

NOTES:

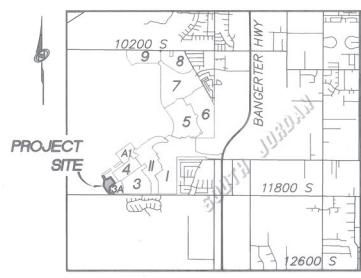
- In conjunction with the recordation of this plat for Kennecott Daybreak Plat 3C Subdivision ("Plat"), there shall also be recorded, in addition to the "Tract" described herein, a document entitled "Supplement to Consent for Community for Daybreak Submitting Additional Property", and with respect to 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 herein to a document entitled "Consent for Community for Daybreak" (the "Consent") 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 daybreak recorded therein 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 of Daybreak" (the "Village Declaration"). This Plat is part of a master-planned community commonly known as "Daybreak" and is subject to the "Amended and Restated Declaration of Covenants, Conditions and Restrictions for Daybreak" in Book 3762 beginning on Page 705 of the Official Records of Salt Lake County (which Plat Development Agreement may be amended from time to time) ("Plat Development Agreement").
- The "Tract" subdivided by this Plat is hereby specifically subjected to a reservation by the Owner of (1) all oil, gas, geothermal and mineral rights and interests under or appurtenant to the "Tract" subdivided by this Plat, and (2) all water flowing or to be added under or through the "Tract" subdivided by this Plat and (3) all water rights, including all storm water and retained water. The "Tract" subdivided by this Plat is further subject to all easements, restrictions, reservations, rights-of-way, mortgages 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 herein. All other areas are not dedicated for public use by this Plat. Lots designated as "R" and "RP" are to be dedicated or dedicated to either: (1) the city or other governmental entity, or (2) 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.
- Lots designated on this Plat as "C" lots may have one or more potential uses at the discretion of the Owner (e.g. civic, religious, educational, individual, commercial, condominium, multi-family and other residential or non-residential uses) as permitted by the Plat Development Agreement recorded on March 26, 2008 as Entry No. 000557, in Book 3762 beginning on Page 705 of the Official Records of Salt Lake County (which Plat Development Agreement may be amended from time to time) (the "Plat Development Agreement"). Any potential Development Agreement may be amended from time to time. The "Plat Development Agreement" and any other use shown on this Plat are specified for illustrative purposes only and no commitment is made by this Plat that any such lot shall have the use or uses specified. Any "C" lot may be developed for any other use permitted by the P-2 Zoning Ordinance of the City of Salt Lake County. The "Plat Development Agreement" and each such subdivision is consented to by any owner at any time hereafter purchasing or having an interest in any lot shown on this Plat. In addition, any owner of a lot on this Plat may consent to further subdivisions of the Owner's subdivision and each such subdivision is consented to by any owner at any time hereafter purchasing or having an interest in any lot shown on this Plat, shall be treated as a new subdivision and not as an amendment to this Plat.
- The Owner reserves, in favor of Daybreak Secondary Water Distribution Company, a Detachable corporation, easements over, across and under all streets, public rights-of-way, alley, "RP" lots and "C" 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 PUD/Easement, Owner reserves the right to relocate and/or remove partially the location of such easement by Owner recording a notice of such location concerning such lot in the Official Records of Salt Lake County.
- The Kennecott Development Standards (Plat Land Use and Building Design Criteria) attached to the Kennecott Master Subdivision #1 Plat recorded on October 4, 2002 as Entry No. 387826, in Book 2009P beginning at Page 273 of the Official Records of Salt Lake County, does not apply to lot C-10.
- From and after recordation of this plat, any amendment thereto or further subdivision thereof or further subdivision shall not be deemed to be an amendment to the Kennecott Master Subdivision #1 referred to herein. Within the subdivision of the Kennecott Master Subdivision #1 is consented to by any owner at any time hereafter purchasing or having an interest in any lot 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 cases, 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 design serving such lot and shall be responsible for setting the foundation elevation of the residence constructed thereon to a depth sufficient for adequate flow into the residential sewer.
- 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.

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.

