1. In conjunction with the recordation of this plat for Kennecott Daybreak 11400/MVC SE Commercial #1 Subdivision ("Plat"), 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 there shall be recorded with respect to the tract described berein a document entitled "Declaration of Covenants, Conditions and Restrictions for GARDEN PARK VILLAGE." 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

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. Any easement shown on this Plat that is not specifically referred to as "public" is

4. The Owner reserves, in favor of Daybreak Secondary Water Distribution Company, a Delaware 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

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 II 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 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.

EASEMENT NOTE:

Owner, certifies that the easements, claims of easements, or encumbrances on the platted property which are

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 of 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 immediately 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

KENNECOTT DAYBREAK 11400/MVC SE COMMERCIAL #1 SUBDIVISION AMENDING A PORTION OF LOT T4 OF THE KENNECOTT MASTER SUBDIVISION #1 AMENDED

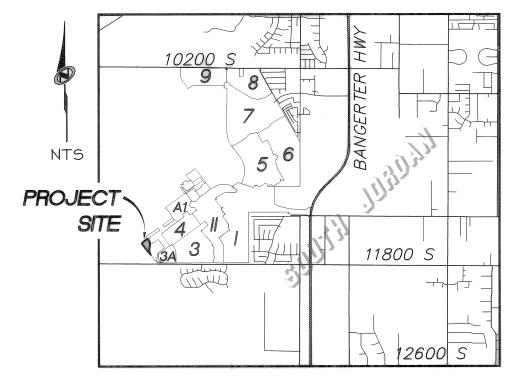
Located in the South Half of Section 24, T.35, R.2W,

Containing 3 C-Lots

3.2505 acres

DEVELOPED BY:

KENNECOTT LAND RESIDENTIAL DEVELOPMENT COMPANY 4700 Daybreak Parkway South Jordan, Utah 84095 Phone (801) 204-2000



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 11400/MVC SE COMMERCIAL #1 SUBDIVISION AMENDING A PORTION OF LOT T4 OF THE KENNECOTT MASTER SUBDIVISION #I AMENDED

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

In witness whereof I have here unto set my hand this

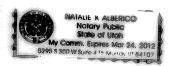
Kennecott Land Residential Development Company, by Vice President Daybreak.

Vice President Daybreak

CORPORATE ACKNOWLEDGMENT

"The Owner's Dedication was acknowledged before me this ______ day of ______, 20______, by Ty K. McCutcheon as Vice President Daybreak for Kennecott Land Residential Development Company, a Delaware corporation.

Autorio K. alberio Notary Public



SURVEYOR'S CERTIFICATE

I, Lyle G. Bissegger do hereby certify that I am a registered Professional Land Surveyor, and that I hold certificate No. 376082, as prescribed under the laws of the state 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, hereafter to be known as Kennecott Daybreak 11400/MVC SE Commercial #1 Subdivision Amending a portion of Lot T4 of the Kennecott Master Subdivision #1 Amended and that same has been correctly surveyed and staked on the ground as shown on this plat.

August 18, 2009 Date of Survey

16.b. Bugg Lyle G. Bissegger Professional Land Surveyor Utah Certificate No. 376082



BOUNDARY LEGAL DESCRIPTION:

Commencing at the South Quarter of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian (basis of bearing South 89°58'42" East -2677.868 feet between the South Quarter and the Southeast Corner of said Section 24) and running South 89°58'42" East along the south line of said Section 24 for 258.913 feet; thence North 00°01'18" East perpendicular to said section line for 438.268 feet to a point on the westerly boundary of the Kennecott Daybreak Plat 3C Subdivision recorded in Book 2008P at Page 291 in the office of the Salt Lake County Recorder, said point also being the POINT OF BEGINNING; thence North 37°37'33" West for 421.230 feet; thence North 37°29'42" West for 291,996 feet to a point on the southerly boundary of the Kennecott Daybreak Parkway Right-of-Way Dedication Plat recorded in Book 2008P at Page 297 in the office of the Salt Lake County Recorder; thence along the southerly boundary of said Kennecott Daybreak Parkway Right-of-Way Dedication Plat the following three (3) calls: with a non-tangent curve to the left having a radius of 124.000 feet, whose center bears North 39°30'11" West with a central angle of 23°06'38" (chord bearing and distance of North 38°56'31" East - 49.678 feet) for an arc distance of 50.016 feet; thence with a reverse curve to the right having a radius of 105.000 feet with a central angle of 27°29'49" (chord bearing and distance of North 41°08'07" East -49.909 feet) for a arc lenath of 50 391 feet, thence North 54°53'01" Fast for 256 193 feet to the northwest corner of said Kennecott Daybreak Plat 3C Subdivision; thence along the westerly boundary of said Kennecott Daybreak Plat 3C Subdivision the following seven (7) calls: thence South 37°11'45" East for 58.652 feet; thence with a curve to the right having a radius of 200.000 feet with a central angle of 04°54'15" (chord bearing and distance of South 34°44'38" East - 17.114 feet) for an arc distance of 17.119 feet; thence with a reverse curve to the left having a radius of 200.000 feet with a central angle of 05°1351" (chord bearing and distance of South 34°54'26" East -18.253 feet) for a arc length of 18.259 feet; thence with a reverse curve to the right having a radius of 373.750 feet with a central angle of 18°39'09" (chord bearing and distance of South 28°11'46" East -121.137 feet) for a arc length of 121.673 feet; thence with a compound curve to the right having a radius of 200.000 feet with a central angle of 11°24'34" (chord bearing and distance of South 13°09'55" East -39.761 feet) for a arc length of 39.826 feet; thence with a compound curve to the right having a radius of 380.500 feet with a central angle of 27°04'01" (chord bearing and distance of South 06°04'22" West -178.084 feet) for a arc length of 179.751 feet; thence with a reverse curve to the left having a radius of 419.500 feet with a central angle of 56°09'17" (chord bearing and distance of South 08°28'16" East -394.887 feet) for a arc length of 411.146 feet to the POINT OF BEGINNING.

