

WHEN RECORDED, RETURN TO:

ATTN: City Recorder
 South Jordan City
 1600 W. Towne Center Drive
 South Jordan, Utah 84095

10429973
 05/16/2008 01:31 PM \$0.00
 Book - 9607 Pg - 4745-4752
GARY W. OTT
 RECORDER, SALT LAKE COUNTY, UTAH
 SOUTH JORDAN
 1600 W TOWNE CENTER DR
 SOUTH JORDAN UT 84095-8265
 BY: HNP, DEPUTY - W I S P.

QUITCLAIM DEED

KENNECOTT LAND RESIDENTIAL DEVELOPMENT COMPANY, a Delaware corporation, Grantor, of 5295 South 300 West, Suite 475, Murray, Utah 84107, hereby quitclaims to SOUTH JORDAN CITY, a municipal corporation and political subdivision of the State of Utah, Grantee, of 1600 W. Towne Center Drive, South Jordan, Utah 84095, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, receipt and sufficiency of which are hereby acknowledged, all of its interest in the following described tract of land (the "Land") in Salt Lake County, Utah, to wit:

A strip of land for the purpose of a right-of-way, said strip being located in the West Half of Section 13, the East Half of Section 14 and Section 24 all in Township 3 South, Range 2 West, Salt Lake Base and Meridian and being more particularly described as follows:

Beginning at the Northwest Corner of said Section 13 (Basis of Bearing South 00°02'50" West – 2672.400 feet between the Northwest corner and the West Quarter corner of said Section 13) and running North 89°57'24" East along the north line of Section 13 for a distance of 75.147 feet; thence with a non-tangent curve to the right having a radius of 140.000 feet, whose center bears North 89°58'40" West with a central angle of 39°15'17" (chord bearing and distance of South 19°38'58" West – 94.052 feet) for a arc length of 95.917 feet; thence with a reverse curve to the left having a radius of 125.000 feet with a central angle of 42°06'47" (chord bearing and distance of South 18°13'14" West – 89.822 feet) for a arc length of 91.876 feet; thence with a reverse curve to the right having a radius of 10078.000 feet with a central angle of 02°08'50" (chord bearing and distance of South 01°45'45" East – 377.662 feet) for a arc length of 377.684 feet; thence South 02°35'23" West for 448.659 feet; thence South 00°00'00" West for 326.370 feet; thence South 03°48'48" East for 150.367 feet; thence with a non-tangent curve to the left having a radius of 962.500 feet, whose center bears North 17°29'27" West with a central angle of 00°52'33" (chord bearing and distance of North 72°04'17" East – 14.713 feet) for a arc length of 14.713 feet; thence South 00°00'00" West for 196.938 feet; thence South 03°48'51" West for 157.850 feet; thence South 00°00'00" West for 515.805 feet; thence with a non-tangent curve to the right having a radius of 304.000 feet, whose center bears South 09°10'49" West with a central angle of 161°38'22" (chord bearing and distance of South 00°00'00" West – 600.212 feet) for a arc length of 857.627 feet; thence South 00°00'00" West for 667.627 feet; thence with a curve to the left having a radius of 1136.500 feet with a central angle of 27°55'18" (chord bearing and distance of South 13°57'39" East – 548.381 feet) for a arc length of 553.845 feet; thence North 53°27'06" East for 11.633 feet; thence with a non-tangent curve to the left having a radius of 1125.000 feet, whose center bears North 62°10'02" East with a central angle of 08°42'56" (chord bearing and distance of South 32°11'26" East – 170.965 feet) for a arc length of 171.130 feet; thence South 36°32'54" East for 118.076 feet; thence South 32°44'04" East for