**KENNECOTT DAYBREAK PLAT 3C SUBDIVISION
AMENDING LOTS T4 AND V4A
OF THE KENNECOTT MASTER SUBDIVISION #1 AMENDED**
Located in the Southeast Quarter of Section 24, T.35, R.24
Salt Lake Base and Meridian

Containing 1 C-Lot	6.5832 acres
Street Right-of-Way	4.0571 acres
(Street Right-of-Way Includes 0.84 acres of park strips which shall be conveyed on open space towards the calculation of the open space requirement set forth in the Plat Development Agreement.)	
Total	10.6403 acres

DEVELOPED BY:
KENNECOTT LAND RESIDENTIAL DEVELOPMENT COMPANY
2595 SOUTH 300 WEST
SUITE 475
MURRAY, UTAH 84107
PHONE: (801) 743-4624



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:

**KENNECOTT DAYBREAK PLAT 3C SUBDIVISION
AMENDING LOTS T4 AND V4A
OF THE KENNECOTT MASTER SUBDIVISION #1 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 hereunto set my hand this 24th day of November, A.D. 2008.

Kennecott Land Residential Development Company, by Vice President Community Development.
[Signature]
Ty W. FUGLIACCHIA
Vice President Community Development

CORPORATE ACKNOWLEDGMENT

This Owner's Dedication was acknowledged before me this 24th day of November, 2008, by Ty W. FUGLIACCHIA as Vice President Community Development for Kennecott Land Residential Development Company, a Detaware corporation.

[Signature]
Notary Public

SURVEYOR'S CERTIFICATE

I, Frank J. Vencuch, Jr. do hereby certify that I am a registered Professional Land Surveyor, and that I hold certificate No. 347179, as prescribed under the laws of the state of Utah. I further certify that by the authority of the authority, I have made a survey of the tract of land shown on this plat and that the boundaries and area shown on said plat are true and correct. I have also caused to be recorded this plat for Kennecott Daybreak Plat 3C Subdivision Amending Lots T4 and V4A of the Kennecott Master Subdivision #1 Amended and that same has been correctly surveyed and stated on this plat as shown on the plat.

September, 2008
Date of Survey
[Signature]
Frank J. Vencuch, Jr.
Professional Land Surveyor
Utah Certificate No. 347179



BOUNDARY LEGAL DESCRIPTION:

Commencing at the South Quarter of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian (each of bearing South 89°50'07" East - 2977.868 feet between the South Quarter and the Southeast Corner of said Section 24) and running South 89°50'07" East along the south line of said Section 24 for 508.622 feet; thence North 00°00'00" East perpendicular to said section line for 40,000 feet to a point on the westerly boundary of the Amended Kennecott Master Subdivision #1 recorded in Book 2008P at Page 303 in the office of the Salt Lake County Recorder, said point also being the POINT OF BEGINNING; thence North 46°29'07" East for 461.264 feet; thence with a curve to the right having a radius of 550.500 feet with a central angle of 08°56'10" (chord bearing and distance of North 47°00'00" East - 50.746 feet) for an arc length of 56.893 feet; thence North 34°28'54" East for 292.781 feet; thence with a curve to the right having a radius of 493.500 feet, with a central angle of 36°31'17" (chord bearing and distance of North 03°20'00" East - 384.907 feet) for an arc length of 414.64 feet; thence with a curve to the left having a radius of 390.500 feet, with a central angle of 27°00'00" (chord bearing and distance of North 03°02'27" East - 178.024 feet) for an arc length of 178.791 feet; thence with a curve to the left having a radius of 200.000 feet, with a central angle of 17°24'34" (chord bearing and distance of North 33°00'00" East - 35.161 feet) for an arc length of 39.526 feet; thence with a curve to the left having a radius of 200.000 feet, with a central angle of 05°35'34" (chord bearing and distance of North 34°28'54" East - 18.253 feet) for an arc length of 18.253 feet; thence with a curve to the left having a radius of 200.000 feet, with a central angle of 04°54'00" (chord bearing and distance of North 34°28'54" East - 17.144 feet) for an arc length of 17.144 feet; thence North 37°14'00" East for 54.452 feet to a point on the westerly boundary of the Kennecott Daybreak Village Subdivision recorded in Book 2008 at Page 224 in the County Recorder's Office of the Salt Lake County Recorder; thence South 54°30'00" East along the westerly boundary of said Kennecott Daybreak Village Subdivision for 87.051 feet; thence South 37°49" East for 40.436 feet; thence South 32°47'41" East for 116.781 feet; thence with a curve to the right having a radius of 429.140 feet, with a central angle of 2°59'54" (chord bearing and distance of South 17°49'38" East - 22.495 feet) for an arc length of 22.495 feet; thence North 88°27'28" East for 30.082 feet; thence with a curve to the left having a radius of 369.000 feet, with a central angle of 32°02'37" (chord bearing and distance of North 49°17'24" East - 205.840 feet) for an arc length of 206.826 feet; thence North 52°27'04" East for 175.328 feet; thence South 34°32'54" East for 519.000 feet; thence South 53°27'04" East for 303.567 feet; thence with a curve to the left having a radius of 173.000 feet, with a central angle of 52°27'04" (chord bearing and distance of South 26°49'39" East - 105.235 feet) for an arc length of 109.150 feet; thence South 00°00'00" East for 18.088 feet; thence with a curve to the right having a radius of 233.000 feet, with a central angle of 48°29'24" (chord bearing and distance of South 24°46'48" East - 178.327 feet) for an arc length of 185.944 feet; thence with a non-tangent curve to the left having a radius of 111.000 feet, with a central angle of 01°56'41" (chord bearing and distance of South 44°29'47" East - 17.272 feet) for an arc length of 17.273 feet; thence South 45°29'07" East for 111.000 feet to a point on the westerly boundary of said Amended Kennecott Master Subdivision #1; thence North 89°50'42" East along the westerly boundary of said Amended Kennecott Master Subdivision #1 for 127.051 feet to the POINT OF BEGINNING. Containing 464.700 sq. ft. or 10.6403 acres.

