

NOTES:

- In conjunction with the recordation of this plat for DAYBREAK SOUTH STATION MULTI FAMILY #2 SUBDIVISION, there shall also be recorded, with respect to the "tract" described herein, a document entitled "Supplement to Community Charter 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 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's consent.
- From and after recordation of this plat, any amendment thereto or further subdivision thereof or within thereunder shall not be deemed to be an amendment to the Kennecott Master Subdivision #1 referred to herein. 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.
- Shallow Sewer Depth: Contractor shall verify sewer lateral depth and set foundation elevation to provide adequate fall into sewer lateral. Buildings with a basement may not have sewer service available for basement.

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 American Title Insurance Co. Order Number 051-2869660, Amendment No. 6 with an effective date of December 21, 2017.

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" or a public right-of-way, or a PUDE easement is hereby granted an easement over any "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 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.



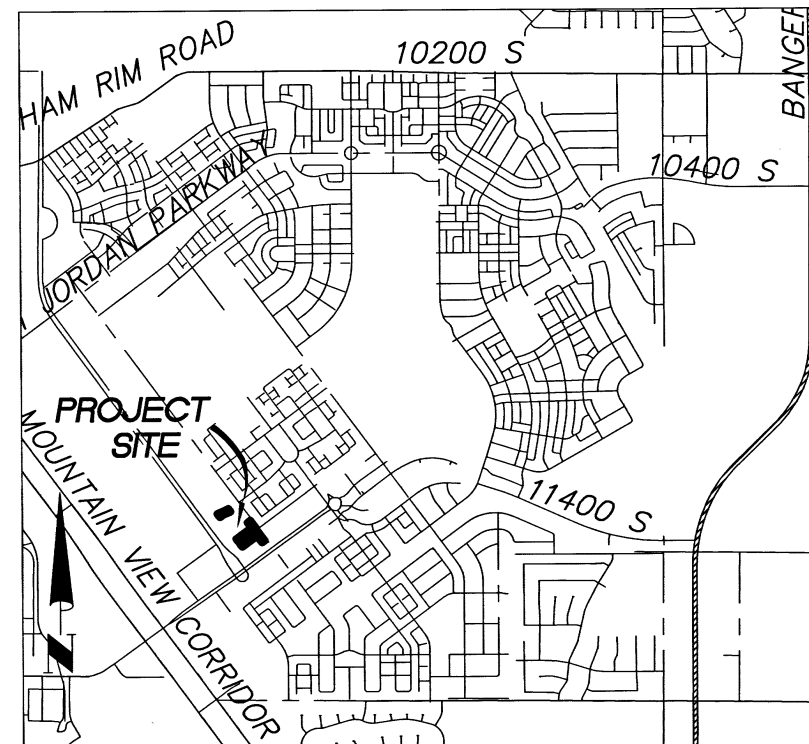
**DAYBREAK SOUTH STATION MULTI FAMILY #2 SUBDIVISION
AMENDING LOTS C-101, C-102, C-103, C-111, C-112, C-113, C-114,
M-101 & M-102 OF THE DAYBREAK SOUTH STATION PLAT 1
SUBDIVISION**

Located in the East Half of Section 24, T3S, R2W,
Salt Lake Base and Meridian

Containing 53 Lots 2.025 acres
Containing 5 Public Lanes 0.731 acres
Street Right-of-Way 0.762 acres
(Street Right-of-Way includes 0.214 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)
Total boundary acreage 3.518 acres

DEVELOPED BY:

Daybreak Communities
4700 Daybreak Parkway
South Jordan, Utah 84009



VICINITY MAP

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 MULTI FAMILY #2 SUBDIVISION
AMENDING LOTS C-101, C-102, C-103, C-111, C-112, C-113, C-114, M-101 & M-102
OF THE DAYBREAK SOUTH STATION PLAT 1 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
1st day of NOVEMBER, 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 1st day of NOVEMBER, 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.