172.883 feet; thence South 36°32'54" East for 2628.733 feet; thence with a curve to the left having a radius of 34936.500 feet with a central angle of 00°10'20" (chord bearing and distance of South 36°38'04" East – 105.014 feet) for a arc length of 105.014 feet; thence South 36°43'14" East for 1875.115 feet; thence with a curve to the left having a radius of 375.500 feet with a central angle of 10°37'36" (chord bearing and distance of South 42°02'02" East – 69.544 feet) for a arc length of 69.644 feet; thence South 47°20'50" East for 300.332 feet; thence with a curve to the right having a radius of 622.500 feet with a central angle of 10°37'36" (chord bearing and distance of South 42°02'02" East – 115.290 feet) for a arc length of 115.455 feet; thence South 36°43'14" East for 212.425 feet; thence South 53°27'06" West for 7.589 feet; thence with a non-tangent curve to the right having a radius of 130.500 feet, whose center bears South 63°09'25" West with a central angle of 61°17'18" (chord bearing and distance of South 03°48'04" West – 133.033 feet) for a arc length of 139.594 feet; thence South 36°32'54" East for 67.114 feet to a point on the northerly boundary line of Kennecott Daybreak Plat 4 Subdivision recorded in Book 2005P at Page 160 in the office of the Salt Lake County Recorder; thence South 53°27'06" West along said northerly boundary line 85.000 feet; thence North 36°32'54" West for 67.114 feet; thence with a non-tangent curve to the right having a radius of 130.500 feet, whose center bears North 17°32'32" West with a central angle of 61°17'18" (chord bearing and distance of North 76°53'53" West – 133.033 feet) for a arc length of 139.594 feet; thence South 53°27'06" West for 7.148 feet; thence North 36°43'14" West for 211.608 feet; thence with a curve to the right having a radius of 622.500 feet with a central angle of 10°37'36" (chord bearing and distance of North 31°24'26" West – 115.290 feet) for a arc length of 115.455 feet; thence North 26°05'38" West for 300.332 feet; thence with a curve to the left having a radius of 375.500 feet with a central angle of 10°37'36" (chord bearing and distance of North 31°24'26" West – 69.544 feet) for a arc length of 69.644 feet; thence North 36°43'14" West for 1875.115 feet; thence with a curve to the right having a radius of 35063.500 feet with a central angle of 00°10'20" (chord bearing and distance of North 36°38'04" West – 105.395 feet) for a arc length of 105.395 feet; thence North 36°32'54" West for 2919.309 feet; thence with a curve to the right having a radius of 1263.500 feet with a central angle of 01°39'15" (chord bearing and distance of North 35°43'17" West – 36.477 feet) for a arc length of 36.478 feet; thence South 53°27'06" West for 11.005 feet; thence with a non-tangent curve to the right having a radius of 1274.500 feet, whose center bears North 55°05'29" East with a central angle of 10°27'24" (chord bearing and distance of North 29°40'49" West – 232.278 feet) for a arc length of 232.600 feet to a point on the easterly boundary line of Parcel 8 of the Amended Kennecott Master Subdivision #1 recorded in Book 2003P at Page 303 in the office of the Salt Lake County Recorder; thence North 00°02'53" East along said easterly boundary line of Parcel 8 for 154.725 feet to the Northeast corner of said Parcel 8; thence North 89°51'13" West along the northerly boundary line of said Parcel 8 for 55.949 feet; thence with a non-tangent curve to the right having a radius of 1269.000 feet whose center bears North 76°42'18" East with a central angle of 05°38'19" (chord bearing and distance of North 10°28'32" West – 124.835 feet) for a arc length of 124.885 feet; thence with a reverse curve to the left having a radius of 83.500 feet with a central angle of 03°31'07" (chord bearing and distance of North 09°24'56" West – 5.127 feet) for a arc length of 5.128 feet; thence with a reverse curve to the right having a radius of 1263.500 feet with a central angle of 11°10'30" (chord bearing and distance of North 05°35'15" West – 246.043 feet) for a arc length of 246.434 feet; thence North 00°00'00" East for 43.872 feet; thence North 02°04'00" West for 489.849 feet; thence with a curve to the right having a radius of 516.500 feet with a central angle of 02°04'00" (chord bearing and distance of North 01°02'00"

West – 18.629 feet) for a arc length of 18.630 feet; thence North 00°00'00" East for 705.707 feet; thence North 01°44'09" East for 346.620 feet; thence North 00°00'00" East for 494.778 feet; thence North 75°56'41" East for 10.309 feet; thence North 00°00'00" East for 117.576 feet; thence North 03°48'51" East for 165.366 feet; thence North 00°00'00" East for 225.904 feet; thence North 02°35'23" West for 59.719 feet to a point on the northerly boundary line of said Amended Kennecott Master Subdivision #1; thence along the northerly boundary of said Amended Kennecott Master Subdivision #1 the following two (2) calls: South 89°55'04" East for 95.147 feet to a point on the west line of said Section 13; thence North 00°02'50" East along the west line of Section 13 for 940.000 feet to the POINT OF BEGINNING.

