WEST CENTER STREET
MIDVALE, UTAH 84047
PH: 332-0075

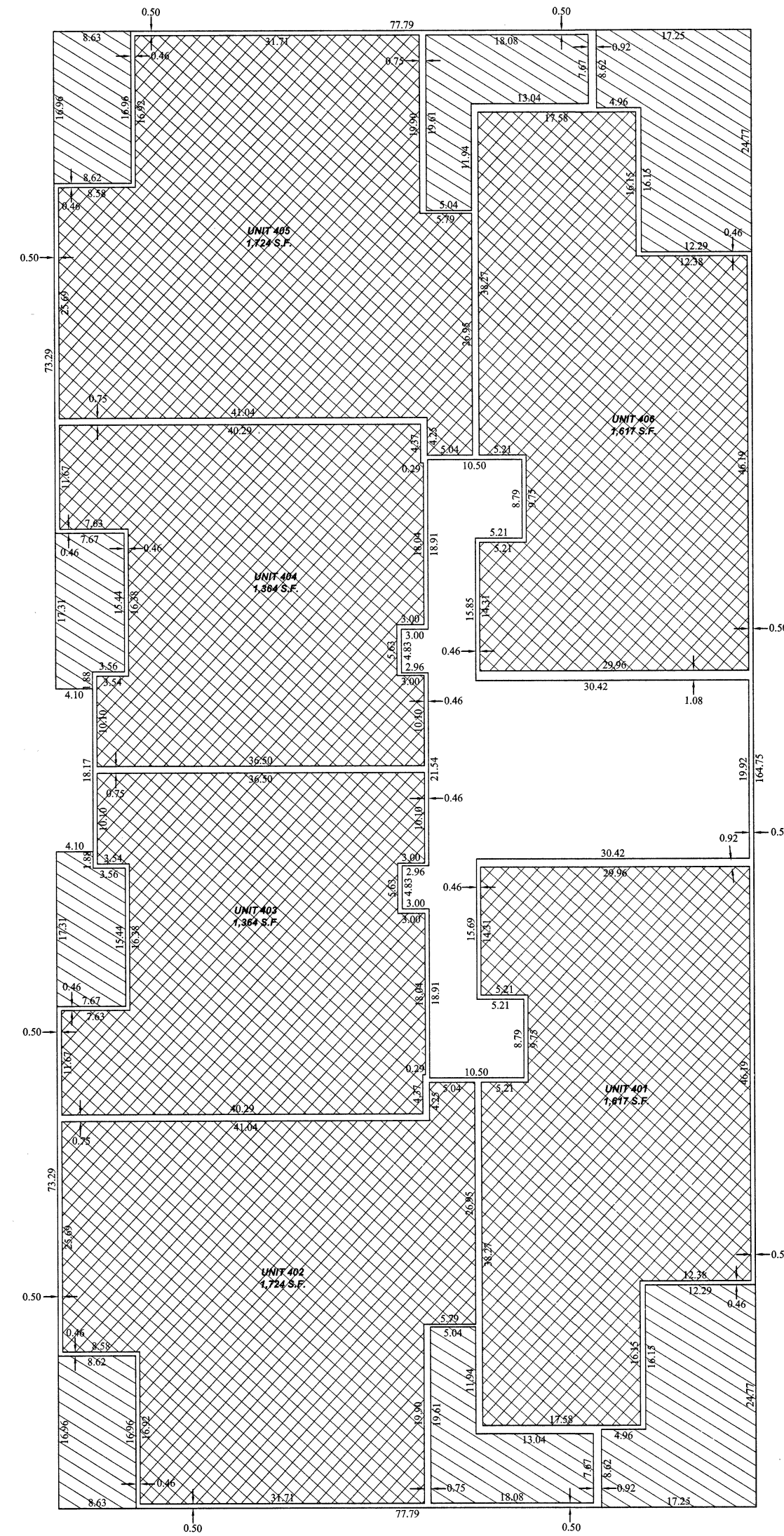
SHEET: 3 OF 5

GARDEN PARK CONDOMINIUMS, PHASE 6
AMENDING LOT T4 OF AMENDED LOTS B2, B3, OS2, T4, V4, V7 & WTC2
KENNECOTT MASTER SUBDIVISION #1