EASEMENT NOTE:

Owner, by and through its surveyor and an engineer, certifies that the easements, claims of easements, or encumbrances on the platred property which are shown by public records are shown on this plat based on the file report issued by First American Title, Order Number 078-00000, Amendment No. 1, with an effective date of November 7, 2008.

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 location will avoid 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 bears a lot labeled "RP" or "C", a public right-of-way, or a PUD/E easement is hereby granted an easement over and through such "RP" and/or "C" lots, public right-of-way and/or PUD/E easements for the purpose of allowing such owner(s) the right to operate, maintain and repair such sewer laterals. Promptly following any construction, repairs or maintenance requiring disturbance of the surface or subsurface of a bounded property, the benefited party shall cause the surface and subsurface of the bounded property to be restored to a condition substantially similar to the condition immediately prior to such disturbance.

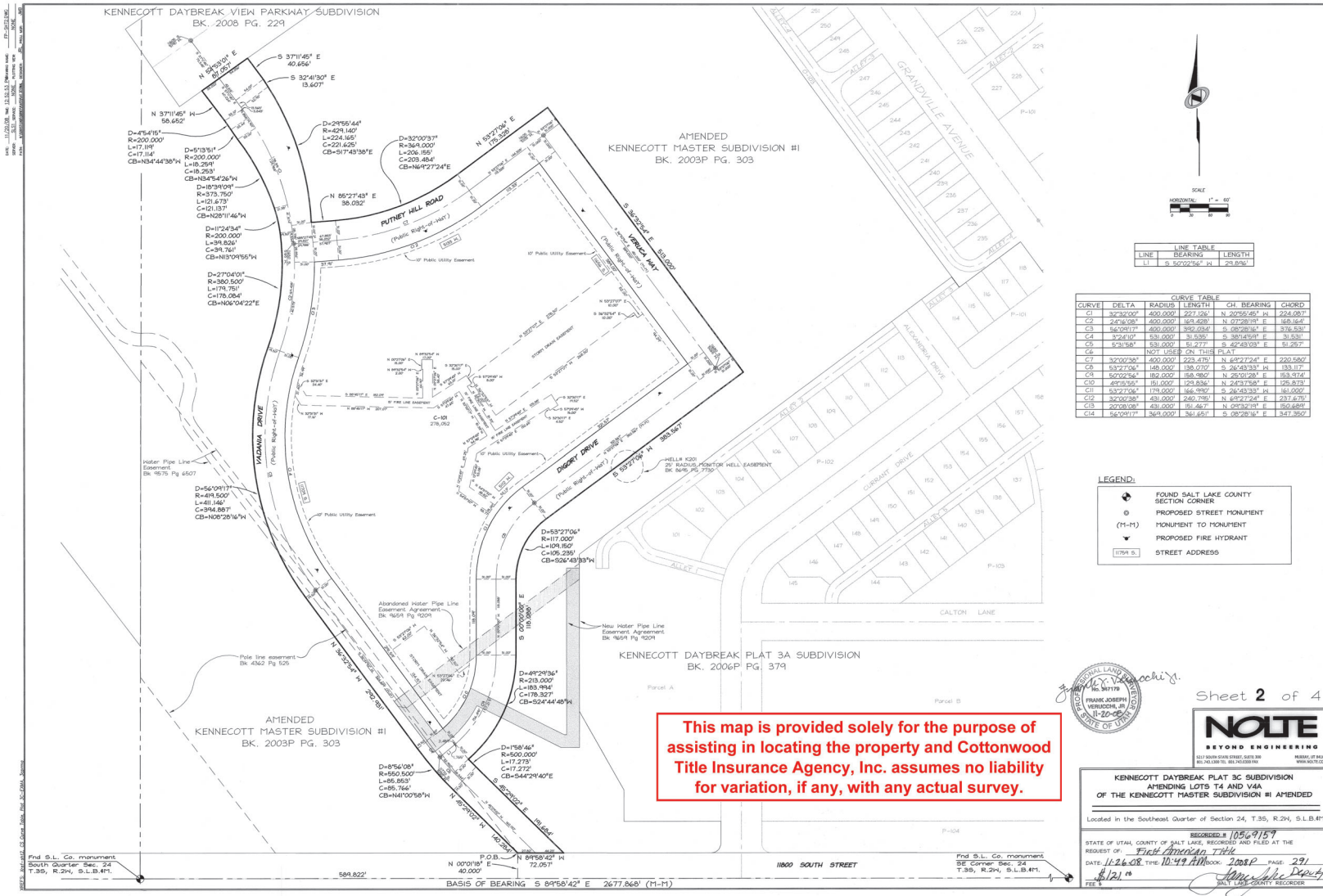
NOTICE:

