

# DAYBREAK VILLAGE 5 PLAT 10 SUBDIVISION AMENDING LOTS T3 & V3 OF THE KENNECOTT MASTER SUBDIVISION #1 AMENDED

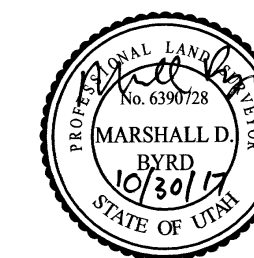
Located in the South half of Section 13, T3S, R2W and the Northwest  
Quarter of Section 24, T3S, R2W, Salt Lake Base and Meridian

Containing 98 Lots 11,238 acres  
Containing 3 P-Lots 48,322 S.F. - 1,104 acres  
Containing 7 Public Lanes 1,354 acres  
Street Right-of-Way 3,998 acres  
(Street Rights-of-Way includes 1,004 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 17.704 acres

## 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 VILLAGE 5 PLAT 10 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

### NOTES:

- In conjunction with the recordation of this plat for DAYBREAK VILLAGE 5 PLAT 10 SUBDIVISION, there shall also be recorded, with respect to the "tract" described herein, 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 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 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 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 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 residence 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 for the residence constructed thereon to a depth substantially adequate fall into the respective sewer lateral.

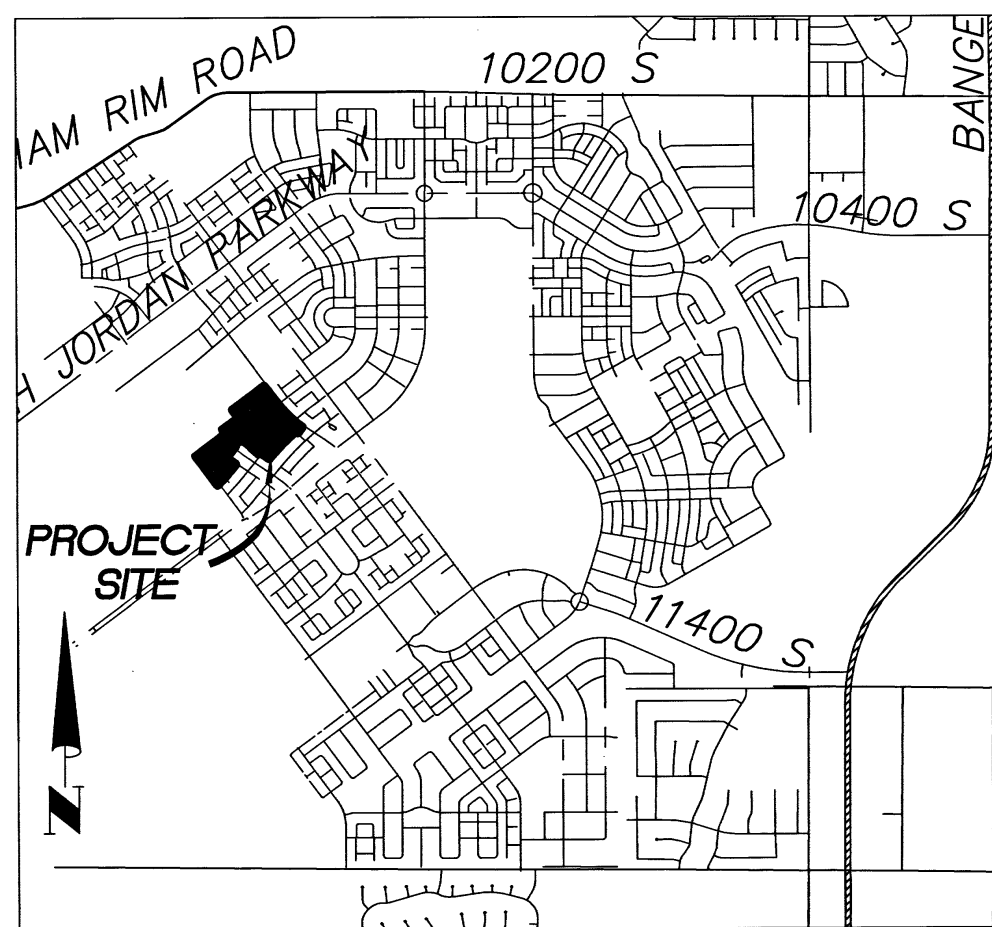
### BOUNDARY DESCRIPTION:

Beginning at a point that lies South 00°02'52" West 2250.207 feet along the Section Line and East 2230.571 feet from the West Quarter Corner of Section 13, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North 53°27'06" East 384.998 feet; thence North 48°01'14" East 76.000 feet; thence South 41°58'46" East 6.221 feet; thence North 53°27'06" East 67.718 feet; thence North 36°32'54" West 24.000 feet; thence North 53°27'06" East 323.036 feet; thence North 36°32'54" West 140.000 feet; thence North 53°27'06" East 464.000 feet to the Southwesterly line of Kennecott Daybreak Village 5 Plat 5 Subdivision Amending Lot V3 of the Kennecott Master Subdivision #1 Amending; thence along the boundary of said Kennecott Daybreak Village 5 Plat 5 Subdivision the following (2) courses: 1) South 36°32'54" East 65.000 feet; 2) North 53°27'06" East 6.000 feet to the Westerly corner of Kennecott Daybreak Village 5 Plat 7 Subdivision Amending Lot V3 of the Kennecott Master Subdivision #1 Amended; thence along the boundary of said Kennecott Daybreak Village 5 Plat 7 Subdivision the following (2) courses: 1) thence South 36°32'54" East 161.177 feet to a point on a 1898.000 foot radius tangent curve to the left, (radius bears North 53°27'06" East); 2) along the arc of said curve 119.349 feet through a central angle of 03°36'10" to a point of compound curvature with a 1898.000 foot radius tangent curve to the left, (radius bears North 49°50'55" East) to a Northwesterly corner of Daybreak Village 5 Plat 8 Subdivision Amending Lots T3 & V3 of the Kennecott Master Subdivision #1; thence along the boundary of said Daybreak Village 5 Plat 8 Subdivision the following (7) courses: 1) along the arc of said curve 425.646 feet through a central angle of 12°50'57"; 2) South 35°47'06" West 102.855 feet; 3) North 46°52'08" West 37.406 feet to a point on a 3472.000 foot radius non tangent curve to the left, (radius bears South 41°40'06" East); 4) along the arc of said curve 523.278 feet through a central angle of 08°58'07"; 5) North 56°46'40" West 100.624 feet; 6) North 50°29'08" West 56.000 feet to a point on a 3628.000 foot radius non tangent curve to the left, (radius bears South 50°29'08" East); 7) along the arc of said curve 33.601 feet through a central angle of 00°31'50" to a Northwesterly corner of the Daybreak Village 5 Plat 9 Subdivision Amending Lots T3 & V3 of the Kennecott Master Subdivision #1; thence along the boundary of said Daybreak Village 5 Plat 9 Subdivision the following (8) courses: 1) thence North 50°11'40" West 135.890 feet; 2) North 38°35'08" East 11.713 feet; 3) North 52°56'38" West 176.063 feet; 4) South 38°35'08" West 316.113 feet; 5) South 52°56'38" East 150.074 feet to a point on a 658.000 foot radius tangent curve to the left, (radius bears North 37°03'22" East); 6) along the arc of said curve 5.983 feet through a central angle of 00°31'15"; 7) South 38°35'08" West 77.106 feet to a point on a 2703.000 foot radius tangent curve to the right, (radius bears North 51°24'52" West); 8) along the arc of said curve 303.432 feet through a central angle of 06°25'55"; thence North 36°32'54" West 546.189 feet to the point of beginning.

