1. In conjunction with the recordation of this plat for SOUTH STATION PLAT 3 CONDOMINIUMS PHASE 2B. 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").

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 "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.

4. 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.

5. 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.

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 hereafter 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. 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 interminated 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

9. Each unit depicted on this Plat and contained within a common building may be served by a common sewer lateral. Any sewer lateral extending outside the boundaries of any unit depicted on this plat shall be deemed

10. Any concrete stair lying within the Public Utility Easement that is removed because of work performed in the Public Utility Easement by a Public Utility Company shall be replaced at the expense of the Owners' Association for the Project.

II. 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.

12. The Limited Common Area parking stalls may be assigned to individual Units on the Plat or through a Supplemental Declaration.

EASEMENT NOTE:

Owner certifies that the easements, claims of easements, or encumbrances on the platted property which are Owner certifies that the easements, claims of easements, or encorrishments on the shown by public records are shown on this plat based on the title report issued by Mariellan Main acrossom, Cottonwood Title Order Number 1988511 with an effective date of 1966418417, 2010 November

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 I 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.

RECORD OF SURVEY

1/10/25

801.628.6004 TEL 801.590.6611 FAX

PACIFICORP: DATE: 12-09-24 OF DECEMBEN, A.D., 20 24. DOMINION ENERGY: DESING OLUMIDATE: 12.10.24 COMCAST: EVally DATE: 12/10/24 _ DATE: 12/10/24

SALT LAKE COUNTY HEALTH DEPARTMENT APPROVED AS TO FORM THIS ___ DAY

9089 SOUTH 1300 WEST, SUITE 160

PERIGEE

CONSULTING

CIVIL . STRUCTURAL . SURVEY

WEST JORDAN, UT 84088

WWW.PERIGEECIVIL.COM

OF <u>December</u>, A.D., 20<u>24</u> GENERAL MANAGER

SOUTH VALLEY SEWER DISTRICT APPROVED AS TO FORM THIS 18 DAY

PLANNING DEPARTMENT APPROVED AS TO FORM THIS 20+1 DAY OF <u>December</u>, A.D., 2024. BY THE SOUTH JORDAN PLANNING DEPARTMENT. Sieges Robbidle

SOUTH JORDAN CITY ENGINEER HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. 12/23/24 By Claw Company South Jordan City Engineer

SOUTH STATION PLAT 3 CONDOMINIUMS PHASE 2B AMENDING A PORTION OF LOTS C-101 & C-102 OF THE SOUTH STATION PLAT 3 SUBDIVISION

> Located in the Northwest Quarter of Section 24, T35, R2W, Salt Lake Base and Meridian November 2024

> > Containing 10 Units Total boundary acreage

0.186 acres

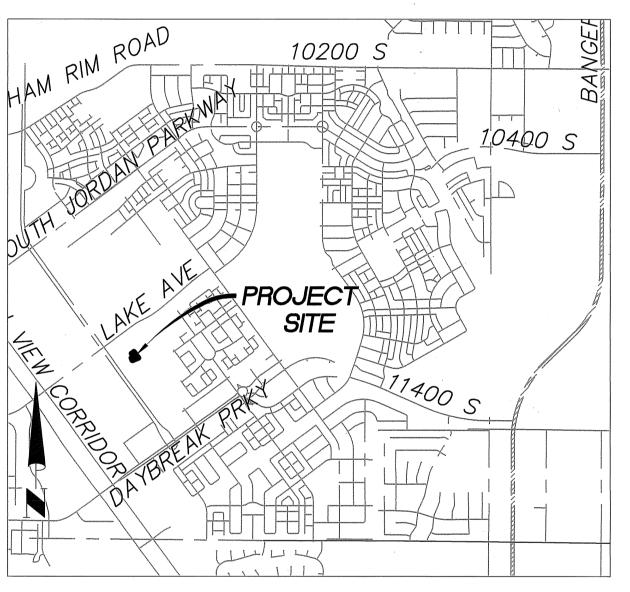
0.186 acres

OWNER:

VP DAYBREAK OPERATIONS LLC 11248 Kestrel Rise Road, Suite 201 South Jordan, Utah 84009

OWNER:

HOLMES DB CONDOS, LLC 126 W. SEGO LILY DR. STE 250 SANDY, UT 84070



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:

SOUTH STATION PLAT 3 CONDOMINIUMS PHASE 2B AMENDING A PORTION OF LOTS C-101 \$ C-102 OF THE SOUTH STATION PLAT 3 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 6th day of <u>December</u> A.D., 2024

Holmes DB Condos, LLC Buits Manager Holmes Homes, Inc.