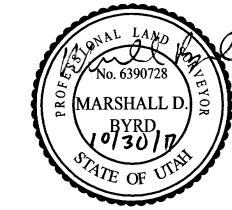
Annette A. Mabey
Annette A. Mabey
Notary Public



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 MULTI FAMILY #2 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



10/30/2017
Date

BOUNDARY DESCRIPTION:

Beginning at a Northwesterly Corner of Lot M-102 of the Daybreak South Station Plat 1 Subdivision Amending Lot T4 of the Kennecott Master Subdivision #1 Amended, also being on the Southerly right-of-way line of Rarnbattan Way, said point being on a 467.500 foot radius non tangent curve to the right, (radius bears South 27°02'50" East), said point lies South 89°58'42" East 317.666 feet along the Section Line and North 3004.467 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 South right-of-way line the following (3) courses: 1) along the arc of said curve 26.095 feet through a central angle of 0°31'54"; 2) North 66°09'04" East 204.272 feet to a point on a 532.500 foot radius tangent curve to the left, (radius bears North 23°57'06" West); 3) along the arc of said curve 59.850 feet through a central angle of 06°00'34"; thence South 36°31'38" East 43.637 feet; thence South 53°27'06" West 12.500 feet; thence South 64°09'02" West 36.636 feet; thence South 66°49'07" West 144.381 feet; thence South 53°27'06" West 45.780 feet to the Westerly line of said Lot M-102; thence North 36°32'54" West 113.886 feet along said Westerly line to the point of beginning.

Property contains 0.637 acres.

Also and together with the following described tract of land:

Beginning at a Southwesterly Corner of Lot M-102 of the Daybreak South Station Plat 1 Subdivision Amending Lot T4 of the Kennecott Master Subdivision #1 Amended, also being on the Northerly right-of-way line of Duckhorn Drive, said point lies South 84°58'42" East 643.360 feet along the Section Line and North 2565.219 feet from the South Quarter Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North 36°32'54" West 90.156 feet along the boundary of said Lot M-102 and line extended; thence North 53°28'22" East 423.481 feet to a point on a 19.465 foot radius non tangent curve to the left, (radius bears North 34°58'46" West); thence North 36°32'41" West 133.210 feet; thence North 53°27'06" East 87.012 feet to the Easterly boundary of said Lot M-102, also being on the Westerly right-of-way line of Lake Run Road; thence along the boundary of said Lot M-102 the following (4) courses: 1) South 36°32'54" East 234.667 feet; 2) South 53°27'06" West 7.500 feet; 3) South 36°32'54" East 8.000 feet; 4) South 53°27'06" West 522.194 feet to the point of beginning.

Property contains 1.402 acres.

Also and together with the following described tract of land:

Beginning at a Northwesterly Corner of Lot M-101 of the Daybreak South Station Plat 1 Subdivision Amending Lot T4 of the Kennecott Master Subdivision #1 Amended, also being on the Southerly right-of-way line of Duckhorn Drive, said point lies South 84°58'42" East 643.360 feet along the Section Line and North 2512.766 feet from the South Quarter Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along the boundary of said Lot M-101 the following (2) courses: 1) North 53°27'06" East 529.416 feet; 2) South 36°32'54" East 288.250 feet; thence South 53°27'06" West 87.014 feet; thence North 36°32'41" West 178.249 feet to a point on a 20.003 foot radius non tangent curve to the left, (radius bears South 53°26'45" West); thence along the arc of said curve 31.384 feet through a central angle of 84°54'30"; thence South 53°27'06" West 416.435 feet to a Westerly Line of Lot C-103 of said Daybreak South Station Plat 1 Subdivision; thence along said Westerly line and the West line of said Lot M-101 North 36°32'54" West 49.000 feet to the point of beginning.

Property contains 1.479 acres.