Containing 141,591 square feet or 3.2505 acres.

Sheet 1 of 3



STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: First American Title DATE: 12/30/09 TIME: 1:50 DM BOOK: 2009P PAGE: 194

26-24-456-001:002 26-24-41

SOUTH JORDAN CITY MAYOR

COMCAST: Heile Hundry DATE 2-15-09

SALT LAKE VALLEY HEALTH DEPARTMENT GENERAL MANAGER

SALT LAKE VALLEY HEALTH DEPARTMENT

APPROVED AS TO FORM THIS 1679 DAY OF <u>December</u> , A.D., 2009 . BY THE SOUTH JORDAN PLANNING DEPARTMENT.

PLANNING DEPARTMENT

HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT N ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. DATE SOUTH JORDAN CITY ENGINEER

SOUTH JORDAN CITY ENGINEER

DECEMBER , A.D., 2009

OFFICE OF THE CITY ATTORNEY

APPROVED AS TO FORM THIS 21 DAY

CITY RECORDER LA MAYOR

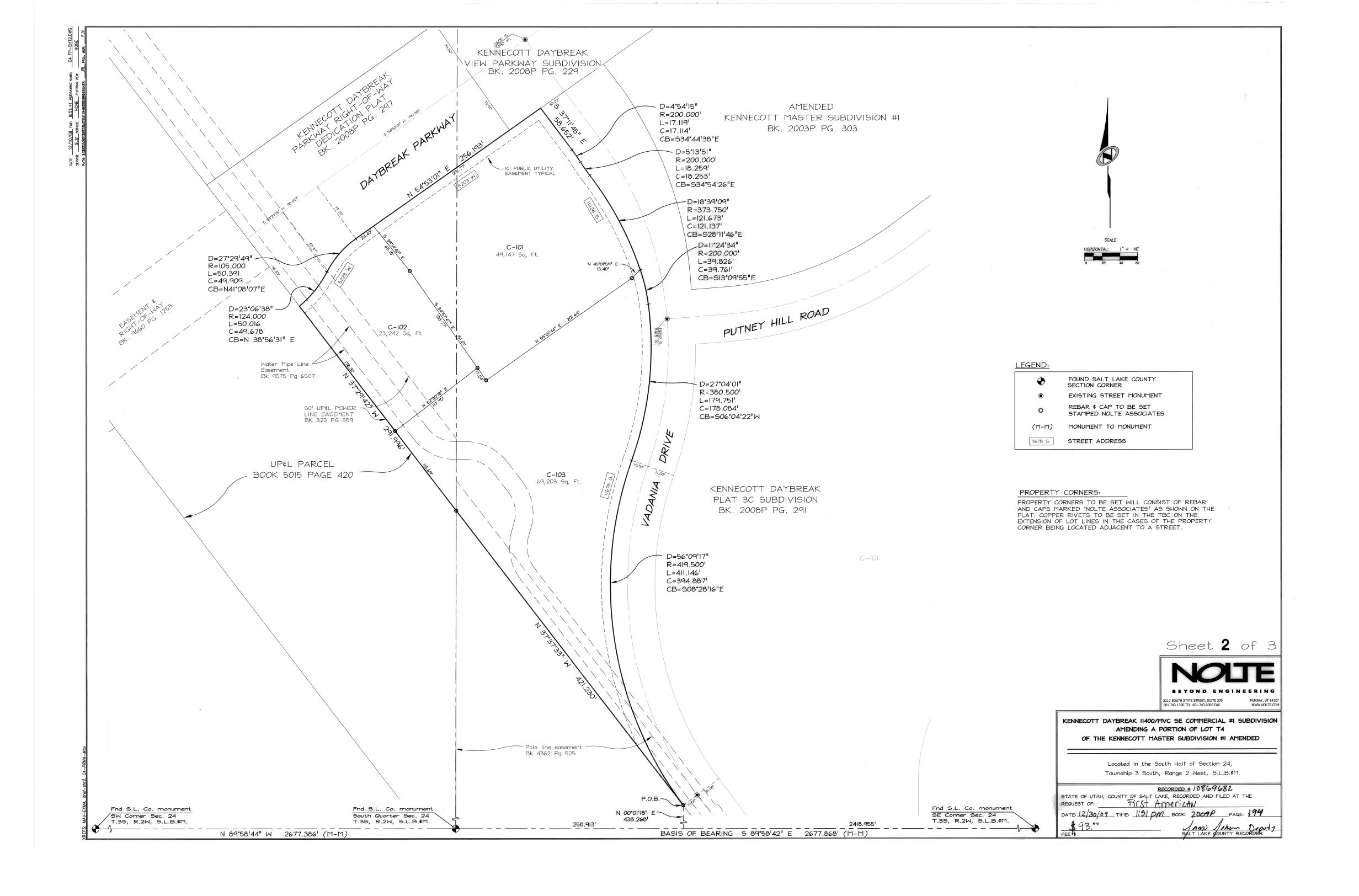
QWEST: PCMC __DATE: /2-15-09

SOUTH VALLEY SEWER DISTRICT

ATTORNEY FOR SOUTH JORDAN CITY

SALT LAKE COUNTY RECORDER

APPROVED AS TO FORM THIS 16 TH DAY APPROVED AS TO FORM THIS ____ DAY PACIFICORP: DATE: 2-15-09 OF Pecember, A.D., 20 09. , A.D., 20et



