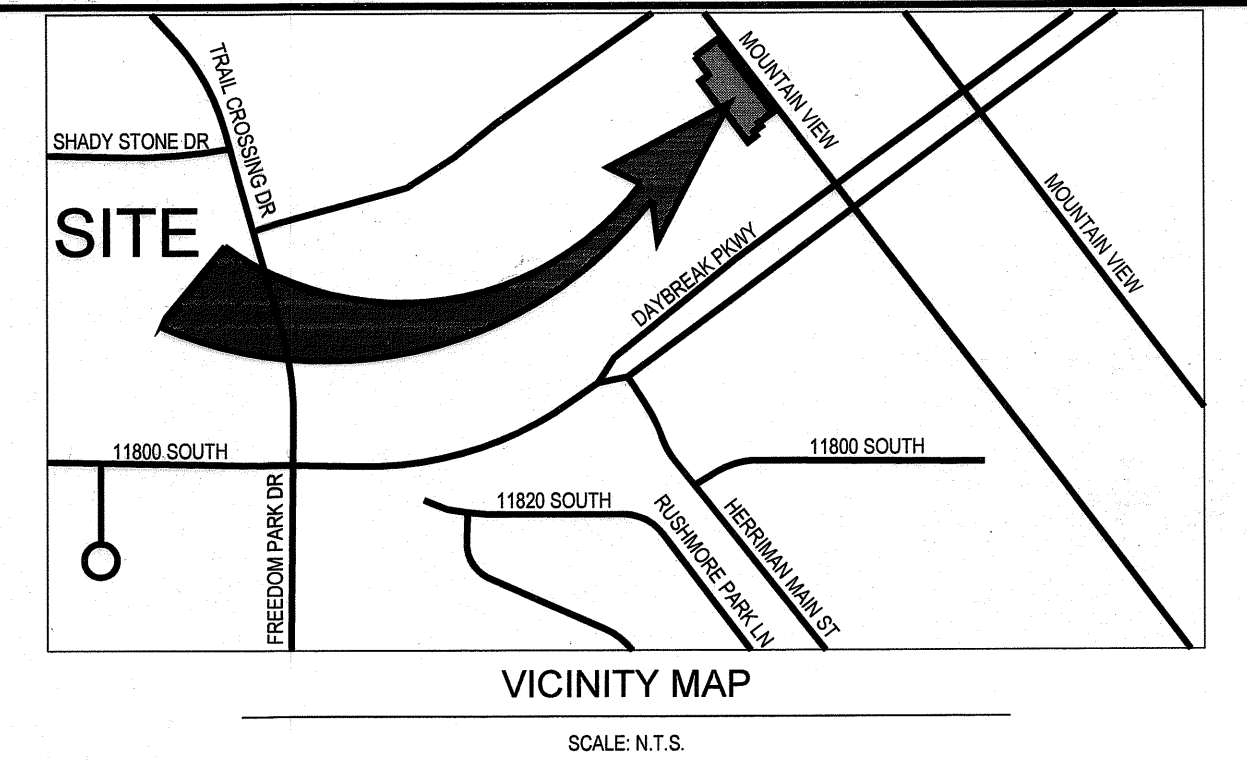
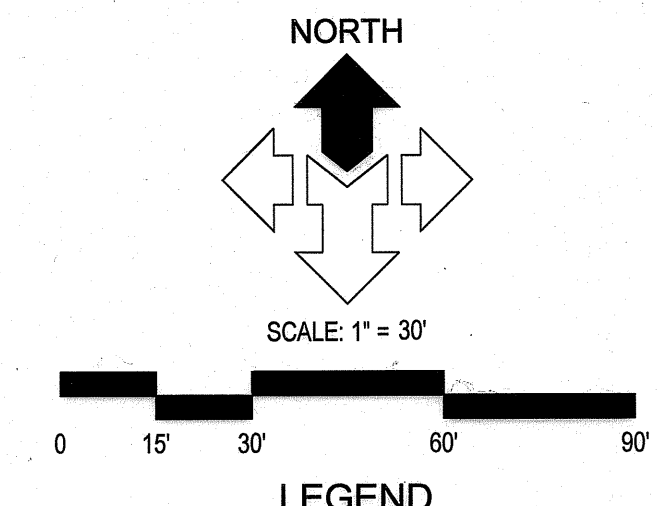