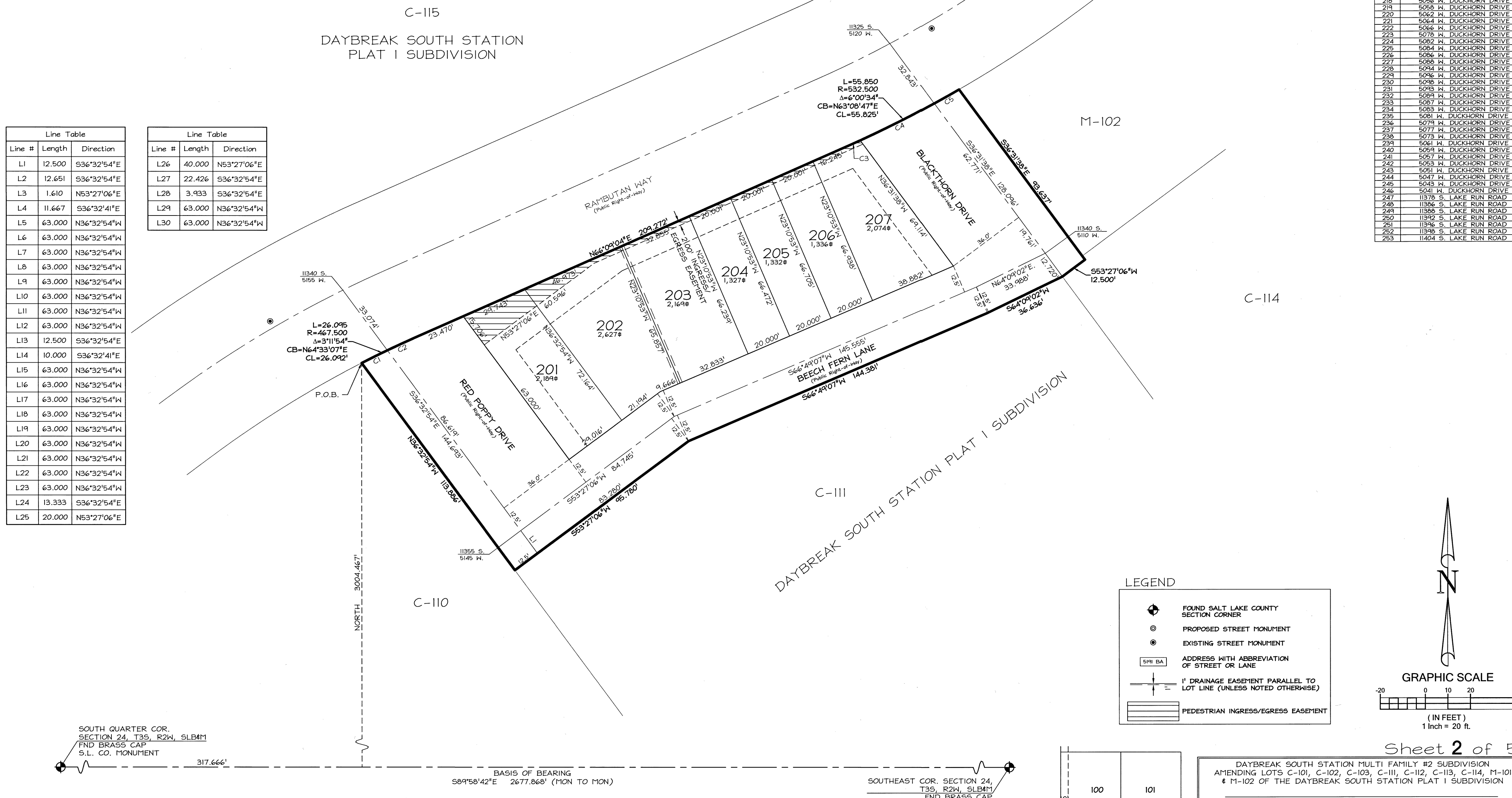
<p>EASEMENT APPROVAL</p> <p>CENTURY LINK: <i>[Signature]</i> DATE: <u>11-12-17</u></p> <p>PACIFICORP: <i>[Signature]</i> DATE: <u>11-13-17</u></p> <p>QUESTAR GAS: <i>[Signature]</i> DATE: <u>11-16-17</u></p> <p>COCAST: <i>[Signature]</i> DATE: <u>11-15-17</u></p>	<p>SALT LAKE VALLEY HEALTH DEPARTMENT</p> <p>APPROVED AS TO FORM THIS <u>18</u> DAY OF <u>January</u>, A.D., 20<u>18</u>.</p> <p><i>[Signature]</i></p>	<p>SOUTH VALLEY SEWER DISTRICT</p> <p>APPROVED AS TO FORM THIS <u>12</u> DAY OF <u>January</u>, A.D., 20<u>18</u>.</p> <p><i>[Signature]</i></p>	<p>PLANNING DEPARTMENT</p> <p>APPROVED AS TO FORM THIS <u>5th</u> DAY OF <u>December</u>, A.D., 20<u>17</u>. BY THE SOUTH JORDAN PLANNING DEPARTMENT.</p> <p><i>[Signature]</i></p>	<p>SOUTH JORDAN CITY ENGINEER</p> <p>I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.</p> <p><u>12/1/17</u> <i>[Signature]</i> DATE SOUTH JORDAN CITY ENGINEER</p>	<p>OFFICE OF THE CITY ATTORNEY</p> <p>APPROVED AS TO FORM THIS <u>18th</u> DAY OF <u>JANUARY</u>, A.D., 20<u>18</u>.</p> <p><i>[Signature]</i> ATTORNEY FOR SOUTH JORDAN CITY</p>	<p>SOUTH JORDAN CITY MAYOR</p> <p>APPROVED AS TO FORM THIS <u>14th</u> DAY OF <u>January</u>, A.D., 20<u>18</u>.</p> <p><i>[Signature]</i> MAYOR</p>	<p>RECORDED # <u>12705641</u></p> <p>STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: <u>First American Title</u></p> <p>DATE: <u>1-26-2018</u> TIME: <u>2:24 PM</u> BOOK: <u>2018P</u> PAGE: <u>42</u></p> <p>FEE \$ <u>\$203.00</u></p> <p><i>[Signature]</i> Deputy SALT LAKE COUNTY RECORDER</p>
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Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	12.704	467.500	00°13'25"	S63°43'53"W	12.704
C2	12.772	467.500	00°13'55"	S65°17'33"W	12.772
C3	6.685	532.512	00°43'09"	S65°47'29"W	6.685
C4	36.562	532.500	00°56'02"	N63°27'53"E	36.564
C5	12.604	532.500	00°21'22"	N60°49'11"E	12.603

