

**NOTES:**

- In conjunction with the recordation of this plat for DAYBREAK NORTH STATION MULTI FAMILY #1 THIRD AMENDED, 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, 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 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: (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 PU&DE 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 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 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.
- The total development known as Daybreak, of which this plat is a part, is a large, master planned community. Phases of Daybreak may contain or be adjacent to a significant mix of land uses including parks, recreational facilities, churches, schools, retail, office and commercial, and industrial uses, which will be intermingled with residential properties. Different uses may be constructed at different times. Certain uses may be located near other uses when Daybreak is fully developed, such as commercial, retail, civic, educational, religious and office property and apartments, townhouses and condominiums, which may or may not be built concurrently with residential uses. Throughout the course of development, the plans for Daybreak may change depending on a variety of factors, including market factors, requested approvals and the results of ongoing studies and planning. Certain traits of each residential property may change over time depending on adjacent uses, such as the view, shade, perceived privacy, adjacency to parks, trails or open and amount/timing of traffic. No commitments are made regarding the future development of Daybreak or the uses that will be made of land within or around Daybreak. Also, in connection with the development of Daybreak there will be ongoing construction activities related to development.
- For any "P" lots or "O" lots with paved sidewalks and/or walkways constructed thereon, the Owner hereby grants a public access easement thereon for public use by pedestrians and non-motorized vehicles for the purpose of reasonable access, ingress and egress over and across such paved sidewalks and/or walkways. Such public access easement areas and improvements shall be maintained by the Daybreak community association or applicable sub-association.
- Approval of this plat by South Jordan City does not mean that individual lot drainage to a road or retention facility is assured. Development and grading may necessitate swales and other drainage facilities to protect individual properties. Approval of this plat also does not constitute representation by the City that swales or other drainage facilities are appropriate and maintained nor that drainage from adjacent properties is prevented.

**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 Cartwood Title Order Number 18009-78E, Amendment No. 1 with an effective date of July 16, 2024.

**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 PU&DE easement is hereby granted an easement over and through such "P" and/or "O" lots, public rights-of-way and/or PU&DE 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.

**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 ("CC&Rs") 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 CC&Rs, 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.

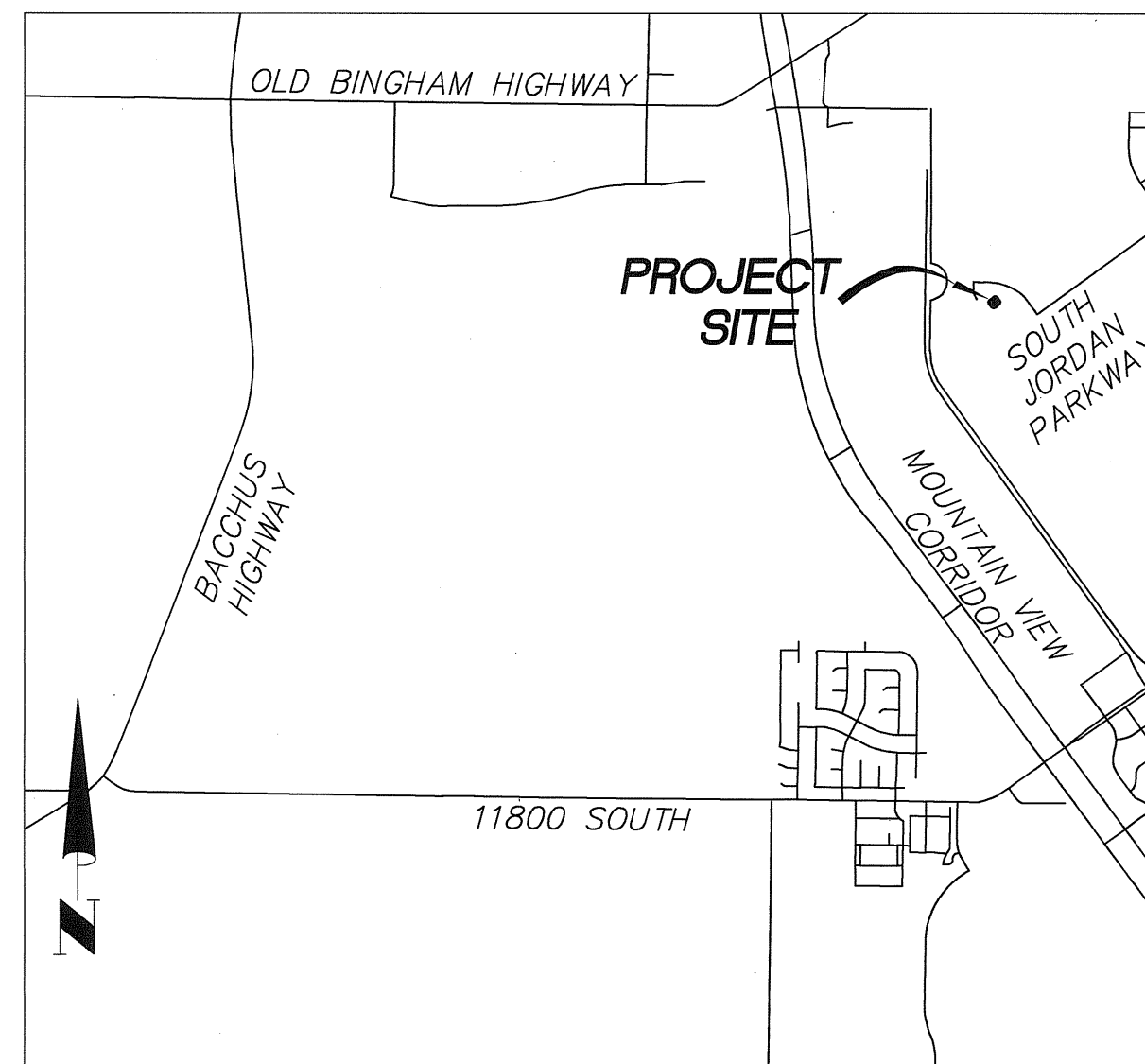
DAYBREAK NORTH STATION MULTI FAMILY #1 THIRD AMENDED  
VACATING AND AMENDING LOTS 138-140 OF THE DAYBREAK  
NORTH STATION MULTI FAMILY #1 SECOND AMENDED