Potential purchasers of property described in this plat are advised by South Jordan City to familiarize themselves with all notices, disclosures, easements and other pertinent information contained on this plat and also with any conditions, covenants 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 Plans ("Plans") attached to the Kennecott Master Subdivision #1 Plat recorded in Book 2008P commencing at Page 273, in the Salt Lake County Recorder's Office, all of which 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 Plans and other recorded documents related to this plat, in conformity existing or as may from time to time be changed and/or amended.



Sheet 1 of 4

PLANNING DEPARTMENT APPROVED AS TO FORM THIS <u>24th</u> DAY OF <u>November</u> , A.D. 20 <u>08</u>	SOUTH JORDAN CITY ENGINEER I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. <u>[Signature]</u> DATE <u>11/24/08</u> SOUTH JORDAN CITY ENGINEER	OFFICE OF THE CITY ATTORNEY APPROVED AS TO FORM THIS <u>24th</u> DAY OF <u>November</u> , A.D. 20 <u>08</u> <u>[Signature]</u> ATTORNEY FOR SOUTH JORDAN CITY	SOUTH JORDAN CITY TAKER APPROVED AS TO FORM THIS <u>24th</u> DAY OF <u>November</u> , A.D. 20 <u>08</u> <u>[Signature]</u> CITY RECORDER	STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: <u>First American Title</u> <u>11-26-08</u> FILED <u>10:44 AM</u> BOOK <u>2008P</u> PAGE <u>231</u> DATE <u>11-26-08</u> BY <u>[Signature]</u> SALT LAKE COUNTY RECORDER
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LINE	BEARING	LENGTH
11	S 50°02'56\"	24.935'