Line Table		
Line #	Length	Direction
L1	12.500	S36°32'54"E
L2	12.651	S36°32'54"E
L3	1.610	N53°27'06"E
L4	11.667	S36°32'41"E
L5	63.000	N36°32'54"W
L6	63.000	N36°32'54"W
L7	63.000	N36°32'54"W
L8	63.000	N36°32'54"W
L9	63.000	N36°32'54"W
L10	63.000	N36°32'54"W
L11	63.000	N36°32'54"W
L12	63.000	N36°32'54"W
L13	12.500	S36°32'54"E
L14	10.000	S36°32'41"E
L15	63.000	N36°32'54"W
L16	63.000	N36°32'54"W
L17	63.000	N36°32'54"W
L18	63.000	N36°32'54"W
L19	63.000	N36°32'54"W
L20	63.000	N36°32'54"W
L21	63.000	N36°32'54"W
L22	63.000	N36°32'54"W
L23	63.000	N36°32'54"W
L24	13.333	S36°32'54"E
L25	20.000	N53°27'06"E

Line Table		
Line #	Length	Direction
L26	40.000	N53°27'06"E
L27	22.426	S36°32'54"E
L28	3.933	S36°32'54"E
L29	63.000	N36°32'54"W
L30	63.000	N36°32'54"W