Property contains 17.704 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 VILLAGE 5 PLAT 10 SUBDIVISION  
AMENDING LOTS T3 & V3 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 here unto set my hand this  
1<sup>st</sup> day of NOVEMBER, A.D., 2017.

VP Daybreak Operations LLC,  
a Delaware limited liability company

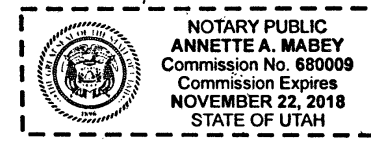
By: Daybreak Communities LLC,  
a Delaware limited liability company  
Its: Project Manager

*Ty K. McCutcheon*  
Ty K. McCutcheon  
President & CEO

### CORPORATE ACKNOWLEDGMENT

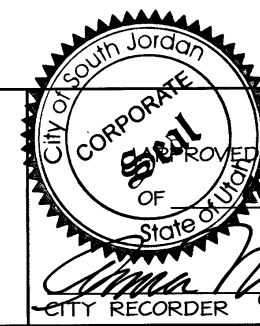
"The Owner's Dedication was acknowledged before me this 1<sup>st</sup> day of November, 2017, by Ty K. McCutcheon as President & CEO for Daybreak Communities LLC, a Delaware limited liability company, the project manager of VP Daybreak Operations LLC, a Delaware limited liability company."

*Annette A. Mabey*  
Annette A. Mabey  
Notary Public



*Gregory R. Schindler*  
Gregory R. Schindler  
CITY PLANNER

*James R. Weaver*  
James R. Weaver  
ATTORNEY FOR SOUTH JORDAN CITY



*Thomas J. [Signature]*  
Thomas J. [Signature]  
SOUTH JORDAN CITY MAYOR

### 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 First American Title Co., Order Number 051-5347625, Amendment No. 7 with an effective date of November 30, 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", a public right-of-way, or a PUDE easement is hereby granted an easement over and through such "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 ("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.



**EASEMENT APPROVAL**  
CENTURY LINK: *[Signature]* DATE: 11-13-17  
PACIFICORP: *[Signature]* DATE: 11-13-17  
QUESTAR GAS: *[Signature]* DATE: 11-13-17  
COMCAST: *[Signature]* DATE: 11-13-17

**SALT LAKE VALLEY HEALTH DEPARTMENT**  
APPROVED AS TO FORM THIS 14 DAY  
OF December, A.D., 2017.  
*Rich Salletta*  
SALT LAKE VALLEY HEALTH DEPARTMENT

**SOUTH VALLEY SEWER DISTRICT**  
APPROVED AS TO FORM THIS 14 DAY  
OF December, A.D., 2017.  
*[Signature]*  
GENERAL MANAGER

**PLANNING DEPARTMENT**  
APPROVED AS TO FORM THIS 27<sup>th</sup> DAY  
OF November, A.D., 2017. BY THE  
SOUTH JORDAN PLANNING DEPARTMENT.  
*[Signature]*  
CITY PLANNER

**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.  
11/28/17 *[Signature]*  
DATE SOUTH JORDAN CITY ENGINEER  
26-13-377-005 26-13-151-003