CURVE	DELTA	CURVE TABLE		
		RADIUS	LENGTH	CH BEARING
C1	32°32'00"	400.000'	227.126'	N 20°55'40" W
C2	24°16'08"	400.000'	164.628'	N 07°59'18" E
C3	14°09'17"	400.000'	389.024'	S 82°29'18" E
C4	37°24'07"	530.000'	31.935'	S 38°14'51" E
C5	52°31'58"	150.000'	5.777'	S 42°45'03" E
C6				NOT USE ON THIS PLAT
C7	37°00'58"	400.000'	222.475'	N 60°17'21" E
C8	53°27'54"	150.000'	138.070'	S 26°43'33" W
C9	50°02'56"	182.000'	158.982'	N 25°01'28" E
C10	49°05'04"	150.000'	129.836'	N 25°13'38" E
C11	53°27'54"	173.000'	166.932'	S 26°43'33" W
C12	36°05'58"	400.000'	248.755'	N 82°27'24" E
C13	20°02'58"	250.000'	151.467'	N 65°34'18" E
C14	56°09'17"	365.000'	361.651'	S 08°29'18" E

- LEGEND:**
- ⊙ FOUND SALT LAKE COUNTY SECTION CORNER
 - ⊕ PROPOSED STREET MONUMENT
 - (M-M) MONUMENT TO MONUMENT
 - ▼ PROPOSED FIRE HYDRANT
 - STREET ADDRESS



Sheet 2 of 4



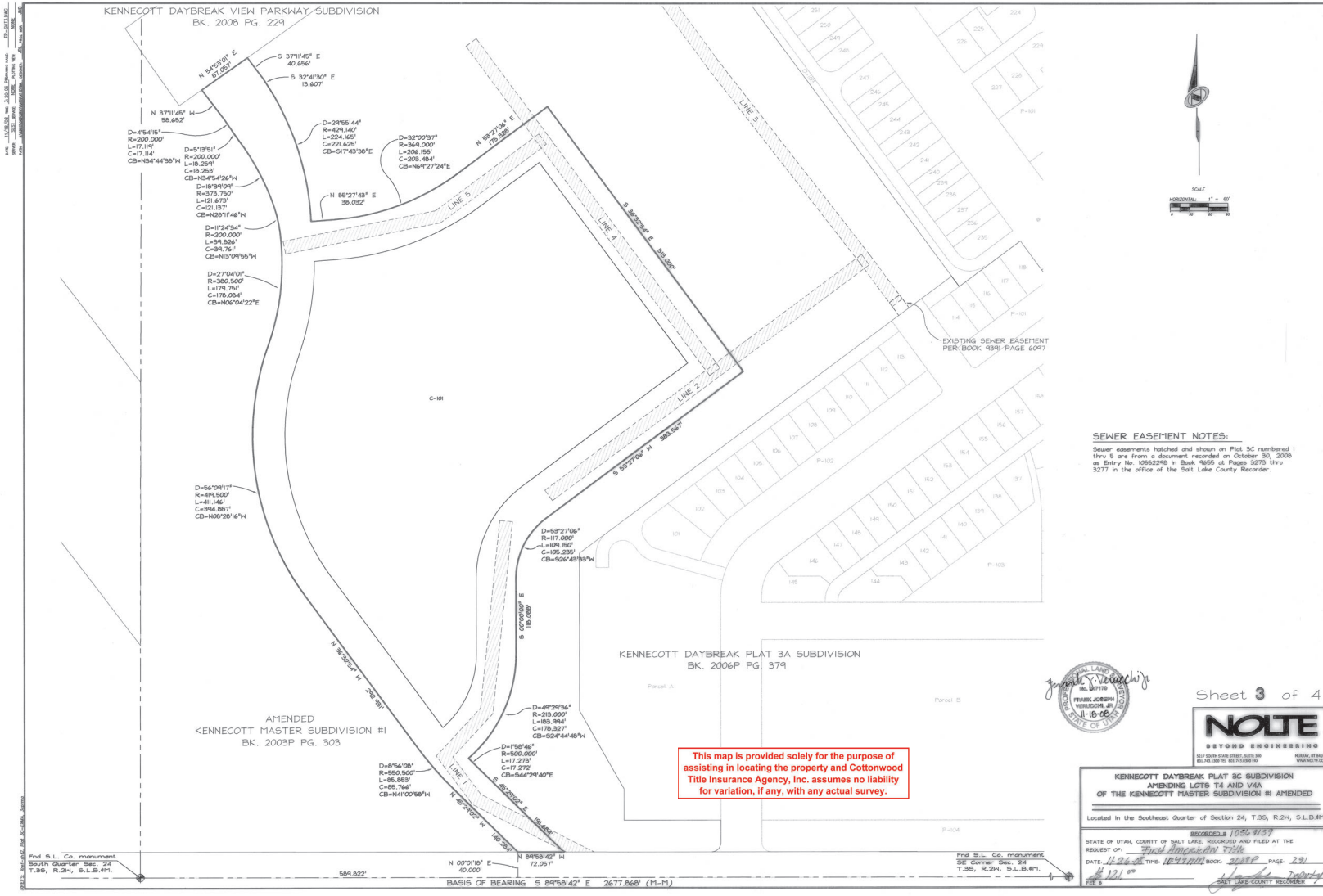
This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