Located in the West Half of Section 13, T35, R2W,  
Salt Lake Base and Meridian  
June, 2024

Containing 3 Lots 0.116 acres  
Total boundary acreage 0.116 acres

**OWNER:**

VP DAYBREAK OPERATIONS LLC  
9350 South 150 East, Suite 900  
Sandy, Utah 84070



**VICINITY MAP**

**OWNER'S DEDICATION**

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

DAYBREAK NORTH STATION MULTI FAMILY #1 THIRD AMENDED  
VACATING AND AMENDING LOTS 138-140 OF THE DAYBREAK  
NORTH STATION MULTI FAMILY #1 SECOND 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 18<sup>th</sup> day of June, A.D., 2024.

VP Daybreak Operations LLC,  
a Delaware limited liability company

By: LHMRE, L.L.C.  
a Utah Limited Liability Company  
Its: Authorized Manager

By: [Signature]  
Name: Michael Kurkel  
Its: Treasurer

**CORPORATE ACKNOWLEDGMENT**

"The Owner's Dedication was acknowledged before me this 18<sup>th</sup> day of June, 2024, by Michael Kurkel as Treasurer for LHMRE, L.L.C., a Utah Limited Liability Company, the authorized manager of VP Daybreak Operations LLC, a Delaware limited liability company."

[Signature]  
Notary Public

**JULIE RANDALL**  
NOTARY PUBLIC-STATE OF UTAH  
My Commission Expires April 23, 2027  
COMMISSION NUMBER 730285

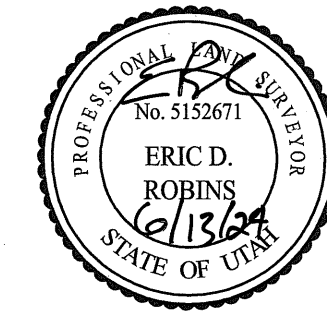


**SURVEYOR'S CERTIFICATE**

I, Eric D. Robins do hereby certify that I am a Professional Land Surveyor and that I hold License No. 5152671 in accordance with Title 58, Chapter 22 of the Professional Engineers and Professional Land Surveyors Licensing Act. I further certify that by the authority of the owners, and in accordance with Section 17-23-17, 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 NORTH STATION MULTI FAMILY #1 THIRD AMENDED and the same has been correctly surveyed and staked on the ground as shown on this plat.