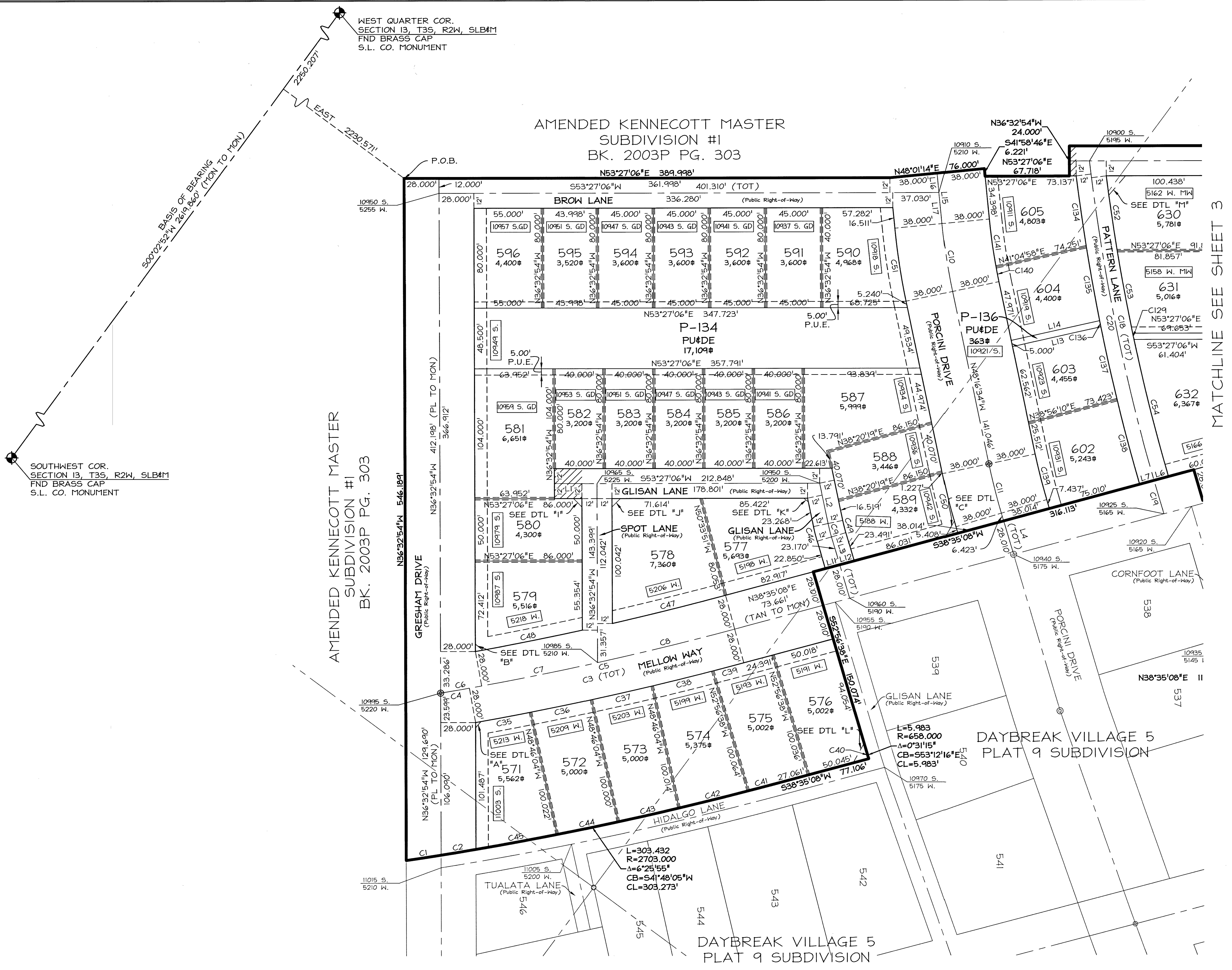
**OFFICE OF THE CITY ATTORNEY**  
APPROVED AS TO FORM THIS 2 DAY  
OF Jan, A.D., 2018.  
*[Signature]*  
ATTORNEY FOR SOUTH JORDAN CITY

**SOUTH JORDAN CITY MAYOR**  
APPROVED AS TO FORM THIS 21<sup>st</sup> DAY  
OF November, A.D., 2017.  
*[Signature]*  
MAYOR

C10-1  
Sheet 1 of 7

RECORDED # 17693204  
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE  
REQUEST OF: First American Title  
DATE: 1-5-2018 TIME: 2:29pm BOOK: 2018P PAGE: 8  
\$311.00  
\$311.00  
SALT LAKE COUNTY RECORDER  
2018P8

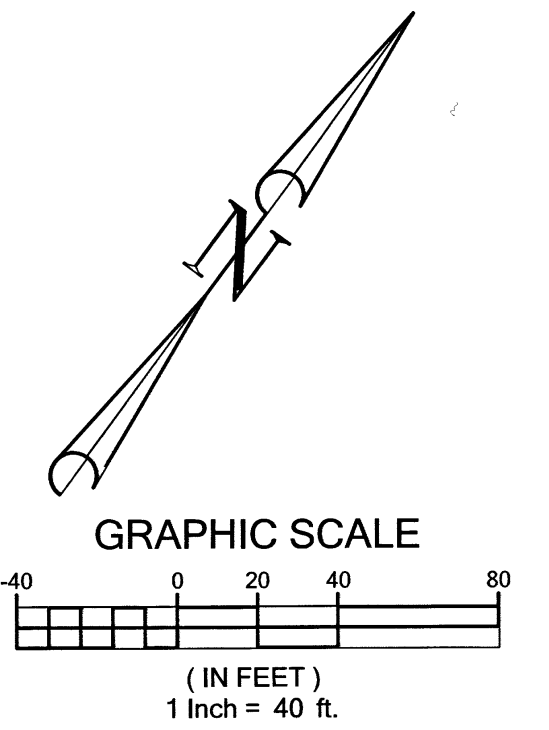
AMENDED KENNECOTT MASTER  
SUBDIVISION #1  
BK. 2003P PG. 303



MATCHLINE SEE SHEET 3

SOUTHWEST COR.  
SECTION 13, T3S, R2W, SLB#1M  
FND BRASS CAP  
S.L. CO. MONUMENT

AMENDED KENNECOTT MASTER  
SUBDIVISION #1  
BK. 2003P PG. 303



**LEGEND**

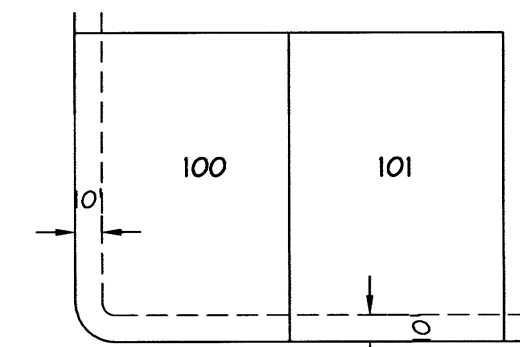
- FOUND SALT LAKE COUNTY SECTION CORNER
- PROPOSED STREET MONUMENT
- EXISTING STREET MONUMENT
- ADDRESS WITH ABBREVIATION OF STREET OR LANE
- 1' DRAINAGE EASEMENT PARALLEL TO LOT LINE (UNLESS NOTED OTHERWISE)
- PUBLIC RIGHT-OF-WAY. SOUTH JORDAN CITY WILL NOT PROVIDE SNOW REMOVAL, STREET SWEEPING OR GARBAGE COLLECTION IN THESE AREAS. SNOW REMOVAL AND STREET SWEEPING ARE THE RESPONSIBILITY OF THE ADJACENT LOT OWNERS. GARBAGE CANS MUST BE PLACED ON THE THROUGH PORTION OF THE ADJACENT LANE OR STREET.