KENNECOTT DAYBREAK PLAT 3C SUBDIVISION
AMENDING LOTS T4 AND V4A
OF THE KENNECOTT MASTER SUBDIVISION #1 AMENDED

Located in the Southeast Quarter of Section 24, T.35, R.24, S.1.B.41.

RECORDED: 10569157
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDS AND FILED AT THE REQUEST OF: *First American Title*
 DATE: *11-26-08* TIME: *10:49 AM* BOOK: *2008P* PAGE: *291*
11/21/08
 Salt Lake County Recorder

11/21/08 10:49 AM 2008P 291
 SALT LAKE COUNTY RECORDS AND FILED AT THE REQUEST OF: *First American Title*
 DATE: *11-26-08* TIME: *10:49 AM* BOOK: *2008P* PAGE: *291*
 11/21/08
 Salt Lake County Recorder



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.



Sheet 3 of 4



KENNEBEC DAYBREAK PLAT 3C SUBDIVISION
AMENDING LOTS T4 AND V4A
OF THE KENNEBEC MASTER SUBDIVISION #3 AMENDED

Located in the Southeast Quarter of Section 24, T.35, R.24, S.L.B.#1

RECORDED 1/25/2013

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

DATE: *11-26-11* THE *18491001* BOOK: *2008P* PAGE: *291*

FILE # *121 00*

Trud Anderson

11-11-2018 10:33:33 AM
 11-11-2018 10:33:33 AM
 11-11-2018 10:33:33 AM

PLAT NUMBER	DAYBREAK PARK LOT AREA	DAYBREAK OPEN SPACE LOT AREA	COLLECTOR STREET PARK STRIP AREA	NON-COLLECTOR STREET PARK STRIP AREA	PARK AREA DEDICATED TO CITY	OPEN SPACE AREA DEDICATED TO CITY	TOTAL PLAT ACREAGE	NUMBER OF ALLEYS	LINEAR FOOTAGE
△ PLAT 1	2.9723	36.23	2.26	5.23	10.0377	0.00	56.35		SEE AMENDED PLAT 1
△ PLAT 1 AMENDED	12.61	38.17	2.26	5.23	0.00	0.00	56.29	13	4,867.93
LOT M-104 AMENDED	0.0000	0.0000	0.00	0.00	0.00	0.00	0.00	0.0	0.00
△ PLAT 2	6.6793	1.0496	1.32	4.74	0.00	0.00	15.7849		SEE AMENDED PLAT 2
PLAT 2 AMENDED	8.6093	1.0496	1.32	4.74	0.00	0.00	15.7194	21	6,340.29
TOKNEHOFER 1 SUB.	0.0000	0.0000	0.00	0.00	0.00	0.00	0.00	0.0	0.00
PLAT 3	2.6437	11.6106	0.32	5.84	0.00	0.00	20.4643	9	2,105.88
△ PLAT 4	0.7252	0.3496	0.24	1.97	0.00	0.00	3.2846		SEE AMENDED PLAT 4
PLAT 4 AMENDED	0.7593	0.3363	0.24	1.97	0.00	0.00	3.3056	9	4,584.98
CARRIAGE CONDOS	0.0000	0.0000	0.00	0.00	0.00	0.00	0.00	0.0	0.00
△ PLAT 5	2.9994	2.7368	1.16	5.39	0.00	0.00	12.3062		SEE AMENDED PLAT 5
PLAT 5 AMENDED	5.7505	0.0000	1.16	5.39	0.00	0.00	12.3205	36	10,719.18