C-115
DAYBREAK SOUTH STATION
PLAT I SUBDIVISION



LOT TABLE	
LOT	ADDRESS
201	5147 W. RABBITAN WAY
202	5141 W. RABBITAN WAY
203	5133 W. RABBITAN WAY
204	5131 W. RABBITAN WAY
205	5129 W. RABBITAN WAY
206	5127 W. RABBITAN WAY
207	5123 W. RABBITAN WAY
208	11335 S. LAKE RUN ROAD
209	11342 S. LAKE RUN ROAD
210	11344 S. LAKE RUN ROAD
211	11346 S. LAKE RUN ROAD
212	11352 S. LAKE RUN ROAD
213	11354 S. LAKE RUN ROAD
214	11362 S. LAKE RUN ROAD
215	5049 W. DUCKHORN DRIVE
216	5052 W. DUCKHORN DRIVE
217	5054 W. DUCKHORN DRIVE
218	5056 W. DUCKHORN DRIVE
219	5058 W. DUCKHORN DRIVE
220	5062 W. DUCKHORN DRIVE
221	5064 W. DUCKHORN DRIVE
222	5066 W. DUCKHORN DRIVE
223	5078 W. DUCKHORN DRIVE
224	5082 W. DUCKHORN DRIVE
225	5084 W. DUCKHORN DRIVE
226	5086 W. DUCKHORN DRIVE
227	5088 W. DUCKHORN DRIVE
228	5094 W. DUCKHORN DRIVE
229	5096 W. DUCKHORN DRIVE
230	5098 W. DUCKHORN DRIVE
231	5099 W. DUCKHORN DRIVE
232	5099 W. DUCKHORN DRIVE
233	5087 W. DUCKHORN DRIVE
234	5083 W. DUCKHORN DRIVE
235	5081 W. DUCKHORN DRIVE
236	5079 W. DUCKHORN DRIVE
237	5077 W. DUCKHORN DRIVE
238	5073 W. DUCKHORN DRIVE
239	5061 W. DUCKHORN DRIVE
240	5059 W. DUCKHORN DRIVE
241	5057 W. DUCKHORN DRIVE
242	5053 W. DUCKHORN DRIVE
243	5051 W. DUCKHORN DRIVE
244	5047 W. DUCKHORN DRIVE
245	5043 W. DUCKHORN DRIVE
246	5041 W. DUCKHORN DRIVE
247	11378 S. LAKE RUN ROAD
248	11386 S. LAKE RUN ROAD
249	11388 S. LAKE RUN ROAD
250	11392 S. LAKE RUN ROAD
251	11396 S. LAKE RUN ROAD
252	11398 S. LAKE RUN ROAD
253	11404 S. LAKE RUN ROAD

LEGEND

- FOUND SALT LAKE COUNTY SECTION CORNER
- PROPOSED STREET MONUMENT
- EXISTING STREET MONUMENT
- ADDRESS WITH ABBREVIATION OF STREET OR LANE
- 1' DRAINAGE EASEMENT PARALLEL TO LOT LINE (UNLESS NOTED OTHERWISE)
- PEDESTRIAN INGRESS/EGRESS EASEMENT

GRAPHIC SCALE

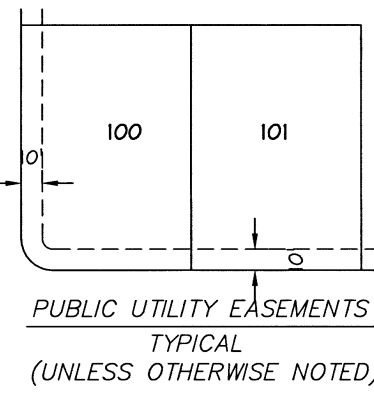
(IN FEET)

1 Inch = 20 ft.

PERIGEE CONSULTING
CIVIL - STRUCTURAL - SURVEY

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

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.