Containing 1,400,074 sq ft or 32.1413 acres.

LESS AND EXCEPTING

Parcel A

A strip of land being located in the West Half of Section 13 and the East Half of Section 14 Township 3 South, Range 2 West, Salt Lake Base and Meridian and being more particularly described as follows:

Commencing at the West Quarter Corner of said Section 13 (Basis of Bearing North 00°02'50" East – 2672.400 feet between the West Quarter corner and the Northwest corner of said Section 13) and running North 00°02'50" East along the west line of said Section 13 for 267.639 feet; thence North 89°57'10" West perpendicular to said section line for 17.682 feet to the POINT OF BEGINNING; thence North 90°00'00" East for 69.420 feet; thence with a non-tangent curve to the right having a radius of 249.500 feet, whose center bears South 18°12'48" West with a central angle of 21°11'42" (chord bearing and distance of South 61°11'21" East - 91.770 feet) for an arc length of 92.296 feet; thence with a curve to the left having a radius of 108.000 feet, with a central angle of 07°09'31" (chord bearing and distance of South 54°10'15" East - 13.485 feet) for an arc length of 13.494 feet; thence with a curve to the right having a radius of 92.000 feet, with a central angle of 16°03'52" (chord bearing and distance of South 49°43'05" East - 25.710 feet) for an arc length of 25.795 feet; thence with a curve to the right having a radius of 253.000 feet, with a central angle of 124°05'47" (chord bearing and distance of South 20°21'44" West - 446.971 feet) for an arc length of 547.970 feet; thence with a curve to the right having a radius of 67.500 feet, with a central angle of 21°14'48" (chord bearing and distance of North 86°57'58" West - 24.887 feet) for an arc length of 25.031 feet; thence North 00°00'00" East for 486.466 feet to the POINT OF BEGINNING.

Containing 95,002 sq. ft. or 2.1810 acres.

LESS AND EXCEPTING

Parcel B

A strip of land being located in the Southeast Quarter of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and being more particularly described as follows:

Commencing at the West Quarter Corner of said Section 13 (Basis of Bearing North 00°02'50" East - 2672.400 feet between the West Quarter corner and the Northwest corner of said Section 13) and running East for 3098.097 feet and South for 5581.983 feet to the POINT OF BEGINNING; thence South 36°43'14" East for 405.478 feet; thence South 53°16'46" West for 2.500 feet; thence South 36°43'14" East for 25.000 feet; thence North 53°16'46" East for 2.500 feet; thence South 36°43'14" East for 10.918 feet; thence North 53°16'46" East for 28.000 feet; thence North 36°43'14" West for 10.918 feet; thence North 53°16'46" East for 2.500 feet; thence North 36°43'14" West for 25.000 feet; thence South 53°16'46" West for 2.500 feet; thence North 36°43'14" West for 109.270 feet; thence North 53°16'46" East for 27.000 feet; thence North 36°43'14" West for 52.000 feet; thence South 53°16'46" West for 27.000 feet; thence North 36°43'14" West for 244.000 feet; thence with a non-tangent curve to the right having a radius of 4.000 feet, whose center bears South 22°14'35" East with a central angle of 75°31'21" (chord bearing and distance of South 74°28'54" East - 4.899 feet) for an arc length of 5.272 feet; thence South 36°43'14" East for 9.226 feet; thence with a curve to the left having a radius of 422.000 feet, with a central angle of 10°37'36" (chord bearing and distance of South 42°02'02" East - 78.156 feet) for an arc length of 78.268 feet; thence South 47°20'50" East for 108.873 feet; thence with a curve to the left having a radius of 100.500 feet, with a central angle of 05°42'38" (chord bearing and distance of South 50°12'09" East - 10.012 feet) for an arc length of 10.017 feet; thence South 53°03'28" East for 30.175 feet; thence with a curve to the right having a radius of 100.500 feet, with a central angle of 05°42'38" (chord bearing and distance of South 50°12'09" East - 10.012 feet) for an arc length of 10.017 feet; thence South 47°20'50" East for 141.434 feet; thence with a curve to the right having a radius of 580.000 feet, with a central angle of 10°37'36" (chord bearing and distance of South 42°02'02" East - 107.419 feet) for an arc length of 107.573 feet; thence South 36°43'14" East for 65.296 feet; thence South 53°27'06" West for 175.001 feet; thence North 36°43'14" West for 64.771 feet; thence with a curve to the right having a radius of 568.000 feet, with a central angle of 10°37'36" (chord bearing and distance of North 31°24'26" West - 105.196 feet) for an arc length of 105.347 feet; thence North 26°05'38" West for 27.002 feet; thence with a curve to the left having a radius of 100.500 feet, with a central angle of 05°42'38" (chord bearing and distance of North 28°56'57" West - 10.012 feet) for an arc length of 10.017 feet; thence North 31°48'16" West for 110.574 feet; thence with a curve to the right having a radius of 100.500 feet, with a central angle of 05°42'38" (chord bearing and distance of North 28°56'57" West - 10.012 feet) for an arc length of 10.017 feet; thence North 26°05'38" West for 143.305 feet; thence with a curve to the left having a radius of 418.000 feet, with a central angle of 10°37'36" (chord bearing and distance of North 31°24'26" West - 77.416 feet) for an arc length of 77.527 feet; thence North 36°43'14" West for 9.317 feet; thence with a curve to the right having a radius of 4.000 feet, with a central angle of 90°10'20" (chord bearing and distance of North 08°21'56" East - 5.665 feet) for an arc length of 6.295 feet; thence North 53°27'06" East for 2.988 feet to the POINT OF BEGINNING.