DAYBREAK VILLAGE 7A PLAT 1 SUBDIVISION 3RD AMENDMENT

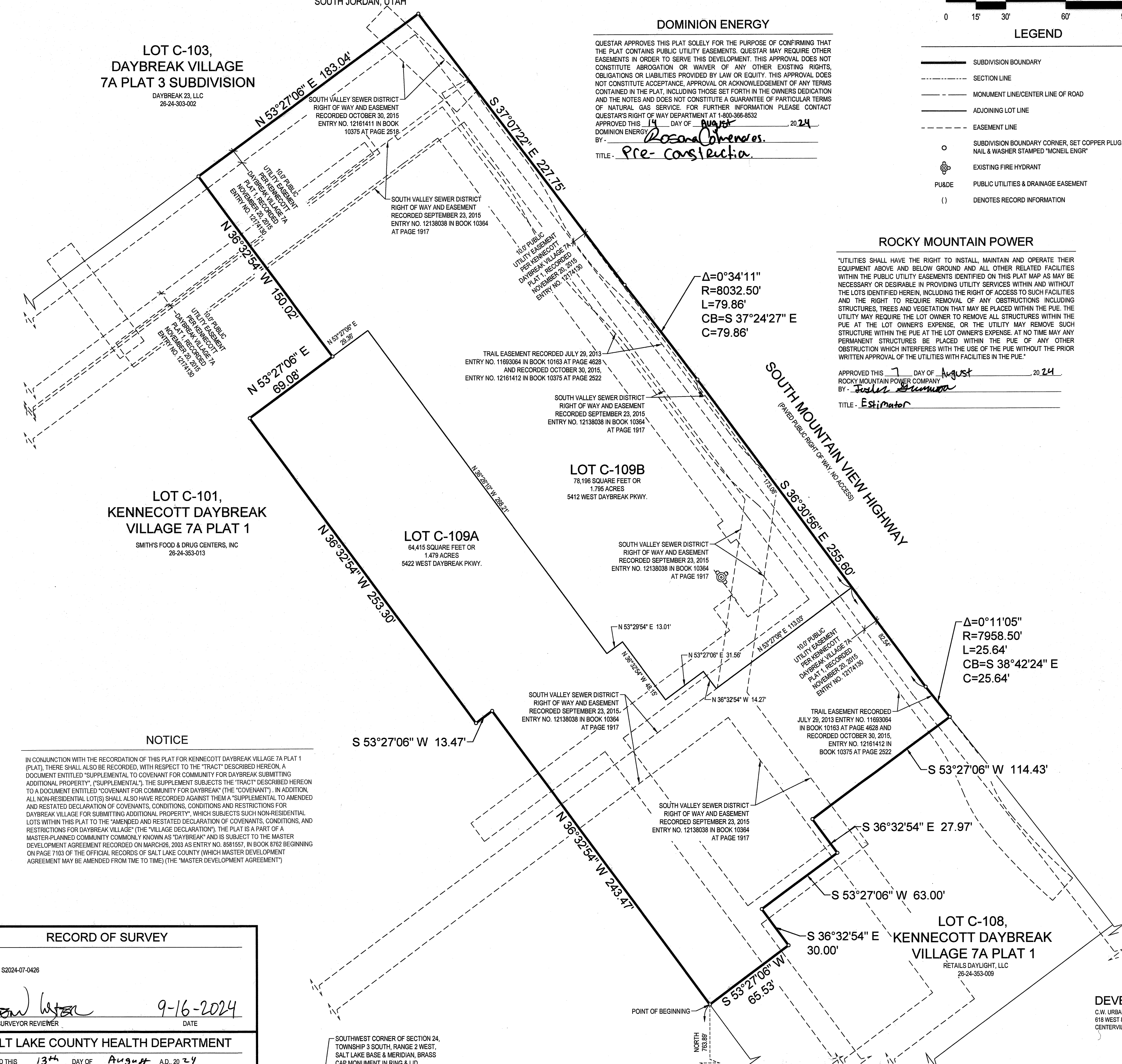
AMENDING LOT C-109
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 24,
TOWNSHIP 3 SOUTH, RANGE 2 WEST,
SALT LAKE BASE & MERIDIAN
SOUTH JORDAN, UTAH