**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.**

**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



PUBLIC UTILITY EASEMENTS  
TYPICAL  
(UNLESS OTHERWISE NOTED)

DAYBREAK VILLAGE 5 PLAT 10 SUBDIVISION  
AMENDING LOTS T3 & V3 OF THE KENNECOTT MASTER SUBDIVISION #1 AMENDED

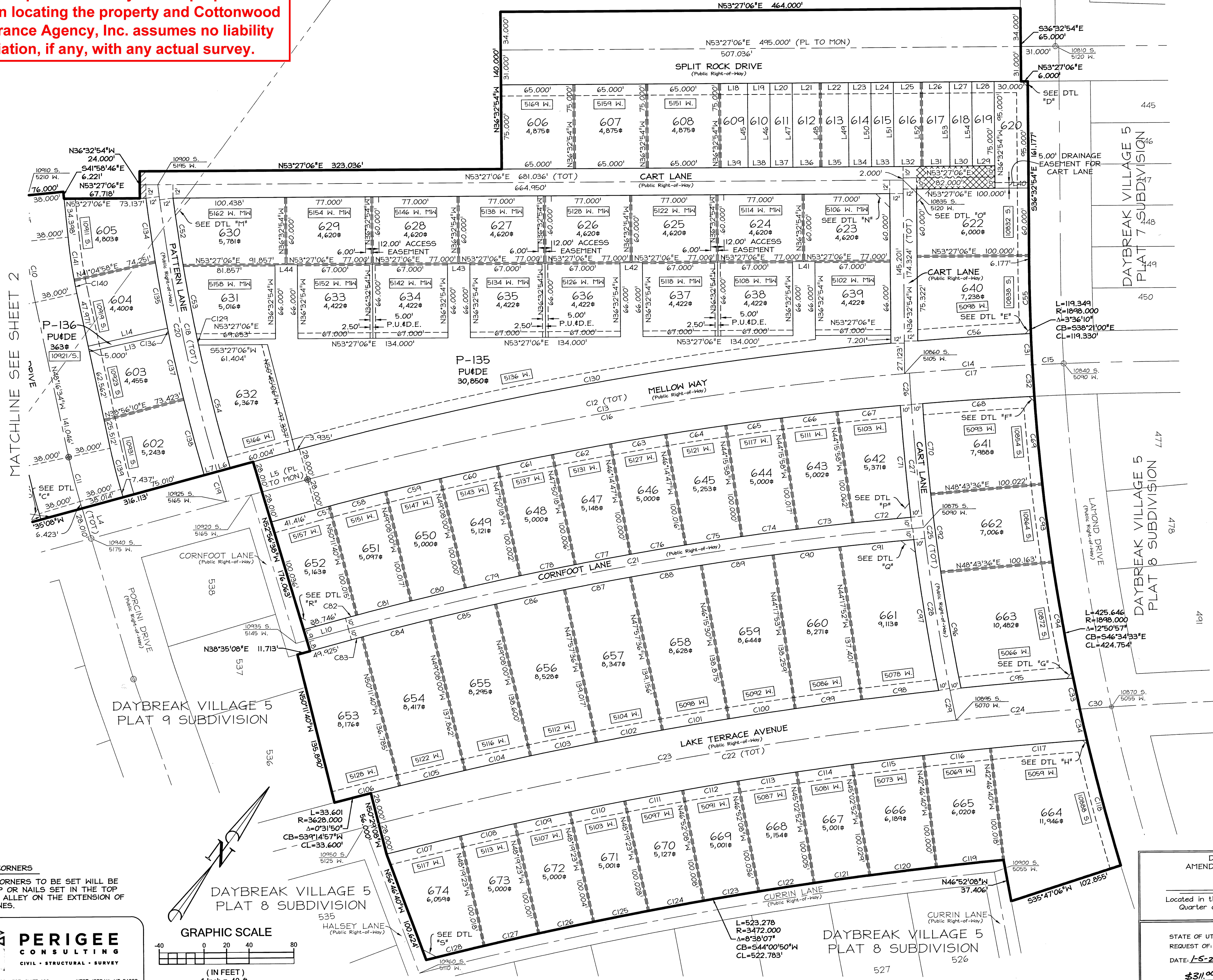
Located in the South half of Section 13, T3S, R2W and the Northwest Quarter of Section 24, T3S, R2W, Salt Lake Base and Meridian

RECORDED # 17693204  
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: First American Title  
DATE: 1-5-2018 TIME: 2:37 pm BOOK: 2018P PAGE: 8  
FEE \$ 331.00

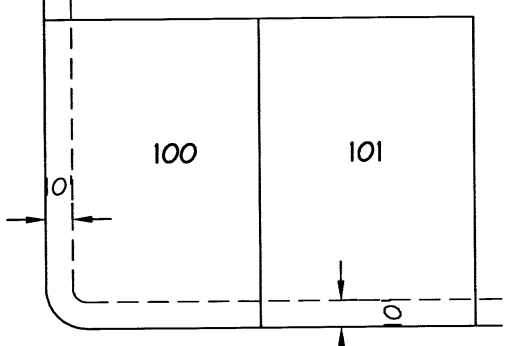
*[Signature]*  
SALT LAKE COUNTY RECORDER

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DAYBREAK VILLAGE 5  
PLAT 5 SUBDIVISION