[Signature]

Eric D. Robins  
Professional Land Surveyor  
Utah License No. 5152671



6/13/24

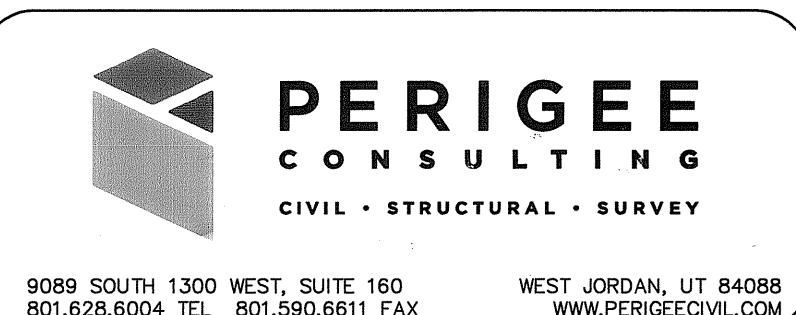
Date

**BOUNDARY DESCRIPTION:**

All of Lots 138-140 of the Daybreak North Station Multi Family #1 Second Amended recorded as Entry No. 14226650 in Book 2024P at Page 098 in the Office of the Salt Lake County Recorder, being more particularly described as follows:

Beginning at the Northwest Corner of Lot 140 of said Daybreak North Station Multi Family #1 Second Amended, said point lies North 89°57'41" East 1181.942 feet along the Daybreak Baseline Northeast (being North 89°57'41" East 10613.975 feet between the Northwest Corner of Section 13, T35, R2W and the Northeast Corner of Section 18, T35, R1W) and South 2867.840 feet from the Northwest Corner of Section 13, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Lot 140 South 65°16'58" East 75.000 feet to the Westerly Right-of-Way Line of Blitzen Lane; thence along said Blitzen Lane the following (2) courses: 1) South 24°43'02" West 37.710 feet to a point on a 358,000 foot radius tangent curve to the right, (radius bears North 65°16'58" West, Chord: South 28°04'57" West 42,030 feet); 2) along the arc of said curve 42,054 feet through a central angle of 06°43'50" to a point of reverse curvature with a 168,000 foot radius non tangent curve to the left, (radius bears South 52°05'50" West, Chord: North 50°56'55" West 75,845 feet) to the South Corner of Lot 138 of said Daybreak North Station Multi Family #1 Second Amended; thence along said Lot 138 and the arc of said curve 76,504 feet through a central angle of 26°05'29" to a point of compound curvature with a 283,000 foot radius non tangent curve to the left, (radius bears North 60°35'04" West, Chord: North 27°03'59" East 23,200 feet) to the Southeasterly Right-of-Way Line of Pipestone Way; thence along said Pipestone Way the following (2) courses: 1) along the arc of said curve 23,206 feet through a central angle of 04°41'54"; 2) North 24°43'02" East 37.710 feet to the point of beginning.

Property contains 0.116 acres, 5056 square feet.