Sheet 2 of 5

DAYBREAK SOUTH STATION MULTI FAMILY #2 SUBDIVISION
AMENDING LOTS C-101, C-102, C-103, C-111, C-112, C-113, C-114, M-101 & M-102 OF THE DAYBREAK SOUTH STATION PLAT I SUBDIVISION

Located in the East Half of Section 24, T3S, R2W, Salt Lake Base and Meridian

RECORDED # 12705641

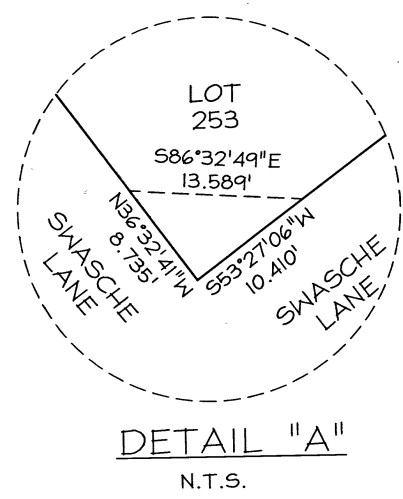
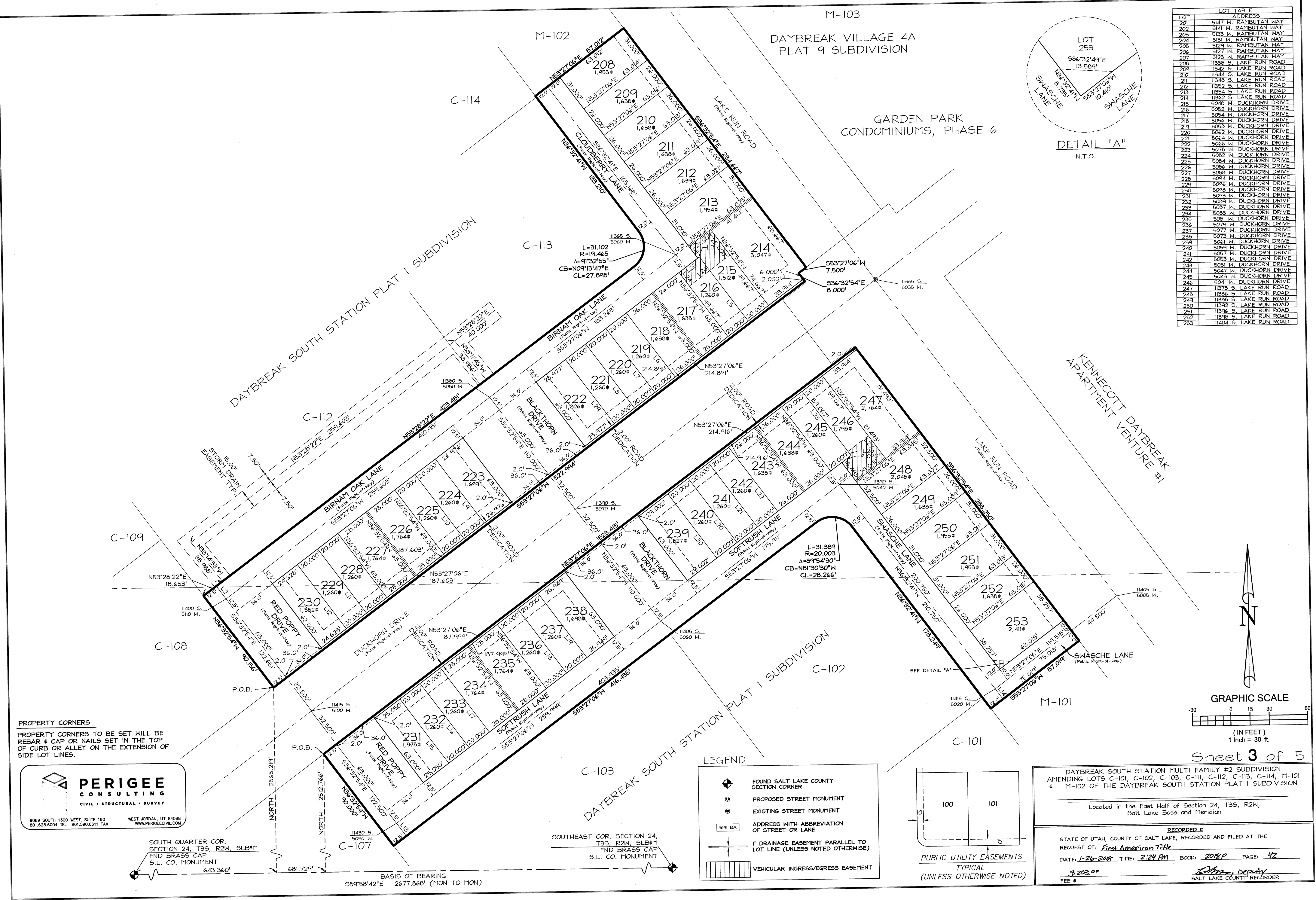
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: *First American Title*