NOTES

- POTENTIAL PURCHASERS OF PROPERTY LEGALLY DESCRIBED BY THIS PLAT ARE ADVISED TO FAMILIARIZE THEMSELVES WITH ALL NOTES, LOT INFORMATION, EASEMENTS AND OTHER PERTINENT INFORMATION CONTAINED WITH THIS PLAT AND ALSO WITH ANY CONDITIONS, COVENANTS, AND RESTRICTIONS (CC&R) DOCUMENTS RECORDED AGAINST LAND LEGALLY DESCRIBED BY THIS PLAT, FAILURE TO ADHERE TO THESE NOTES, EASEMENTS, CC & R'S, OR OTHER DOCUMENTS RECORDED AGAINST THE LAND COULD RESULT IN FINANCIAL LOSSES TO OR CHANGES IN EXPECTED PROPERTY USE OF THE PROPERTY OWNER. PROPERTY OWNERS AND PURCHASERS ARE RESPONSIBLE TO REVIEW AND TO BE IN COMPLIANCE WITH ALL NOTES, EASEMENTS, COVENANTS, AND RECORDED DOCUMENTS RELATED TO THIS PLAT, AS CURRENTLY EXISTING OR AS MAY FROM TIME TO TIME BE CHANGED AND/OR AMENDED.
- MANY AREAS IN SOUTH JORDAN CITY HAVE GROUND WATER PROBLEMS DUE TO HIGH OR FLUCTUATING WATER TABLE. APPROVAL OF THIS PLAT DOES NOT CONSTITUTE REPRESENTATION BY THE CITY THAT BUILDING AT ANY SPECIFIED ELEVATION WILL SOLVE GROUND WATER PROBLEMS, IF ANY.
- 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 SURFACE WATER AND RECLAIMED WATER. THE TRACT SUBDIVIDED BY THIS PLAT IS FURTHER SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, RIGHT OF WAY, SHORTAGES IN AREA, ENCROACHMENTS, OR OTHER ENCUMBRANCES, WHETHER SUCH MATTERS ARE OF RECORD OR OTHERWISE ENFORCEABLE BY 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 USE AND ARE HEREBY DEDICATED FOR THE PERPETUAL USE OF THE PUBLIC PURSUANT TO THE OWNERS 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 GOVERNMENT ENTITY, OR (II) AN OWNERS ASSOCIATION FOR COMMON AREA USE, IF 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 OF OWNERS DESIGNEE.
- THE OWNER RESERVES, IN FAVOR OF DAYBREAK WATER COMPANY, A UTAH NON-PROFIT CORPORATION, EASEMENTS OVER, ACROSS AND UNDER ALL STREETS, PUBLIC RIGHT 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 PLU/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. OWNERS RELOCATION OF DEFINITION OF THE EASEMENT IS SUBJECT TO EXISTING UTILITIES CONSENT.
- FROM AND AFTER RECORDATION OF THIS PLAT, ANY AMENDMENT THERETO OR FURTHER SUBDIVISION OF ALL OR ANY PART THEREOF SHALL NOT BE DEEMED TO BE AN AMENDMENT TO THE KENNECOTT MASTER SUBDIVISION #1. 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 LOT SHOWN ON THIS PLAT.
- THE OWNER CERTIFIES THAT THE TITLE REPORT DATED July 25, 2024, WHICH WAS PREPARED BY COTTONWOOD TITLE INSURANCE AGENCY INC. WAS PROVIDED TO OWNERS SURVIVOR AND THAT THE PLAT SHOWS ALL EASEMENTS AND ENCUMBRANCES LISTED IN SAID TITLE REPORT.
- HIGH GROUND WATER: MANY AREAS IN SOUTH JORDAN CITY HAVE GROUND WATER PROBLEMS DUE TO HIGH OR FLUCTUATING WATER TABLE. APPROVAL OF THIS PLAT DOES NOT CONSTITUTE REPRESENTATION BY THE CITY THAT BUILDING AT ANY SPECIFIED ELEVATION WILL SOLVE GROUND WATER PROBLEMS, IF ANY.