Containing 50,640 sq. ft. or 1.1625 acres.

LESS AND EXCEPTING

Parcel C

A strip of land being located in the Southeast Quarter of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and being more particularly described as follows:

Commencing at the West Quarter Corner of said Section 13 (Basis of Bearing North 00°02'50" East – 2672.400 feet between the West Quarter corner and the Northwest corner of said Section 13) and running East for 3458.219 feet and South for 6191.983 feet to the POINT OF BEGINNING; thence North 53°27'06" East for 179.102 feet; thence with a non-tangent curve to the right having a radius of 48.500 feet, whose center bears South 61°13'21" West with a central angle of 12°46'30" (chord bearing and distance of South 22°23'24" East – 10.791 feet) for an arc length of 10.814 feet; thence with a curve to the right having a radius of 92.500 feet, with a central angle of 145°41'42" (chord bearing and distance of South 56°50'42" West – 176.772 feet) for an arc length of 235.214 feet to the POINT OF BEGINNING.

Containing 9,407 sq. ft. or 0.2159 acres.

LESS AND EXCEPTING

A strip of land for the purpose of a traffic power substation said strip being located in the Southeast Quarter of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and being more particularly described as follows:

Commencing at the Southwest Corner of Section 13, Township 3 South, Range 2 West, Salt Lake Base and Meridian (Basis of Bearing North 00°02'52" East – 2619.860 feet between the Southwest Corner and the West Quarter Corner of said Section 13) and running East for 3290.379 feet; thence South for 3124.986 feet to the POINT OF BEGINNING; thence South 36°43'14" East for 52.000 feet; thence South 53°16'46" West for 27.000 feet; thence North 36°43'14" West for 52.000 feet; thence North 53°16'46" East for 27.000 feet to the POINT OF BEGINNING.

Containing 1,404 sq. ft. or 0.032 acres.

LESS AND EXCEPTING

A strip of land for the purpose of a fixed-guideway transit corridor, being located in the East Half of Section 14, the Southwest Quarter of Section 13 and Section 24 all in Township 3 South, Range 2 West Salt Lake Base and Meridian and being more particularly described as follows:

Commencing at the Northeast Corner of said Section 14 (Basis of Bearing being South 00°02'50" West – 2672.400 feet between the Northeast Corner and the East Quarter Corner of said Section 14) and running South 00°02'50" West along the east line of said Section 14 and the northerly most west line of Lot OS2 of the Amended Kennecott Master Subdivision #1 as recorded in Book 2003P at Page 303 in the office of the Salt Lake County recorder for 940.000 feet; thence North 89°55'04" West along the southerly most north line of said Lot OS2 and the southerly line of the UP&L property for 28.453 feet to the POINT OF BEGINNING; thence South 00°00'00" West for 1525.286 feet; thence North 90°00'00" East for 9.562 feet; thence South 00°00'00" West for 356.000 feet; thence North 90°00'00" West for 9.562 feet; thence South 00°00'00" West for 788.233 feet; thence with a curve to the left having a radius of 1186.000 feet, with a central angle of 36°32'54" (chord bearing and distance of South 18°16'27"

East - 743.775 feet) for an arc length of 756.536 feet; thence South 36°32'54" East for 2919.309 feet; thence with a curve to the left having a radius of 34986.000 feet, with a central angle of 00°10'20" (chord bearing and distance of South 36°38'04" East - 105.162 feet) for an arc length of 105.162 feet; thence South 36°43'14" East for 693.518 feet; thence North 53°16'46" East for 2.500 feet; thence South 36°43'14" East for 5.000 feet; thence South 53°16'46" West for 2.500 feet; thence South 36°43'14" East for 295.000 feet; thence North 53°16'46" East for 2.500 feet; thence South 36°43'14" East for 25.000 feet; thence South 53°16'46" West for 2.500 feet; thence South 36°43'14" East for 328.577 feet; thence North 53°16'46" East for 9.562 feet; thence South 36°43'14" East for 358.000 feet; thence South 53°16'46" West for 9.562 feet; thence South 36°43'14" East for 562.190 feet; thence North 53°16'46" East for 2.500 feet; thence South 36°43'14" East for 25.000 feet; thence South 53°16'46" West for 2.500 feet; thence South 36°43'14" East for 10.918 feet; thence South 53°16'46" West for 28.000 feet; thence North 36°43'14" West for 10.918 feet; thence South 53°16'46" West for 2.500 feet; thence North 36°43'14" West for 25.000 feet; thence North 53°16'46" East for 2.500 feet; thence North 36°43'14" West for 562.190 feet; thence South 53°16'46" West for 9.562 feet; thence North 36°43'14" West for 358.000 feet; thence North 53°16'46" East for 9.562 feet; thence North 36°43'14" West for 308.577 feet; thence South 53°16'46" West for 2.500 feet; thence North 36°43'14" West for 25.000 feet; thence North 53°16'46" East for 2.500 feet; thence North 36°43'14" West for 315.000 feet; thence South 53°16'46" West for 2.500 feet; thence North 36°43'14" West for 25.000 feet; thence North 53°16'46" East for 2.500 feet; thence North 36°43'14" West for 673.518 feet; thence with a curve to the right having a radius of 35014.000 feet, with a central angle of 00°10'20" (chord bearing and distance of North 36°38'04" West - 105.247 feet) for an arc length of 105.247 feet; thence North 36°32'54" West for 2919.309 feet; thence with a curve to the right having a radius of 1214.000 feet, with a central angle of 36°32'54" (chord bearing and distance of North 18°16'27" West - 761.334 feet) for an arc length of 774.397 feet; thence North 00°00'00" East for 788.233 feet; thence North 90°00'00" West for 9.562 feet; thence North 00°00'00" East for 356.000 feet; thence North 90°00'00" East for 9.562 feet; thence North 00°00'00" East for 1525.326 feet to a point on the southerly most north line of said Lot OS2; thence South 89°55'04" East along said Lot OS2 for 28.000 feet to the POINT OF BEGINNING.

Containing 259,334 sq. ft. or 5.9535 acres.

SUBJECT TO all reservations contained in this Deed; all encumbrances of record, including those contained in that certain Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Daybreak Village, recorded on December 30, 2005 as Entry No. 9598233, in Book 9237, beginning at page 5395 of the official records of the Salt Lake County Recorder, as amended and/or supplemented, and that certain Covenant for Community recorded on February 27, 2004 as Entry No. 8989517, in Book 8950, beginning at page 7722 of the official records of the Salt Lake County Recorder, as amended and/or supplemented; and all easements, restrictions, rights-of-way, covenants, or other property interests enforceable at law or in equity. Grantee is accepting the Land in its "as is, where is" condition with all faults, and Grantee acknowledges that it has had the opportunity to perform such due diligence as it deems appropriate with respect to the Land.