DATE: *1-26-2018* TIME: *2:24 PM* BOOK: *208P* PAGE: *42*

\$ *200.00*

FEE \$

Steve Deady
SALT LAKE COUNTY RECORDER



LOT	ADDRESS
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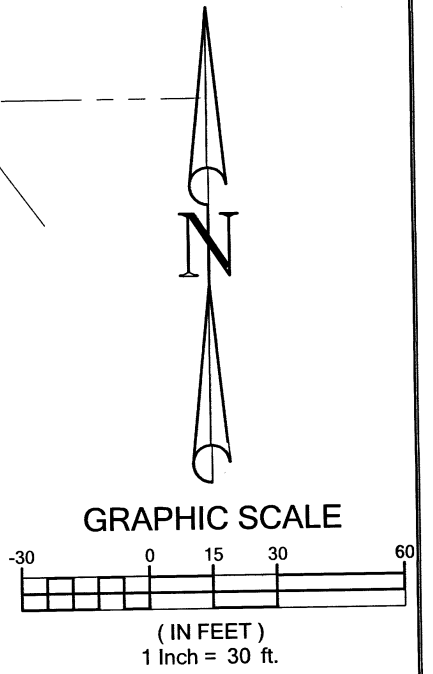
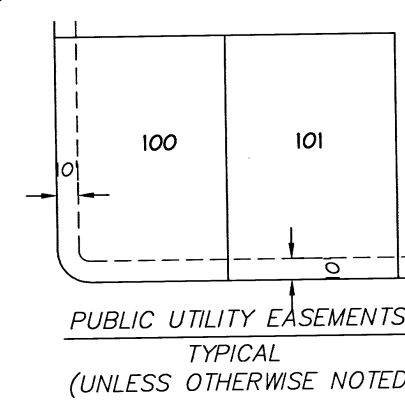
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801.628.6004 TEL. 801.590.6611 FAX WWW.PERIGEECIVIL.COM

SOUTH QUARTER COR. SECTION 24, T35, R24, S16M1
FND BRASS CAP S.L. CO. MONUMENT
643.360' 681.729'

SOUTHEAST COR. SECTION 24, T35, R24, S16M1
FND BRASS CAP S.L. CO. MONUMENT
589°58'42"E 2677.868' (MON TO MON)