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	NUMBER OF ALLEYS	LINEAR FOOTAGE
⚠ A PLAT I	2.5723	22.23	2.28	5.23	26.0377	0.00	58.35	SEE AMENDED PLAT I	
⚠ PLAT I AMENDED	12.61	22.17	2.28	5.23	26.0377	0.00	58.29	13	4,887.83
LOT M-104 AMENDED	0.0000	0.0000	0.00	0.00	0.00	0.00	0.00	0.0	0.00
⚠ PLAT 2	8.6753	1.0496	\(\lambda_1.32\)	4.74	0.00	0.00	15.7849	SEE AMEN	DED PLAT 2
PLAT 2 AMENDED	8.6093	1.0496	1.32	4.74	0.00	0.00	15.7189	21 6,340.29	
TOWNEHOME I 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	5.89	0.00	0.00	20.4643	9	2,105.88
À PLAT 4	0.7252	0.3496	0.24	1.97	0.00	0.00	3.2848	SEE AMEN	DED PLAT 4
PLAT 4 AMENDED	0.7593	0.3363	0.24	1.97	0.00	0.00	3.3056	9	4,589.98
CARRIAGE CONDOS	0.0000	0,000	0.00	0.00	0.00	0.00	0.00	0.0	0.00
A PLAT 5	2.9994	2.7368	1.18	5.39	0.00	0.00	12.3062	SEE AMENDED PLAT 5	
PLAT 5 AMENDED	5.7505	0.0000	1.18	5.39	0.00	0.00	12.3205	36	10,719.18
PLAT 6	3.3710	31.8148	0.00	3.89	0.00	0.00	39.0758	13	3,532.29
A PLAT 7	16.3272	7.6526	6.27	5.11	0.00	0.00	35.3598	SEE AMENI	DED PLAT 7A
PLAT 3A	1.7360	0.0000	0.10	0.39	0.00	0.00	2.2260	5	1,690.56
PLATS 3B-I THRU 3B-I0	0.0000	0.000	0.00	0.00	0.00	0.00	0.00	0.0	0.00
CORPORATE CENTER #I	0.0000	0,000	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. <i>0</i> 553	13	4,227.78
A PLAT 7A AMENDED	16.3272	7.6526	6.27	5.11	0.00	0.00	35.3598	35	10,037.21
_	0.0000	0.0000	0.00	0.00	0.00	0.00	0.00	0.0	0.00
A PLAT 9	17.8005	0.0000	5.04	5.92	0.00	0.00	28.7605		
A PLAT 7B AMENDED	14.7624	7.6526	7.83	5.11	0.00	0.00	35.3598	SEE AMENDED PLAT 9A SEE AMENDED PLAT 7A	
VILLAGE CENTER IA	0.0000	0.0000	0.00	0.00	0.00	0.00	0.00	0.0	0.00
AMENDED		0.0000	0.00	0.00	0.00	0.00	0.00	0.0	0.00
EASTLAKE VILLAGE CONDOS	0,0000				0.00		28.7605	38	11,087.08
PLAT 9A AMENDED	17.8005	0.0000	5.04	5.92		0.00			·
AMENDED PLAT IA DAYBREAK VIEW PARKWAY SUBDIVISION	12.61	22.17	2.28	5.23	26.0377	0.00	58.29		DED PLAT I
FROM PLAT ALTO THE EAST FRONTAGE ROAD	0.0000	0.0000	1.36	0.00	0.00	0.00	* 1.36	0.0	0.00
APARTMENT VENTURE #I	0.0000	0.0000	1.30	1.14	0.00	0.00	* 2.44	0.0	0.00