Secretary of Hilmes Homes, Inc.

Eric K. Davenport

CORPORATE ACKNOWLEDGMENT

"The Owner's Dedication was acknowledged before me this of <u>December</u>, 20 24, by Erick. Davenport as authorized significant for Holmes DB Condos, LLC " Notary Public State of My Commission Expires

OFFICE OF THE CITY ATTORNEY APPROVED AS TO FORM THIS 26 DAY OF DECEMBER, A.D., 20 26

ATTORNEY FOR SOUTH JORDAN CITY

reasurer

hereafter known as:

as shown on this plat as intended for public use.

VP Daybreak Operations, LLC

By: LHMRE, L.L.C.

Its: Authorized Manager

a Utah Limited Liability Company

a Utah Limited Liability Company

Name: Michael Kunkel

In witness whereof I have here unto set my hand this

10 day of December A.D., 2024

With w. Fast

a Utah Limited Liability Company."

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

SOUTH STATION PLAT 3 CONDOMINIUMS PHASE 2B

AMENDING A PORTION OF LOTS C-101 & C-102 OF

THE SOUTH STATION PLAT 3 SUBDIVISION

do hereby dedicate for perpetual use of the public all parcels of land and easements

CORPORATE ACKNOWLEDGMENT

Liability Company, the authorized manager of VP Daybreak Operations, LLC,

for LHMRE, L.L.C., a Utah Limited

JULIE RANDALL
NOTARY PUBLIC-STATE OF UTAH
My Commission Expires April 29, 2027
COMMISSION NUMBER 730285

APPROVED AS TO FORM THIS

TY RECORDER

My Commission Expires April 29, 2027

COMMISSION NUMBER 730285

SOUTH JORDAN CITY MAYOR

"The Owner's Dedication was acknowledged before me this_ of_______, 20___24___, by _______Kunkel__

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 hereby certify that SOUTH STATION PLAT 3 CONDOMINIUMS PHASE 2B complies with the provisions of Section 57-8-13 (1) of the Utah Condominium Ownership Act.

Professional Land Surveyor Utah Certificate No. 5152671



11/11/24

BOUNDARY DESCRIPTION:

A portion of Lots C-101 \$ C-102 of DAYBREAK SOUTH STATION PLAT 3 AMENDING T4 OF THE KENNECOTT DAYBREAK MASTER SUBDIVISION #1; (Vesting Deed Entry # 13298666) according to the Official plat thereof recorded in the Salt Lake County Recorder's Office; more particularly described as follows:

Beginning at a point on the Southeasterly Right-of-Way Line of Reventon Drive, said point lies South 89°55'30" East 2318.662 feet along the Daybreak Baseline Southeast (Basis of bearings is South 89°55'30" East 10641.888' between Southwest Corner of Section 24, T35, R2W and the Southeast Corner of Section 19, T3S, RIW) and North 3829.400 feet from the Southwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Reventon Drive North 53°27'06" East 63.413 feet to the West Corner of South Station Plat 3 Condominiums Phase IC Amended; thence along said South Station Plat 3 Condominiums Phase IC Amended and extended the following (2) courses: 1) South 36°32'54" East 127.979 feet; 2) South 53°27'06" West 63.413 feet; thence North 36°32'54" West 127.979 feet to the point of beginning.

Property contains 0.186 acres, 8115 square feet.

ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.