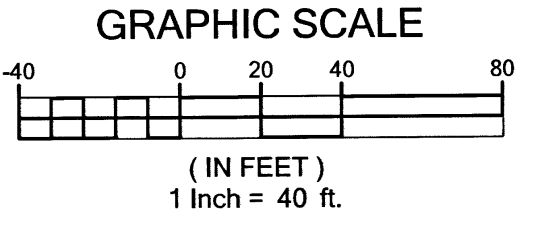


LOT	ADDRESS	SQ. FT.
609	5149 W. SPLIT ROCK DRIVE	1,875
610	5147 W. SPLIT ROCK DRIVE	1,500
611	5143 W. SPLIT ROCK DRIVE	1,500
612	5141 W. SPLIT ROCK DRIVE	1,875
613	5139 W. SPLIT ROCK DRIVE	1,875
614	5137 W. SPLIT ROCK DRIVE	1,500
615	5133 W. SPLIT ROCK DRIVE	1,500
616	5131 W. SPLIT ROCK DRIVE	1,875
617	5129 W. SPLIT ROCK DRIVE	1,875
618	5127 W. SPLIT ROCK DRIVE	1,500
619	5123 W. SPLIT ROCK DRIVE	1,500
620	5121 W. SPLIT ROCK DRIVE	2,850



- 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)
  - PUBLIC RIGHT-OF-WAY: SOUTH JORDAN CITY WILL NOT PROVIDE SNOW REMOVAL, STREET SWEEPING OR GARBAGE COLLECTION IN THESE AREAS. SNOW REMOVAL AND STREET SWEEPING ARE THE RESPONSIBILITY OF THE ADJACENT LOT OWNERS. GARBAGE CANS MUST BE PLACED ON THE THROUGH PORTION OF THE ADJACENT LANE OR STREET.
  - PRIVATE RIGHT-OF-WAY

**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.

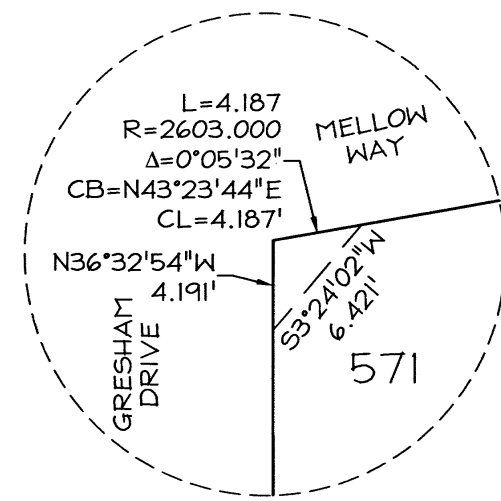


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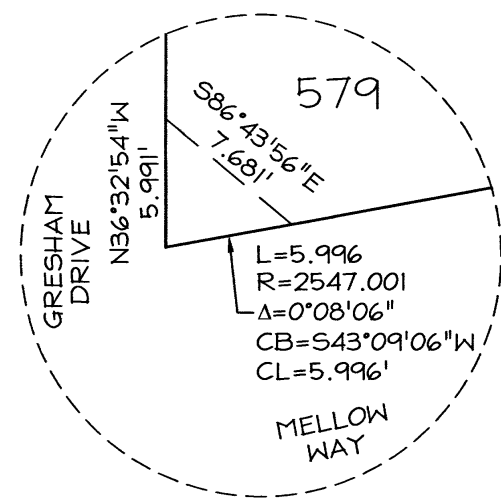
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RECORDED # 12693204  
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DATE: 1-5-2018 TIME: 2:37 PM BOOK: 2018P PAGE: 8  
FEE \$31.00  
SALT LAKE COUNTY RECORDER

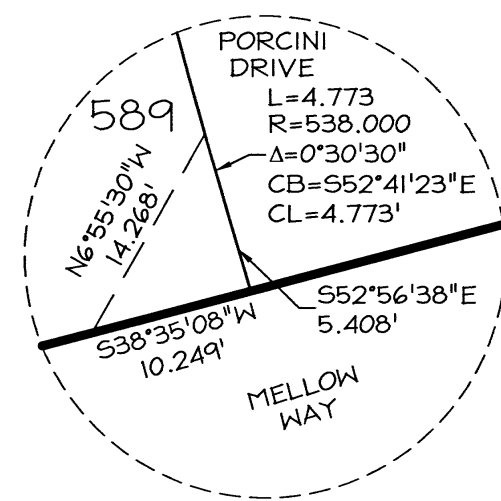
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 HANDICAP RAMP TO BE MAINTAINED BY SOUTH JORDAN CITY