PLAT 3C DAYBREAK VIEW PARKWAY SUBDIVISION	0.0000	0.0000	0.84	0.00	0.00	0.00	0.84	0.0	0.00
FROM EAST FRONTAGE ROAD TO 11800 SOUTH	0.0000	0.0000	1,11	0.04	0.00	0.00	1.15	0.0	0.00
COMMERCE PARK PLAT I	0.0000	0.0000	0.19	0.22	0.00	0.00	0.41	0.0	0.00
A COMMERCE PARK PLAT 2	0.0000	0.0000	0.47	0.00	0.00	0.00	* 0.47	0.0	0.00
PLAT 8A-I	0.0000	0.0000	0.00	0.00	0.00	0.00	0.00	2	740
PLAT 8A-2	0.0000	0.0000	0.00	0.00	0.00	0.00	0.00	0	0
VILLAGE 4A PLAT I	2.1490	0.0000	1.49	0.00	0.00	0.00	3.6390	7	1,028.00
À VILLAGE 4A PLAT 2	0.8623	0.0000	0.61	0.00	0.00	0.00	1.4723	4	731.76
PLAT 8A-3	0.0000	0.0000	0.00	0.00	0.00	0.00	0.00	0	0
PLAT 8A-4	0.0000	0.0000	0.00	0.00	0.00	Ó.00	0.00	0	0
PLAT 7C AMENDED	14.7624	7.3647	7.83	5.11	0.00	0.00	35.3598	35	10,037.21
AMENDED VILLAGE 4A PLAT 2	0.8623	0.0000	0.61	0.00	0.00	0.00	1.4723	3	709.76
EASTLAKE ELEMENTARY SCHOOL	0.0000	0.0000	0.00	0.00	0.00	0.00	0.00	0	0
COUPLET LINER PRODUCT #1	0.0000	0.0000	0.00	0.00	0.00	0,00	0.00	0	0
PLAT 3D	0.0138	0.0000	0.12	0.00	0.00	0.00	0.1338	2	449.14
AMENDED PLAT 3B-10	0.0000	0.0000	0.00	0.00	0.00	0.00	0.00	1	33.72
VCI DAYCARE	0.0000	0.0000	0.38	0.04	0.00	0.00	0.42	0	0
VCI CONDO SUBDIVISION	0.0000	0.0000	0.00	0.00	0.00	0.00	0.00	0	₂ O
VILLAGE 4A PLAT 3	2.9531	0.0000	1.56	0.37	0.00	0.00	4.8831	3	1,283.96
UNIVERSITY MEDICAL #I	0.0000	0.0000	0.41	0.00	0.00	0.00	0.41	0	0
II400/MVC SE COMMERCIAL #I	0.0000	0.0000	0.00	0.00	0.00	0.00	0.00	0	0
TOTALS	87.8831	74.3891	28.60	44.21	26.0377	0.0000	251.3749	211	63,484.66

- 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) WAS ADDED TO THE TOTAL AT THE BOTTOM OF THE TABLE.
- INFORMATION SHOWN ON A FINAL PLAT PREPARED BY DOMINION.
- * THESE NUMBERS ARE CORRECTED FROM THE ORIGINALLY RECORDED PLAT.

Sheet 3 of 3



KENNECOTT DAYBREAK 11400/MVC SE COMMERCIAL #1 SUBDIVISION AMENDING A PORTION OF LOT T4 OF THE KENNECOTT MASTER SUBDIVISION #I AMENDED

> Located in the South Half of Section 24, Township 3 South, Range 2 West, S.L.B.\$M.

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

REQUEST OF: FIRST AMERICAN TITLE

DATE: 12 30 19 TIME: BOOK: 2009P PAGE: 194

\$93.000

FEE \$