2. PURSUANT TO UTAH CODE ANN. 17-27a-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:

a. A RECORDED EASEMENT OR RIGHT-OF-WAY

b. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS

c. TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR d. ANY OTHER PROVISION OF LAW

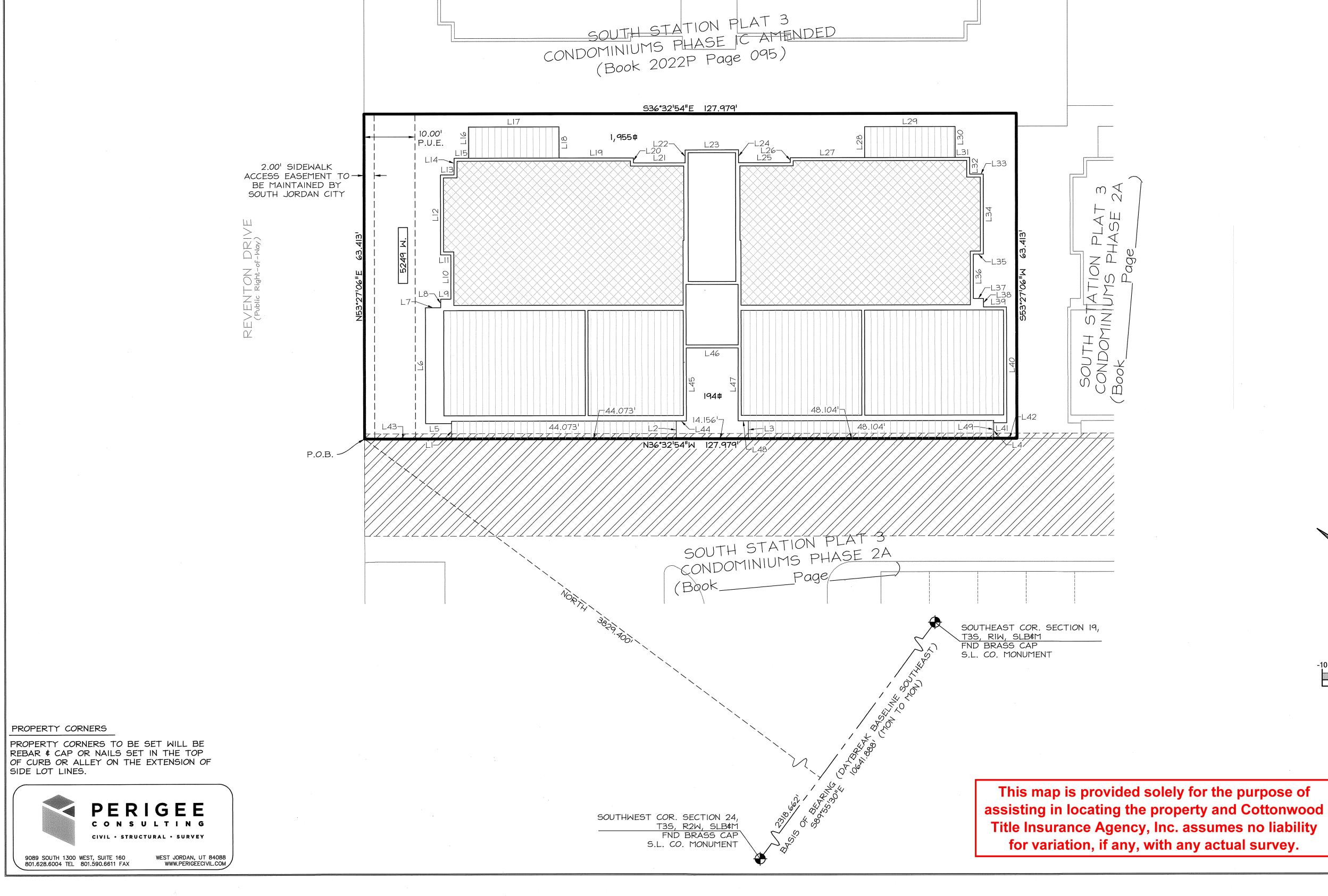
This map is provided solely for the purpose of for variation, if any, with any actual survey.

assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability

Sheet 1 of 5

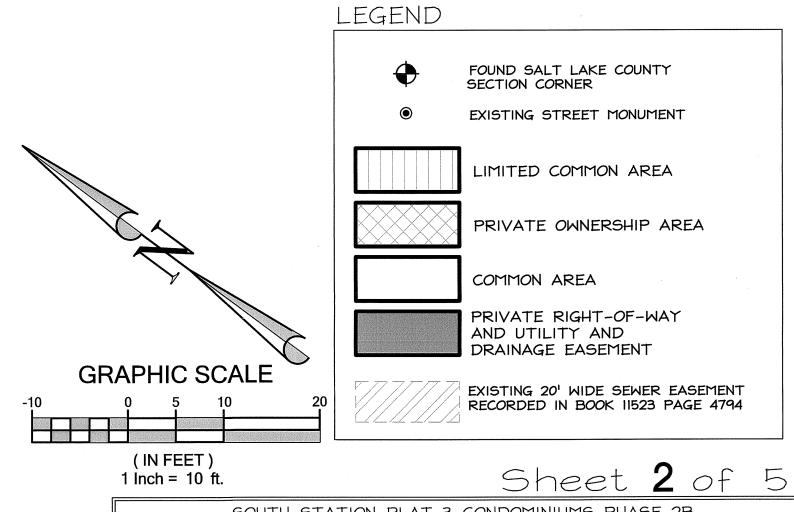
	RECORDED # 14334268
STATE OF UTAH, COUNTY OF SALT	LAKE, RECORDED AND FILED AT THE
REQUEST OF: Holmes DB Co	ndos LLC
DATE: 1/10/2025 TIME:	11:05am BOOK: 2025P PAGE: 000
<u># 272.00</u>	any Desper
FEE \$	SALT LAKE COUNTY RECORDER

26-24-179-006 26-24-183-025 26-24-12 \$272.00



	Line To	able
Line #	Length	Direction
Ll	3.000	N53°27'06"E
L2	3.458	N53°27'06"E
L3	3.458	N53°27'06"E
L4	3.000	N53°27'06"E
L5	5.073	N36°32'54"h
L6	22.604	N53°27'06"E
L7	3.000	S36°32'54"E
L8	1.667	N53°27'06"E
L9	2.000	S36°32'54"E
LIO	8.646	N53°27'06"E
LII	2.000	N36°32'54"h
Ll2	15.604	N53°27'06"E
LI3	2.667	S36°32'54"E
LI4	3.250	N53°27'06"E
LI5	2.844	536°32'54"E
LI6	6.052	N53°27'06"E
LI7	17.750	536°32'54"E
LI8	6.052	553°27'06"h
LI9	14.594	536°32'54"E
L20	0.969	553°27'06"h
L21	10.146	S36°32'54"E
L22	2.516	N53°27'06"E
L23	10.479	536°44'52"E
L24	2.552	553°27'06"h
L25	10.146	S36°32'54"E

Line Table			
Line #	Length	Direction	
L26	0.969	N53°27'06"E	
L27	14.594	536°32'54"E	
L28	6.052	N53°27'06"E	
L29	17.750	536°32'54"E	
L30	6.052	S53°27'06"W	
L31	2.844	536°32'54"E	
L32	3.250	S53°27'06"W	
L33	2.667	536°32'54"E	
L34	15.604	S53°27'06"W	
L35	2.000	N36°32'54"W	
L36	8.646	S53°27'06"W	
L37	2.000	S36°32'54"E	
L38	1.667	S53°27'06"W	
L39	4.500	536°32'54"E	
L40	22.604	S53°27'06"W	
L41	2.573	N36°32'54"W	
L42	4.573	536°32'54"E	
L43	17.073	S36°32'54"E	
L44	2.000	N36°32'54"W	
L45	14.250	S53°27'06"W	
L46	10.188	N36°32'54"W	
L47	14.250	N53°34'38"E	
L48	2.000	N36°32'54"W	
L49	3.458	N53°27'06"E	



SOUTH STATION PLAT 3 CONDOMINIUMS PHASE 2B AMENDING A PORTION OF LOTS C-101 & C-102 OF THE SOUTH STATION PLAT 3 SUBDIVISION

Located in the Northwest Quarter of Section 24, T3S, R2W, Salt Lake Base and Meridian