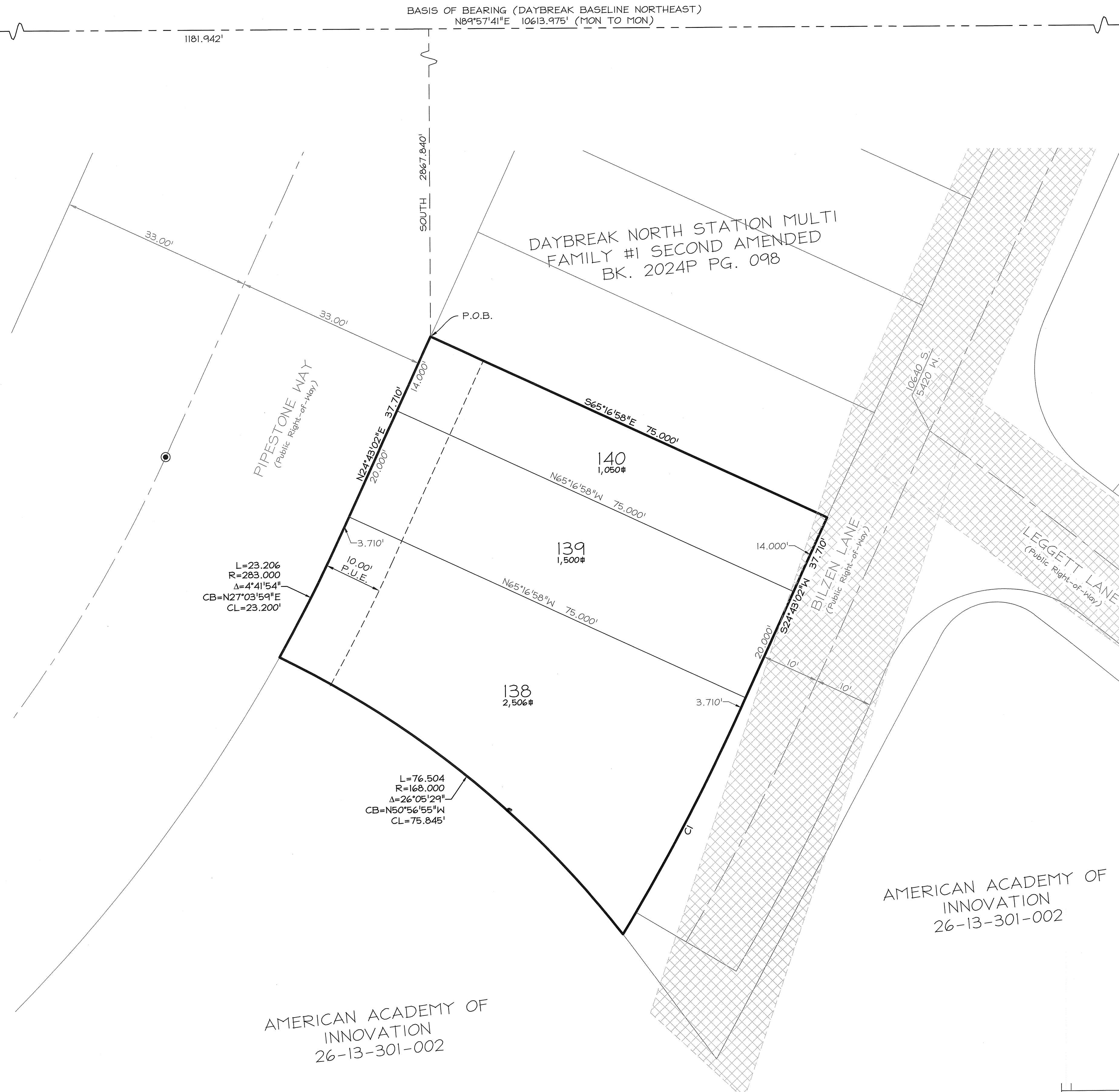
<p>RECORD OF SURVEY</p> <p>REC. NO.</p> <p>SIGNATURE DATE</p>	<p>SALT LAKE COUNTY HEALTH DEPARTMENT</p> <p>APPROVED AS TO FORM THIS <u>10</u> DAY OF <u>August</u>, A.D., 20<u>24</u>.</p> <p><u>[Signature]</u> SALT LAKE COUNTY HEALTH DEPARTMENT</p>	<p>JORDAN BASIN IMPROVEMENT DISTRICT</p> <p>APPROVED AS TO FORM THIS <u>22</u> DAY OF <u>July</u>, A.D., 20<u>24</u>.</p> <p><u>[Signature]</u> GENERAL MANAGER</p>	<p>PLANNING DEPARTMENT</p> <p>APPROVED AS TO FORM THIS <u>8<sup>th</sup></u> DAY OF <u>August</u>, A.D., 20<u>24</u>. BY THE SOUTH JORDAN PLANNING DEPARTMENT.</p> <p><u>[Signature]</u> CITY PLANNER</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>[Signature]</u> DATE <u>8/12/24</u> SOUTH JORDAN CITY ENGINEER</p>	<p>OFFICE OF THE CITY ATTORNEY</p> <p>APPROVED AS TO FORM THIS <u>12<sup>th</sup></u> DAY OF <u>August</u>, A.D., 20<u>24</u>.</p> <p><u>[Signature]</u> ATTORNEY FOR SOUTH JORDAN CITY</p>	<p>SOUTH JORDAN CITY MAYOR</p> <p>APPROVED AS TO FORM THIS <u>12<sup>th</sup></u> DAY OF <u>August</u>, A.D., 20<u>24</u>.</p> <p><u>[Signature]</u> MAYOR</p>	<p>SALT LAKE COUNTY RECORDER</p> <p>RECORDED # <u>14275992</u></p> <p>STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: <u>VP Daybreak Operations LLC</u></p> <p>DATE: <u>8/14/2024</u> TIME: <u>10:04am</u> BOOK: <u>2024P</u> PAGE: <u>190</u></p> <p>FEE \$ <u>156.00</u></p> <p><u>[Signature]</u> DEPUTY, SALT LAKE COUNTY RECORDER</p>
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NORTHWEST COR. SECTION 13,  
T3S, R2W, SLB#11  
FND BRASS CAP  
S.L. CO. MONUMENT

NORTHEAST COR. SECTION 13,  
T3S, R2W, SLB#11  
FND BRASS CAP  
S.L. CO. MONUMENT

BASIS OF BEARING (DAYBREAK BASELINE NORTHEAST)  
N89°57'41"E 10613.975' (MON TO MON)