LOT C-103,
DAYBREAK VILLAGE
7A PLAT 3 SUBDIVISION
DAYBREAK 23, LLC
26-24-303-002



DOMINION ENERGY
QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT OF WAY DEPARTMENT AT 1-800-366-8532
APPROVED THIS 14 DAY OF August, 2024
BY: Rosana Chaves
TITLE: Pre-Construction

ROCKY MOUNTAIN POWER
"UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE LOT OWNERS EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURE WITHIN THE PUE AT THE LOT OWNERS EXPENSE, AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OF ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE."
APPROVED THIS 7 DAY OF August, 2024
BY: Julia Sumner
TITLE: Estimate

LOT C-109B
78,105 SQUARE FEET OR
1.785 ACRES
5412 WEST DAYBREAK PKWY.

LOT C-109A
64,415 SQUARE FEET OR
1.478 ACRES
5422 WEST DAYBREAK PKWY.

LOT C-101,
KENNECOTT DAYBREAK
VILLAGE 7A PLAT 1
SMITHS FOOD & DRUG CENTERS, INC
26-24-353-013

JORDAN BASIN IMPROVEMENT DISTRICT SEWER NOTES
1. THE SIGNATURE OF SOUTH VALLEY SEWER DISTRICT ON THIS PLAT DOES NOT CONSTITUTE ANY GUARANTEE OR WARRANTY OF THE DISTRICT'S 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.
LATERALS: THE OWNER(S) OF A LOT IN THIS PLAT OR OF ANY PORTION THEREOF, WHOSE PARCEL WHICH IS SERVED BY A SEWER LATERAL, WHICH TRAVELS OVER, UNDER, THROUGH, OR IN ANY MANNER, ANY PUBLIC EASEMENT FOR THE PURPOSE OF ALLOWING SUCH UTILITY SERVICE TO OPERATE, MAINTAIN, AND REPAIR SUCH SEWER LATERAL, SHALL BE RESPONSIBLE FOR THE PROTECTION, MAINTENANCE, AND REPAIR OF SUCH LATERAL PROMPTLY FOLLOWING ANY CONSTRUCTION OR MAINTENANCE REQUIRING DISTURBANCE OF THE SURFACE OR SUBSIDIANCE OF BURDENED PROPERTY. THE BURDENED PARTY SHALL CAUSE THE SURFACE AND SUBSIDIANCE OF BURDENED PROPERTY TO BE RESTORED TO ORIGINAL CONDITION SUBSTANTIALLY TO THE CONDITION IMMEDIATELY PRIOR TO SUCH DISTURBANCE.

NOTICE

POTENTIAL PURCHASERS OF PROPERTY DESCRIBED ON THIS PLAT ARE ADVISED BY THE SOUTH JORDAN CITY TO FAMILIARIZE THEMSELVES WITH ALL NOTES, LOT INFORMATION, EASEMENTS AND OTHER PERTINENT INFORMATION CONTAINED WITH THIS PLAT AND ALSO WITH ANY CONDITIONS, COVENANTS, AND RESTRICTIONS 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 2022P COMMENCING AT PAGE 273, IN SALT LAKE COUNTY RECORDERS 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 MATRIX, AND OTHER RECORDED DOCUMENTS RELATED TO THIS PLAT, AS CURRENTLY EXISTING OR AS MAY FROM TIME TO TIME BE CHANGED AND/OR AMENDED.