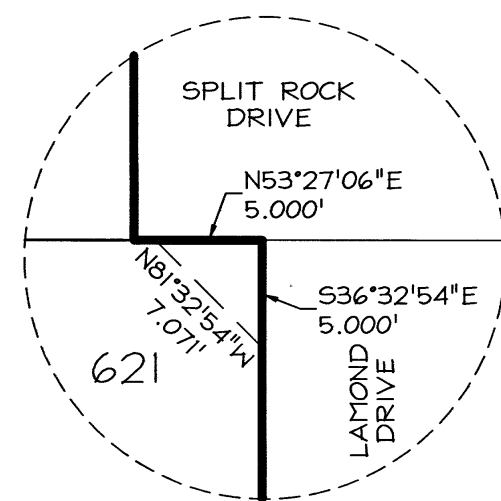
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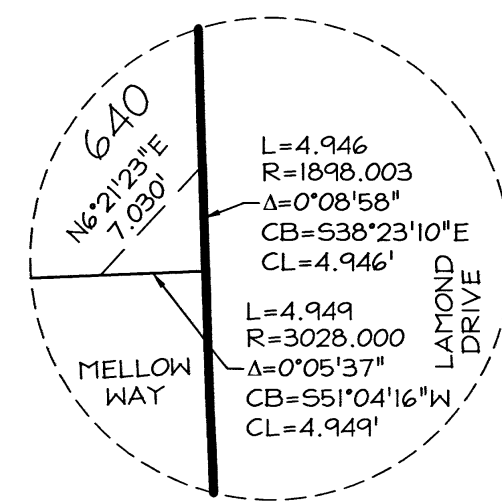
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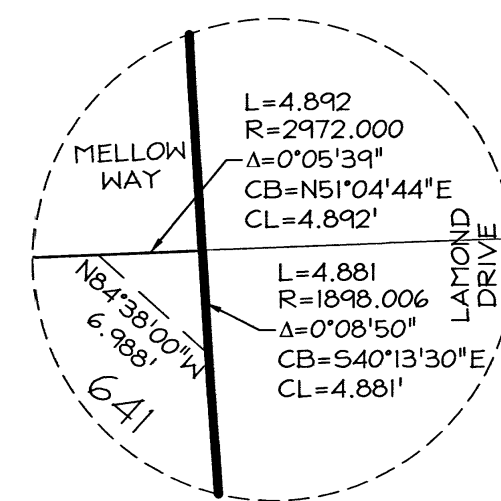
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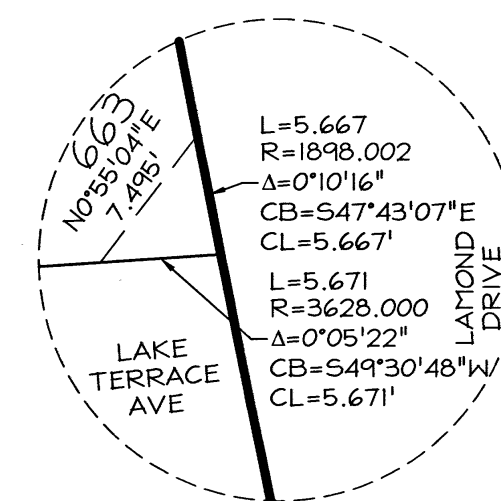
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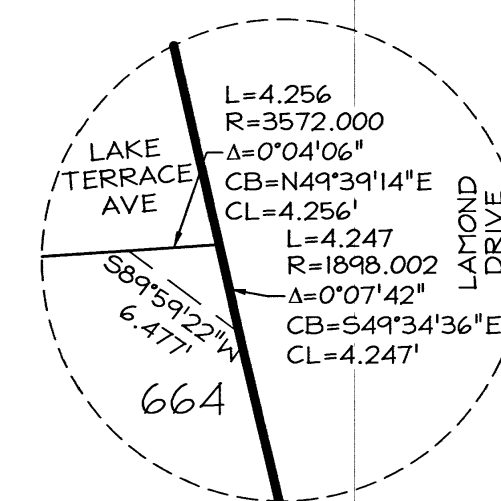
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DETAIL "F"  
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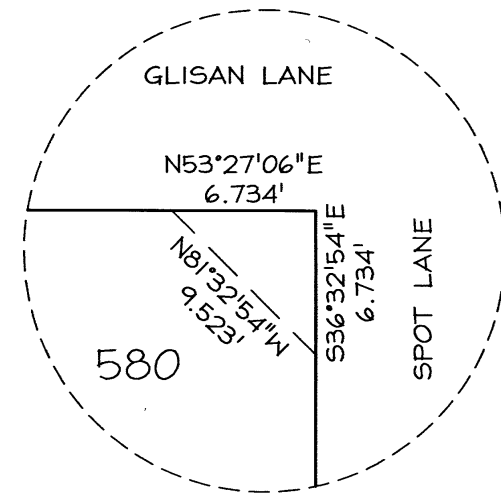


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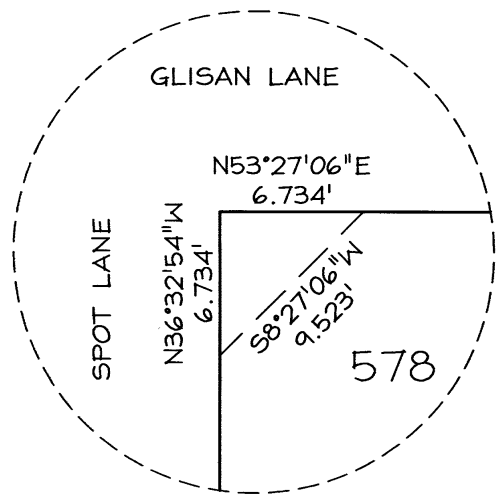


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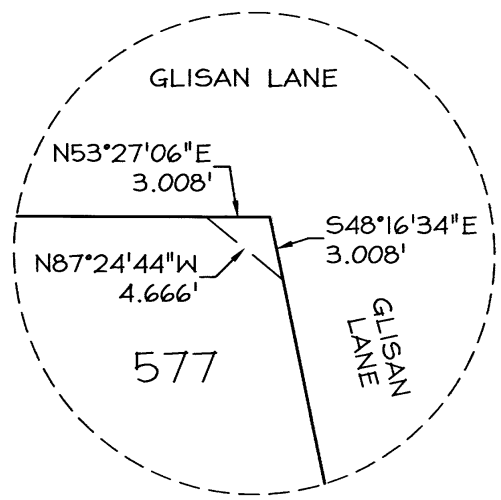
**ACCESS EASEMENTS - LANES**  
 DETAILS "I" THROUGH "Z", "AA" & "BB" - ACCESS EASEMENTS  
 FOR LANES TO BE MAINTAINED BY SOUTH JORDAN CITY