PLAT 6	3.3710	31.8148	0.00	3.84	0.00	0.00	39.0758	13	3,532.29
△ PLAT 7	16.3272	7.4926	6.27	5.11	0.00	0.00	35.3598		SEE AMENDED PLAT 7A
PLAT 3A	1.7360	0.0000	0.10	0.39	0.00	0.00	2.2260	5	1,490.56
PLATS 3B-1 THRU 3B-10	0.0000	0.0000	0.00	0.00	0.00	0.00	0.00	0.0	0.00
CORPORATE CENTER #1	0.0000	0.0000	0.07	0.10	0.00	0.00	0.17	0.0	0.00
PLAT 8	* 13.8622	* 0.0431	0.38	3.77	0.00	0.00	* 18.0553	13	4,227.78
PLAT 7A AMENDED	16.3272	7.4926	6.27	5.11	0.00	0.00	35.3598	35	10,037.21
△ EASTLAKE VILLAGE CONDOS	0.0000	0.0000	0.00	0.00	0.00	0.00	0.00	0.0	0.00
△ PLAT 9	17.8005	0.0000	5.04	5.92	0.00	0.00	28.7605		SEE AMENDED PLAT 9A
△ PLAT 7B AMENDED	14.7624	7.4926	7.83	5.11	0.00	0.00	35.3598		SEE AMENDED PLAT 7A
VILLAGE CENTER 1A	0.0000	0.0000	0.00	0.00	0.00	0.00	0.00	0.0	0.00
AMENDED EASTLAKE VILLAGE CONDOS	0.0000	0.0000	0.00	0.00	0.00	0.00	0.00	0.0	0.00
PLAT 9A AMENDED	17.8005	0.0000	5.04	5.92	0.00	0.00	28.7605	38	11,087.08
△ AMENDED PLAT 1A	12.61	38.17	2.26	5.23	0.00	0.00	56.29		SEE AMENDED PLAT 1
DAYBREAK VIEW PARKWAY SUBDIVISION PART PLAT A-1 TO THE EAST FRONTAGE ROAD	0.0000	0.0000	1.36	0.00	0.00	0.00	6.4625	0.0	0.00
APARTMENT VENTURE #1	0.0000	0.0000	1.30	1.14	0.00	0.00	25.9247	0.0	0.00
PLAT 3C	0.0000	0.0000	0.84	0.00	0.00	0.00	10.5131	0.0	0.00
TOTALS	83.4647	90.6770	20.70	48.54	10.0377	0.0000	276.5742	192	59,218.08

△ 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 HAS ADDED TO THE TOTAL AT THE BOTTOM OF THE TABLE.

△ THESE PLAT HAS NOT ADDED IN THE TOTAL COLUMN AT THE BOTTOM OF THE TABLE. THIS PLAT HAS BEEN AMENDED THICE AND ONLY THE FIRST AMENDED PLAT (PLAT 7A) WAS ADDED TO THE TOTAL AT THE BOTTOM OF THE TABLE.

* THESE NUMBERS ARE CORRECTED FROM THE ORIGINALLY RECORDED PLAT 8.

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.



Sheet 4 of 4



KENNECOTT DAYBREAK PLAT 3C SUBDIVISION
 AMENDING LOTS 7A AND 14A
 OF THE KENNECOTT MASTER SUBDIVISION #1 AMENDED

Located in the Southeast Quarter of Section 24, T.35, R.24, S.1.B.E.1.

RECORDED IN 1864757

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
 OFFICE OF THE COUNTY CLERK, SALT LAKE COUNTY, UTAH

DATE: 11/21/18, TIME: 10:40 AM, BOOK: 20050, PAGE: 281

BY: [Signature] DEPUTY

REC. \$