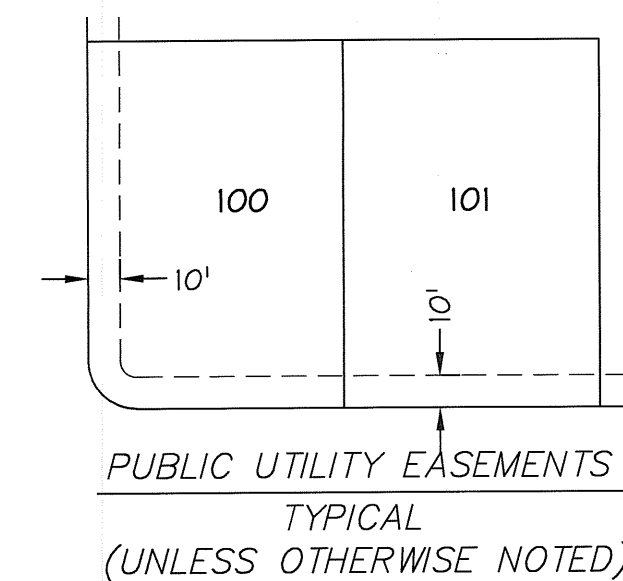
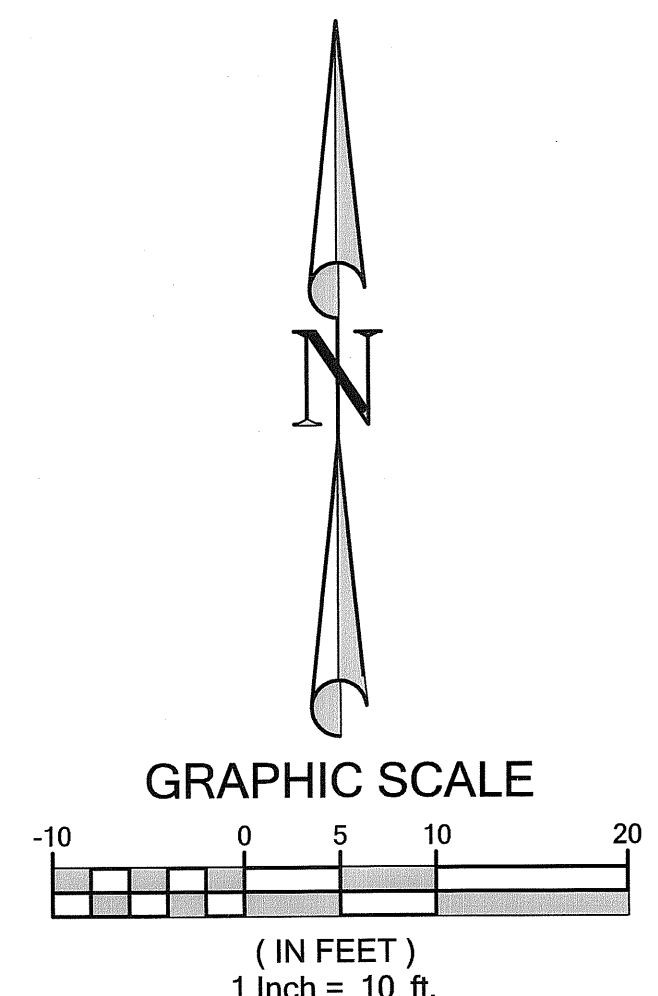
Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	42.054	358.000	006°43'50"	S28°04'57"W	42.030



LOT	ADDRESS
138	10643 S. PIPESTONE WAY
139	10641 S. PIPESTONE WAY
140	10637 S. PIPESTONE WAY

**LEGEND**

- FOUND SALT LAKE COUNTY SECTION CORNER
- EXISTING STREET MONUMENT
- EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 1139 PAGE 190
- PUBLIC UTILITY EASEMENT
- STREET MONUMENT LINE
- SECTION LINE
- LOT LINE
- TIE LINE
- BOUNDARY LINE



DAYBREAK NORTH STATION MULTI FAMILY #1 THIRD AMENDED VACATING AND AMENDING LOTS 138-140 OF THE DAYBREAK NORTH STATION MULTI FAMILY #1 SECOND AMENDED

Located in the West Half of Section 13, T3S, R2W, Salt Lake Base and Meridian

SALT LAKE COUNTY RECORDER RECORDED # 14275992

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: VP Daybreak Operations LLC

DATE: 8/14/2024 TIME: 10:04am BOOK: 2024 PAGE: 190

FEE \$ 156.00

DEPUTY SALT LAKE COUNTY RECORDER

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

9099 SOUTH 1300 WEST, SUITE 160 WEST JORDAN, UT 84088  
801.628.6004 TEL. 801.590.6611 FAX WWW.PERIGEECIVIL.COM