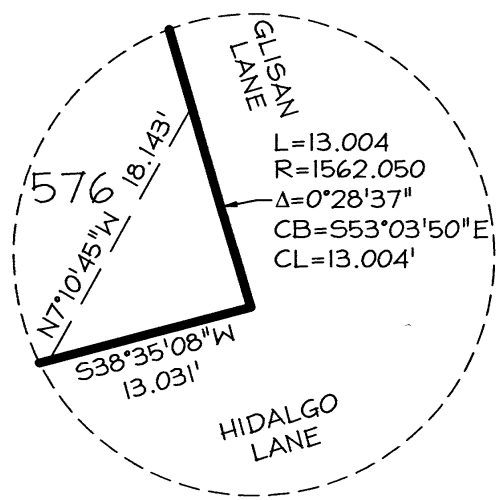
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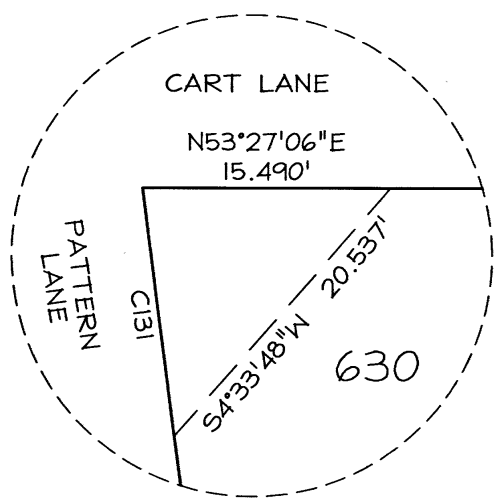
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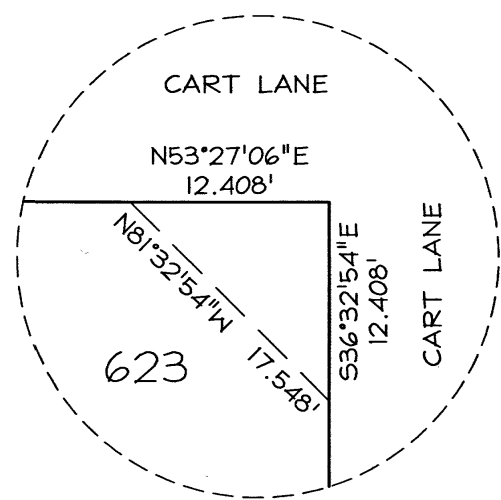
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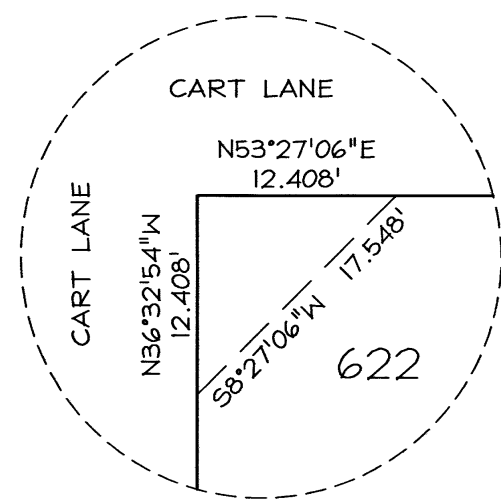
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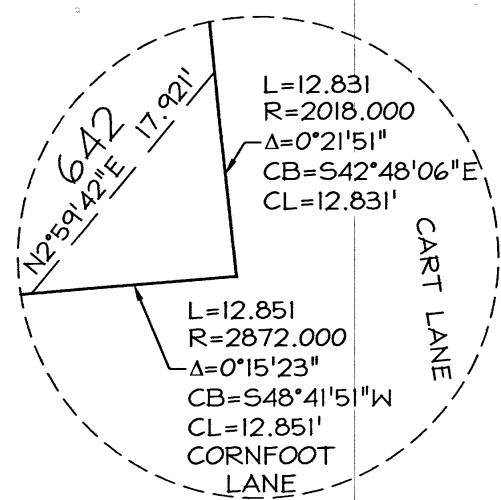
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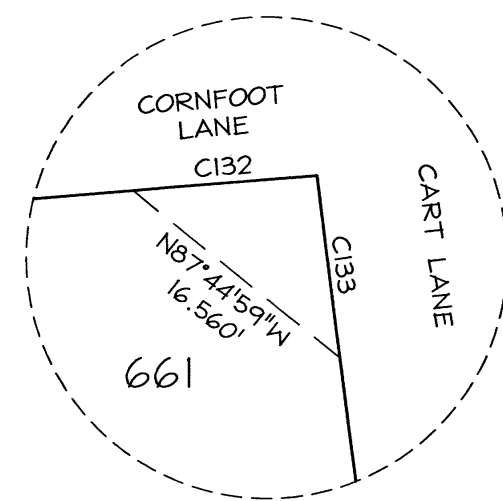
DETAIL "N"  
N.T.S.



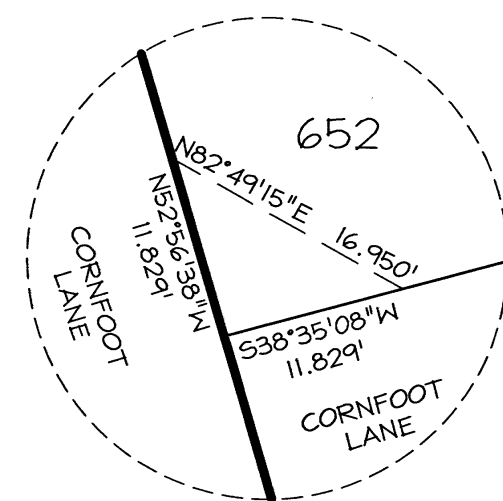
DETAIL "O"  
N.T.S.



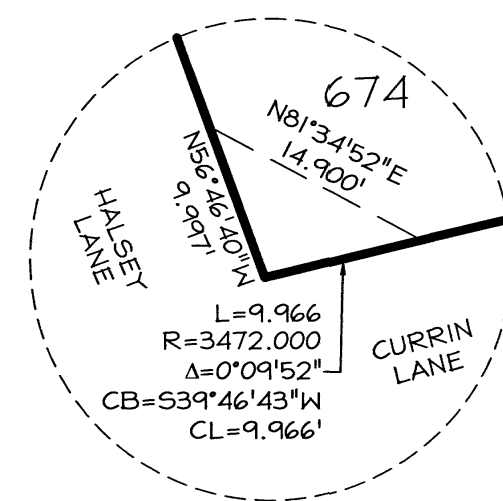
DETAIL "P"  
N.T.S.



DETAIL "Q"  
N.T.S.



DETAIL "R"  
N.T.S.



DETAIL "S"  
N.T.S.