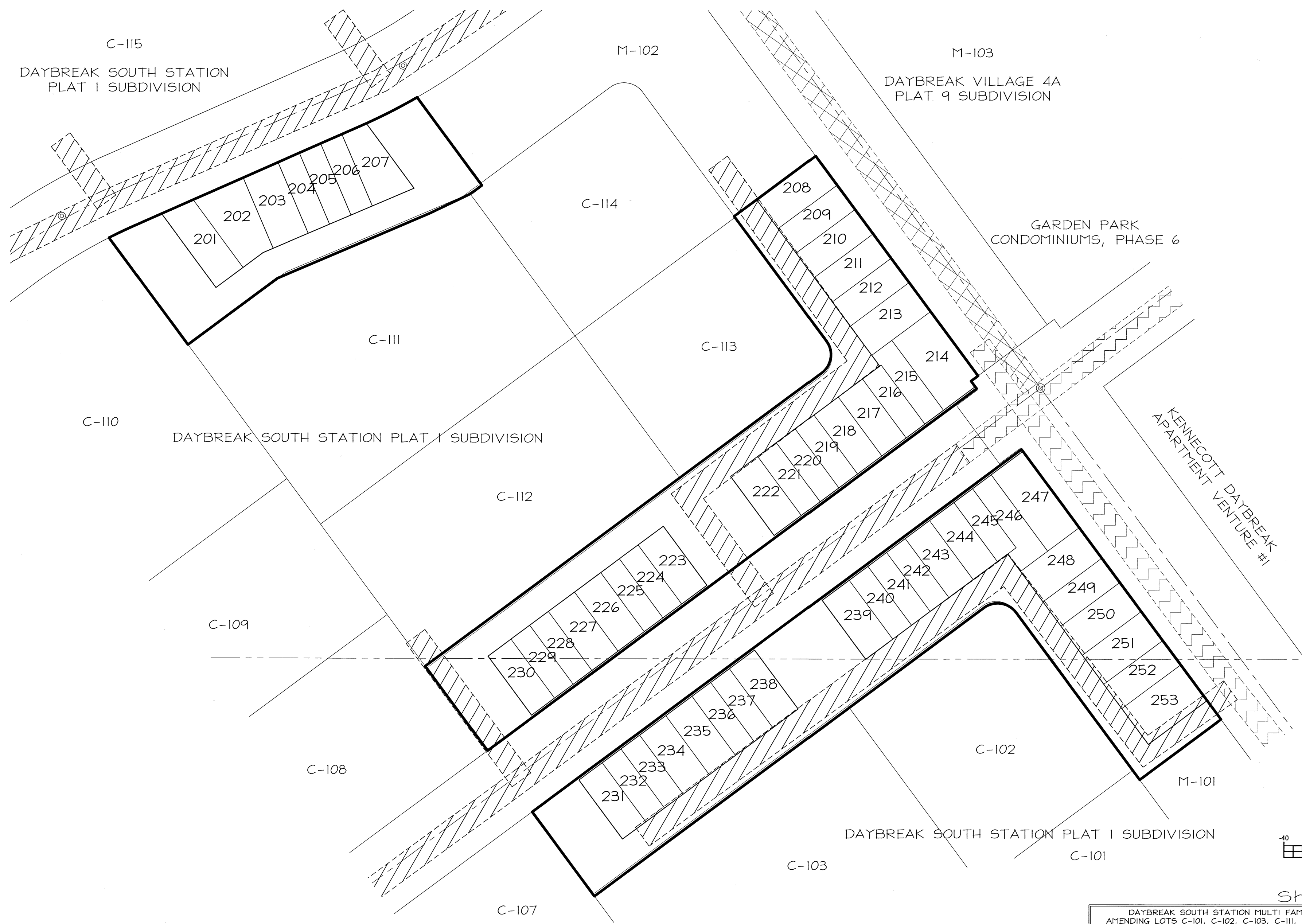
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REQUEST OF: First American Title
DATE: 1-26-2018 TIME: 2:24 PM BOOK: 2018 P PAGE: 42
FEE \$ 203.00
SALT LAKE COUNTY RECORDER






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
 CIVIL • STRUCTURAL • SURVEY

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

LEGEND

-  EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 10591 PAGE 0086
-  EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 10457 PAGE 4923
-  EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 9605 PAGE 4418

Sheet 4 of 5

DAYBREAK SOUTH STATION MULTI FAMILY #2 SUBDIVISION
 AMENDING LOTS C-101, C-102, C-103, C-111, C-112, C-113, C-114, M-101 & M-102 OF THE DAYBREAK SOUTH STATION PLAT 1 SUBDIVISION

Located in the East Half of Section 24, T3S, R2W, Salt Lake Base and Meridian

RECORDED # 17705641

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

DATE: 1-26-2018 TIME: 2:24PM BOOK: 2018P PAGE: 42

\$205.00
 FEE \$ Shane DePuy
 SALT LAKE COUNTY RECORDER