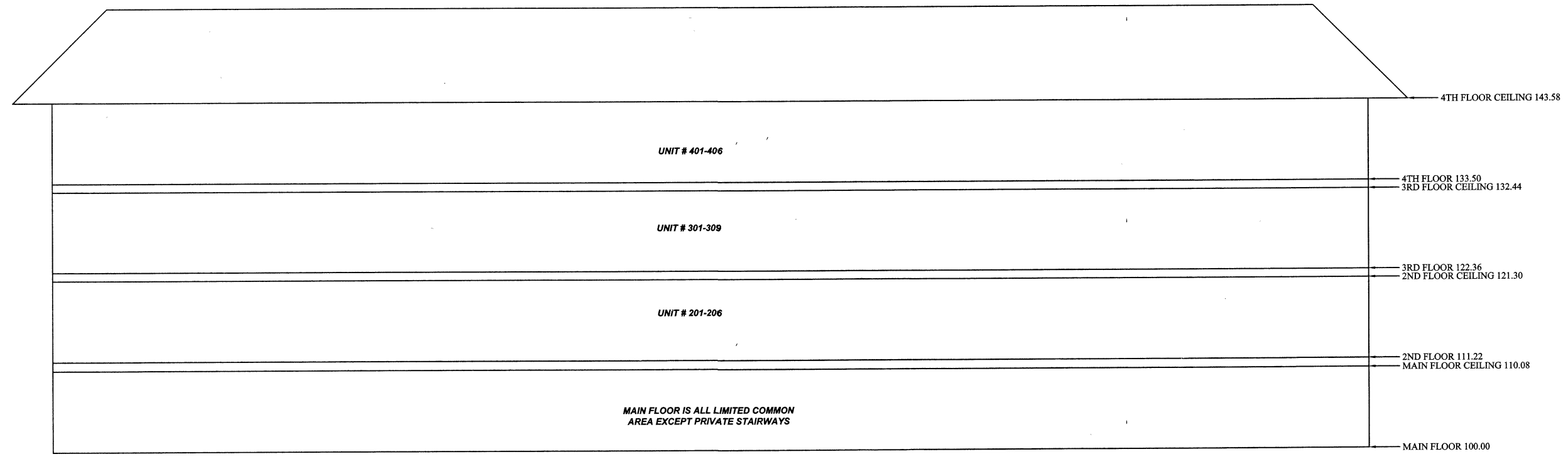
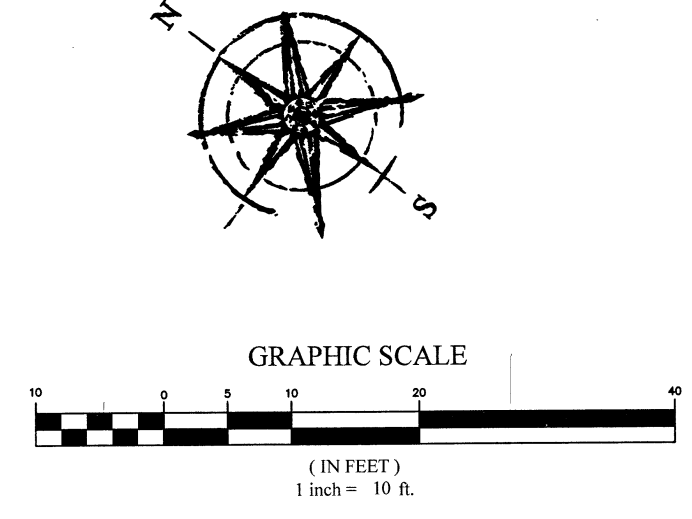
LOCATED IN THE NE1/4 OF SECTION 24, T3S, R2W,
SALT LAKE BASE AND MERIDIAN

RECORDED # 12375720
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF: *First American Title*
DATE: 9-28-2016 TIME: 11:24 AM BOOK: 2016 PAGE: 253
FEE \$ 172.00
Blair, Deputy
SALT LAKE COUNTY RECORDER

2016-015 Garden Park © Daybreak 21 Unit Multi Family Layout 15-015 Vary Units/VNPL PLAT 3 OF 5

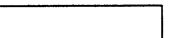
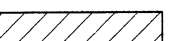
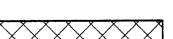


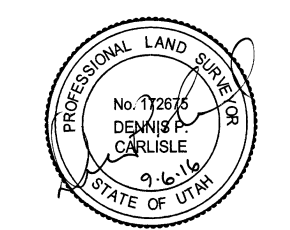
4TH FLOOR



BUILDING ELEVATIONS


LEGEND

	COMMON OWNERSHIP
	LIMITED COMMON OWNERSHIP
	PRIVATE OWNERSHIP



SHEET: 4 OF 5

PLAT PREPARED BY



FOCUS
ENGINEERING AND SURVEYING, LLC
32 WEST CENTER STREET
MIDVALE, UTAH 84047
PH: 352-9872

GARDEN PARK CONDOMINIUMS, PHASE 6
AMENDING LOT T4 OF AMENDED LOTS B2, B3, OS2, T4, V4, V7 & WTC2
KENNECOTT MASTER SUBDIVISION #1

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SALT LAKE BASE AND MERIDIAN

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STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF *First American Title*
DATE: *9-28-2016* TIME: *11:24 AM* BOOK: *2016* PAGE: *253*
\$172.00
FEE \$ *Deputy*
SALT LAKE COUNTY RECORDER

S:\2016\16-015 Garden Park - Daybreak 21 Unit Multi Family\Design 16-015\Drawings\FINAL PLAT 4 OF 5.dwg