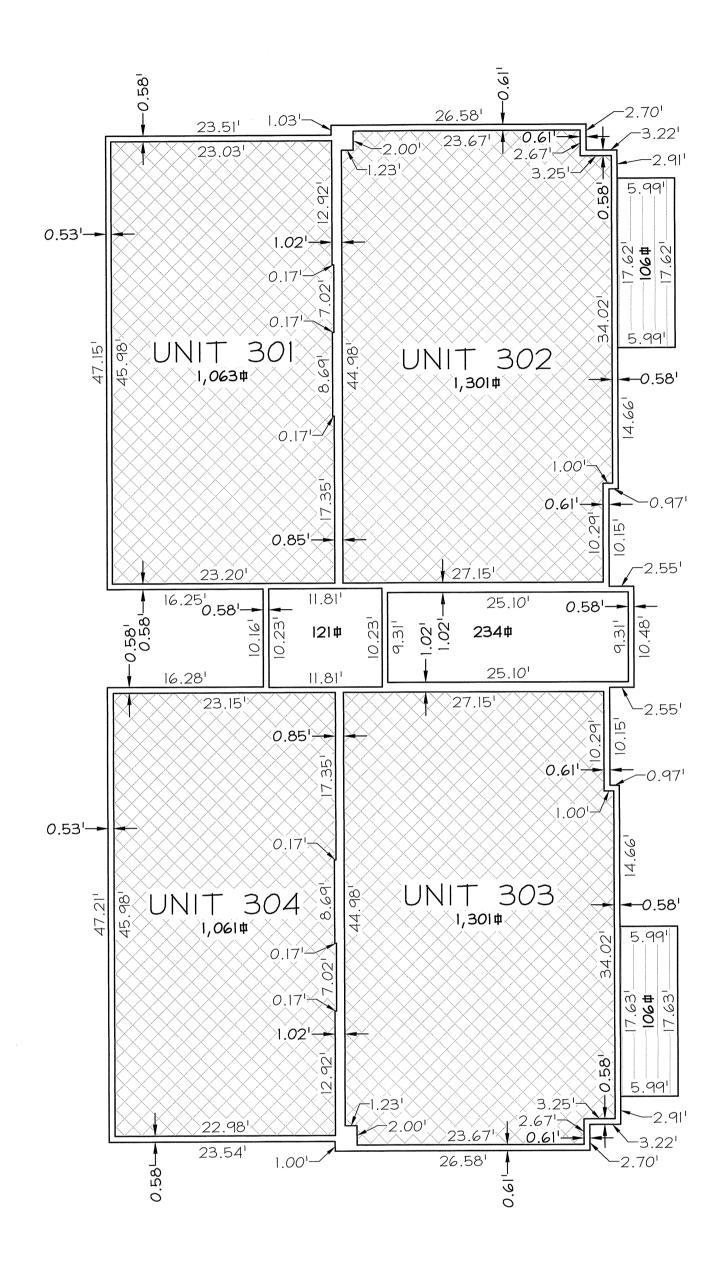
RECORDED # 14334268

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: Holmes DB Condos (LC)