**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.**

DAYBREAK VILLAGE 5 PLAT 10 SUBDIVISION  
 AMENDING LOTS T3 & V3 OF THE KENNECOTT MASTER  
 SUBDIVISION #1 AMENDED

Located in the South half of Section 13, T3S, R2W and the Northwest  
 Quarter of Section 24, T3S, R2W, Salt Lake Base and Meridian

RECORDED # 12093204

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

DATE: 2-5-2018 TIME: 2:37 PM BOOK: 208P PAGE: 8

FEE \$ 331.00

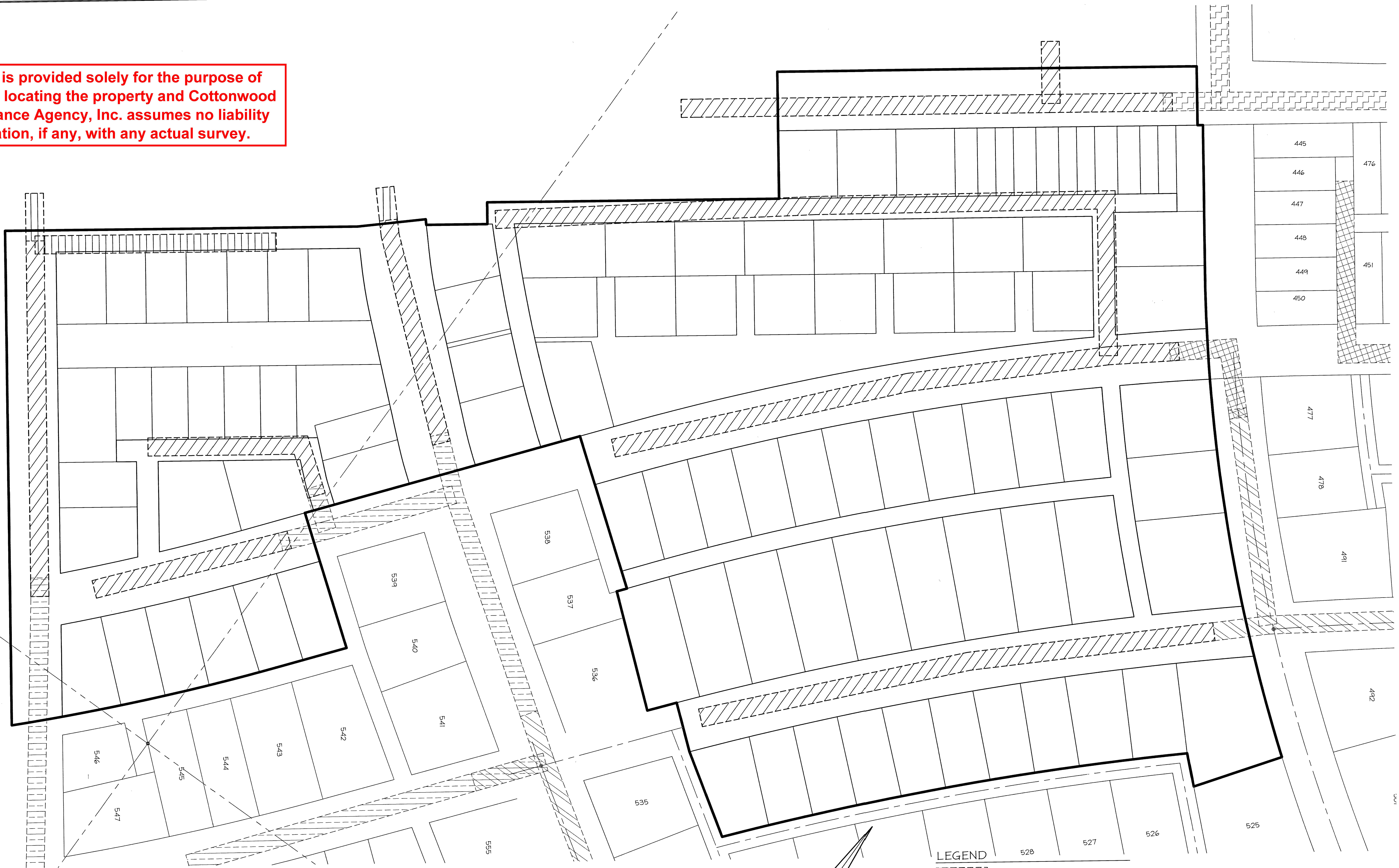
*[Signature]* Deputy  
 SALT LAKE COUNTY RECORDER

**PERIGEE**  
 CONSULTING  
 CIVIL • STRUCTURAL • SURVEY

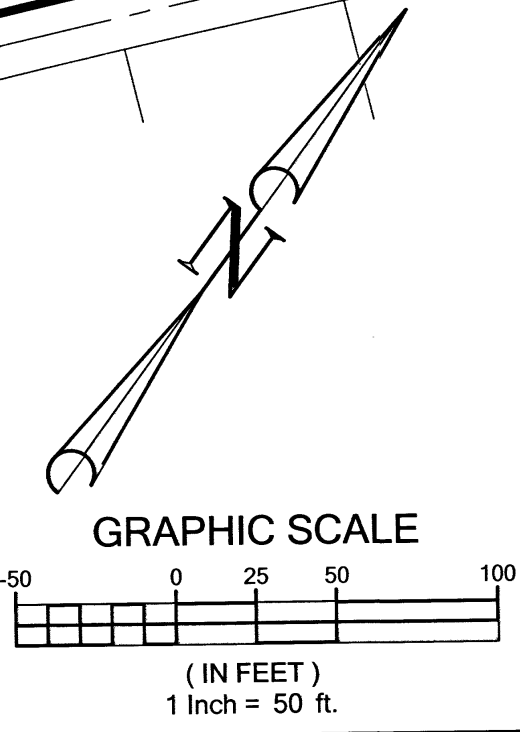
9089 SOUTH 1300 WEST, SUITE 160 WEST JORDAN, UT 84086  
 801.628.6004 TEL. 801.580.6611 FAX WWW.PERIGEECIVIL.COM



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.



LEGEND	
	EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 10580 PAGE 2228
	EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 10372 PAGE 6444
	EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 10423 PAGE 6224
	EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 10497 PAGE 8676
	EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 10506 PAGE 2683
	EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 10599 PAGE 808



Sheet 6 of 7

DAYBREAK VILLAGE 5 PLAT 10 SUBDIVISION  
AMENDING LOTS T3 & V3 OF THE KENNECOTT MASTER  
SUBDIVISION #1 AMENDED

Located in the South half of Section 13, T3S, R2W and the Northwest  
Quarter of Section 24, T3S, R2W, Salt Lake Base and Meridian

RECORDED # 12493204

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

DATE: 1-5-2018 TIME: 2:37 PM BOOK: 2018P PAGE: 8

FEE \$ 311.00

Blaine Deputy  
SALT LAKE COUNTY RECORDER

**PERIGEE CONSULTING**  
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