NOTICE

IN CONJUNCTION WITH THE RECORDATION OF THIS PLAT FOR KENNECOTT DAYBREAK VILLAGE 7A PLAT 1 (PLAT), THERE SHALL ALSO BE RECORDED, WITH RESPECT TO THE "TRACT" DESCRIBED HEREON A DOCUMENT ENTITLED "SUPPLEMENTAL TO COVENANT FOR COMMUNITY FOR DAYBREAK SUBMITTING ADDITIONAL PROPERTY" ("SUPPLEMENTAL"). THE SUPPLEMENTAL SUBJECTS THE "TRACT" DESCRIBED HEREON TO A DOCUMENT ENTITLED "COVENANT FOR COMMUNITY FOR DAYBREAK" ("THE COVENANT"). IN ADDITION, ALL NON-RESIDENTIAL LOTS(S) SHALL ALSO HAVE RECORDED AGAINST THEM A "SUPPLEMENTAL TO AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR DAYBREAK VILLAGE FOR SUBMITTING ADDITIONAL PROPERTY" ("THE SUPPLEMENTAL"). THE SUPPLEMENTAL SUBJECTS SUCH NON-RESIDENTIAL LOTS WITHIN THIS PLAT TO THE "AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR DAYBREAK VILLAGE" ("THE VILLAGE DECLARATORY"). THE PLAT IS A PART OF A MASTER-PLANNED COMMUNITY COMMONLY KNOWN AS "DAYBREAK" AND IS SUBJECT TO THE MASTER DEVELOPMENT AGREEMENT RECORDED ON MARCH 09, 2005 AS ENTRY NO. 888159, IN BOOK 8172 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").

COMCAST
APPROVED THIS 6 DAY OF August, 2024
E. Waldman

LUMEN
APPROVED THIS 8TH DAY OF AUG, 2024
Taul Bieging

RECORD OF SURVEY
R.O.S. NO. S2024-07-0426
Camryn Winters 9-16-2024
COUNTY SURVEYOR REVIEWER DATE

SOUTH VALLEY SEWER DISTRICT
APPROVED THIS 17TH DAY OF August, A.D. 2024
BY THE SEWER DISTRICT
John Kane
GENERAL MANAGER, SOUTH VALLEY SEWER DISTRICT

SALT LAKE COUNTY HEALTH DEPARTMENT
APPROVED THIS 13TH DAY OF August, A.D. 2024
BY THE BOARD OF HEALTH
Rick Sedberry
SALT LAKE VALLEY HEALTH DEPARTMENT

SOUTH JORDAN CITY ENGINEER
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.
8/22/24 Ben Klavac
DATE SOUTH JORDAN CITY ENGINEER

PLANNING DEPARTMENT
APPROVED THIS 3RD DAY OF September, A.D. 2024 BY THE SOUTH JORDAN CITY PLANNER.
Suzanne Schindler
CITY PLANNER

OFFICE OF THE CITY ATTORNEY
APPROVED AS TO FORM THIS 4TH DAY OF September, A.D. 2024
Benjamin
ATTORNEY FOR SOUTH JORDAN CITY

SOUTH JORDAN CITY MAYOR
APPROVED AS TO FORM THIS 4TH DAY OF Sept., A.D. 2024
Anna Cradston
ATTORNEY CITY CLERK
Justin Blum
SOUTH JORDAN CITY MAYOR

McNEIL ENGINEERING
Economic and Sustainable Designs, Professionals You Know and Trust
610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mceilingengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

SALT LAKE COUNTY RECORDER
RECORD NO. 14288444
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF WDC Trail Crossing LLC
DATE: 9/16/2024 TIME: 11:10am BOOK: 2024P PAGE: 204
FEE \$ 54.00
Amey D. Dwyer
DEPUTY SALT LAKE COUNTY RECORDER

OWNER'S DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS
DAYBREAK VILLAGE 7A PLAT SUBDIVISION 3RD AMENDMENT AMENDING LOT C-109
AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON
WDC TRAIL CROSSING, LLC
WDC
BY: Hilten Hunsaker
ITS CEO

LIMITED LIABILITY ACKNOWLEDGMENT
STATE OF UTAH } s.s.
COUNTY OF SALT LAKE }
ON THIS 2nd DAY OF August, 2024, I PERSONALLY APPEARED BEFORE ME Hilten Hunsaker WHO BEING BY ME DULY SWORN DID SAY THAT HE/HIS/HER SAID THE CEO OF WDC TRAIL CROSSING, LLC, BY VIRTUE OF ITS MEMBERS OR ITS ARTICLES OF ORGANIZATION, AND HE/HE SHE ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

NOTARY PUBLIC Stephanie Heiner
My Commission Expires: 01-23-2027
RESIDING 610 West 300 North Centerville, Utah 84014
Commission Expires 01-23-2027

DAYBREAK VILLAGE 7A PLAT 1 SUBDIVISION 3RD AMENDMENT AMENDING LOT C-109
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN SOUTH JORDAN, UTAH

SHEET 1 OF 1