DATE: 1/10/2025 TIME: 11:05 am BOOK: 2025P PAGE: 006

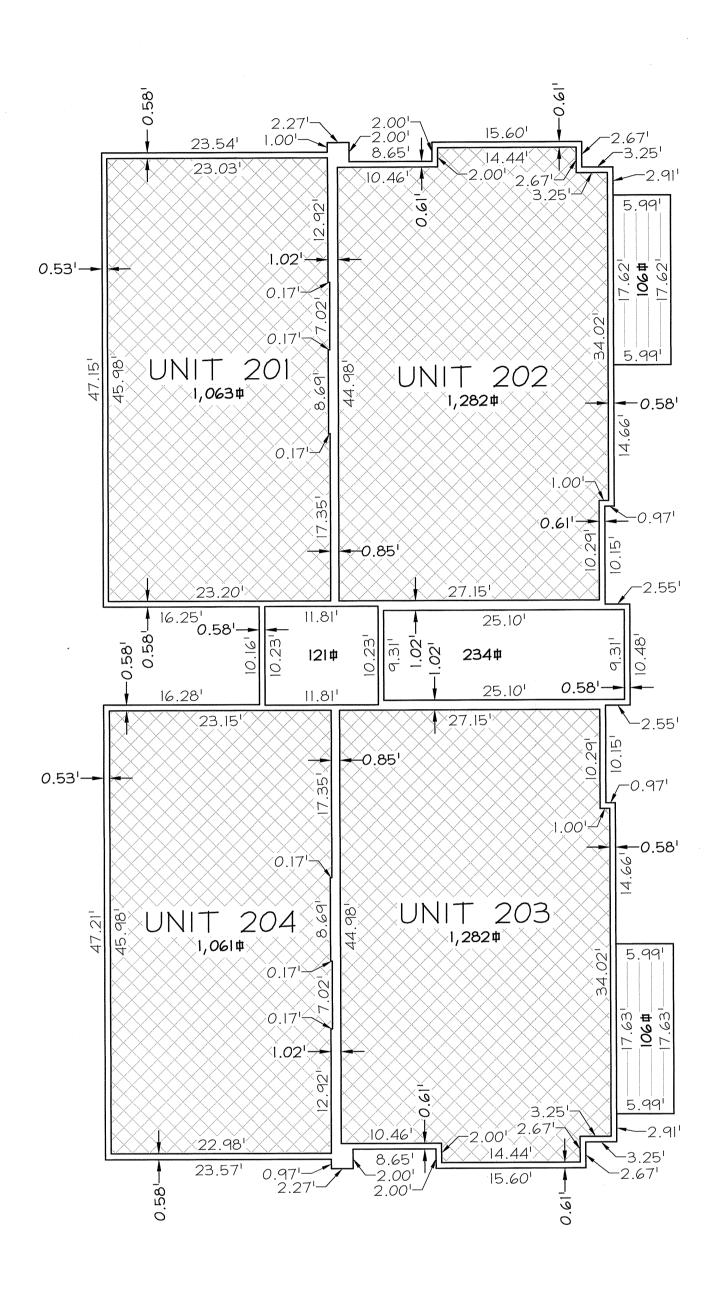
\$ 272.00

FEE \$ SALT LAKE COUNTY RECORDER

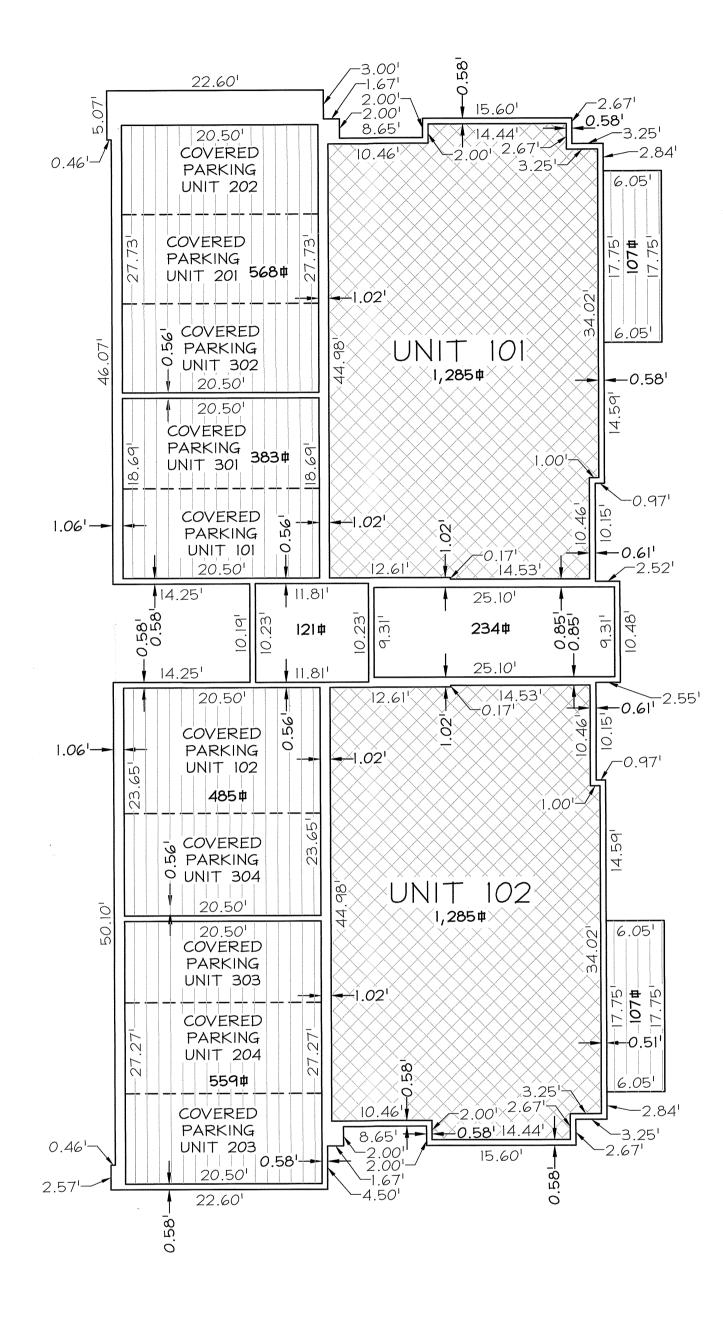


THIRD FLOOR

SCALE: 1" = 10'



SECOND FLOOR SCALE: 1" = 10'



FIRST FLOOR

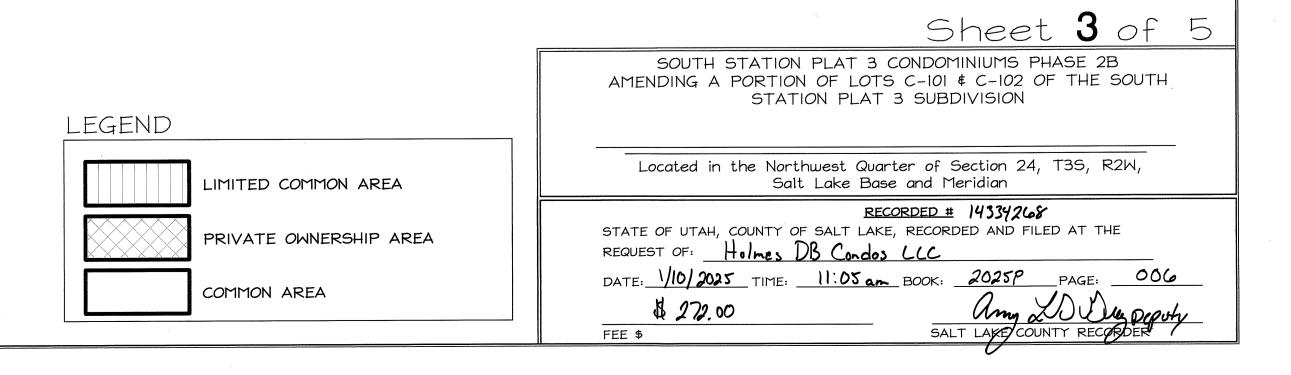
SCALE: I" = 10'

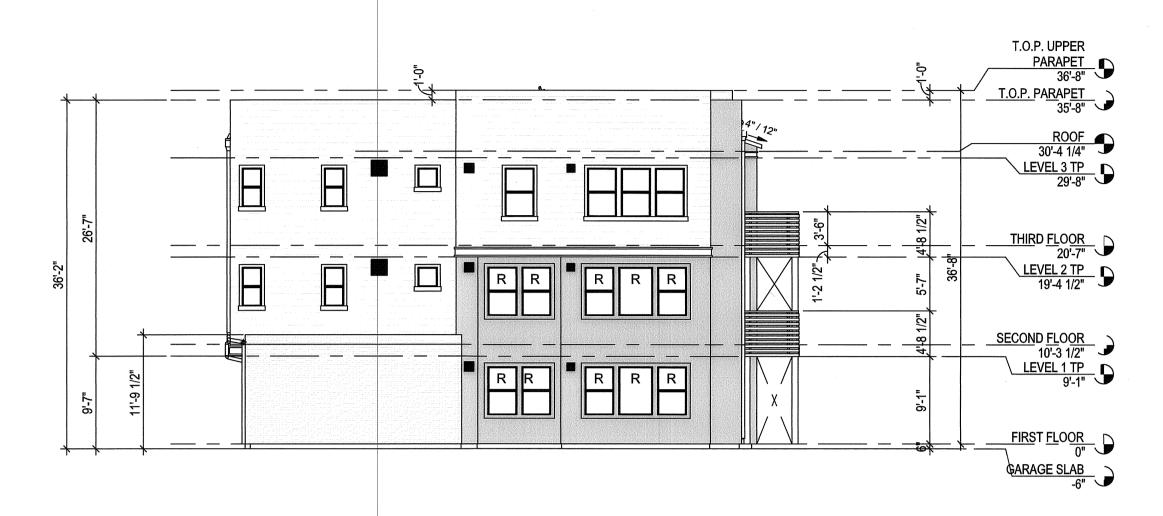
PROPERTY CORNERS

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.



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





SOUTH ELEVATION SCALE: 1" = 10'



BENCHMARK

4847.00'=0' ON THE ABOVE SHOWN

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.



NORTH ELEVATION SCALE: |" = 10'

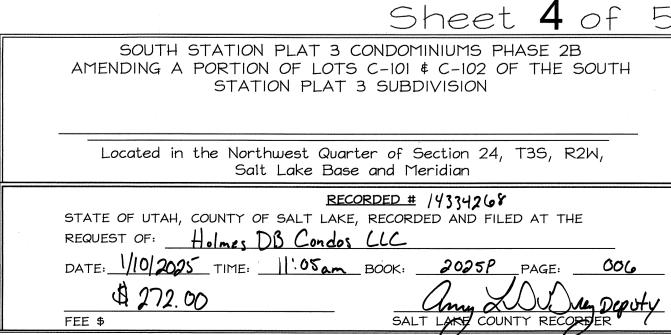
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WEST ELEVATION SCALE: I" = 101



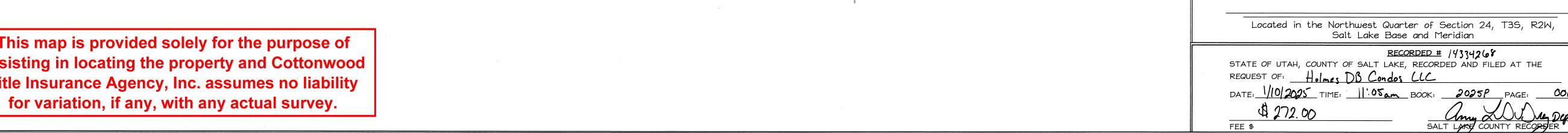
EAST ELEVATION SCALE: |" = 10'



THE CONTROLLING BENCHMARK IS THE FOUND BRASS CAP SALT LAKE COUNTY MONUMENT LOCATED AT THE NORTHWEST CORNER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 2 WEST AND HAS A NAVD 88 VERTICAL DATUM OF 4915.587 (CONVERTED TO FEET FROM METERS)

ELEVATION

PROPERTY CORNERS



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- INFORMATION COMPILED BY ADDING ACREAGE ON A FINAL PLAT PREPARED BY STANTEC.
- THESE PLATS WERE NOT ADDED IN THE TOTAL COLUMN AT THE BOTTOM OF THE TABLE. THESE PLATS HAVE BEEN AMENDED AND THE AMENDED PLAT WAS ADDED TO THE TOTAL AT THE BOTTOM OF THE TABLE.
- THESE PLATS WERE NOT ADDED IN THE TOTAL COLUMN AT THE BOTTOM OF THE TABLE. THIS PLAT HAS BEEN AMENDED THREE TIMES AND ONLY THE LAST AMENDED PLAT (PLAT 7C) AS ADDED TO THE TOTAL AT THE BOTTOM OF THE TABLE.
- A INFORMATION SHOWN ON A FINAL PLAT PREPARED BY DOMINION.
- INFORMATION SHOWN ON A FINAL PLAT PREPARED BY FOCUS ENGINEERING AND SURVEYING.
- THIS PLAT VACATED (5) P-LOTS WHICH WERE SUBTRACT FROM THE TABLE.
- THIS PLAT AMENDED P-LOTS FROM THE ORIGINAL PLAT AND THE ACREAGE SHOWN IS THE NET DIFFERENCE.
- * THESE NUMBERS ARE CORRECTED FROM THE ORIGINALLY RECORDED PLAT.

Sheet 5 of 5

SOUTH STATION PLAT 3 CONDOMINIUMS PHASE 2B AMENDING A PORTION OF LOTS C-101 & C-102 OF THE SOUTH STATION PLAT 3 SUBDIVISION

Located in the Northwest Quarter of Section 24, T35, R2W, Salt Lake Base and Meridian

RECORDED # 14334268

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: Holmes DB Condos LLC

DATE: 1/10/2025 TIME: 11:05 am BOOK: 2025P PAGE: 006

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FEE \$ SALT LAKE COUNTY RECORDER