Grantor hereby retains and reserves (i) all oil, gas and minerals under or appurtenant to the Land, together with all rights to use or extract the same, except that Grantor shall not have the right to disturb the first 500 feet below the surface of the Land to use or extract the same, (ii) all water flowing or located under, within, or over the Land, and all water rights or water shares in any way connected or associated with or appurtenant to, the Land, and (iii) any and all pipes and ancillary equipment or fixtures constituting the secondary water transmission system to point of connection that may run on, under or through the Land.

Grantor and Grantee agree that the provisions of Paragraph 10 of Exhibit B to that certain Deed dated October 16, 2002 from Kennecott Utah Copper Corporation, as grantor, to OM Enterprises Company, as grantee, recorded in the Official Records of Salt Lake County as Instrument No. 8442505, including, without limitation, the "Well Prohibition Covenant" [which prohibits drilling of water wells on the land] and the "Subsequent Transfer Covenant" [which requires that the Well Prohibition Covenant be inserted in all future deeds for such land] (as such terms are defined in such Paragraph 10), are hereby incorporated into this Deed and shall be binding on Grantee, its successors and assigns.

Grantor hereby dedicates the Land for use as public right-of-way.

WITNESS the hand of Grantor this 13 day of May, 2008.

**KENNECOTT LAND RESIDENTIAL
DEVELOPMENT COMPANY,**
a Delaware corporation

By: Russell K Sanford
Name: Russell K. Sanford
Title: VICE PRESIDENT

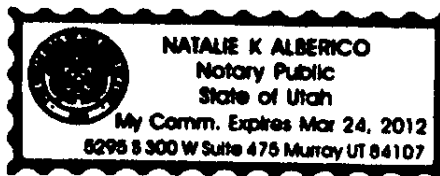
STATE OF Utah)
) : ss.
COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me this 13 day of May, 2008, by Russell K. Sanford, the Vice President of Kennecott Land Residential Development Company, a Delaware corporation.

Natalie K. Alberico
NOTARY PUBLIC
Residing at: _____

My Commission Expires:

March 24, 2012



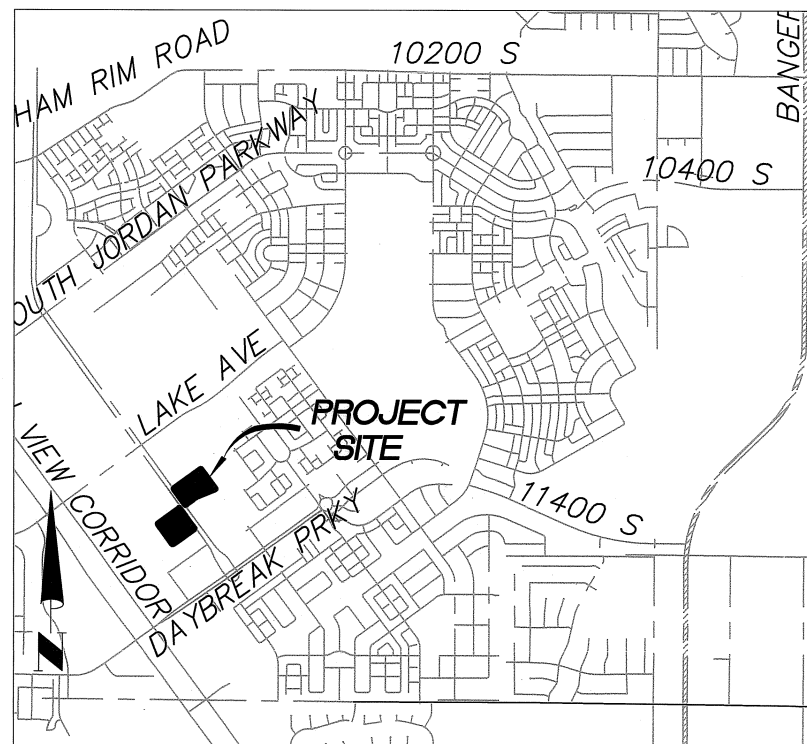
DAYBREAK SOUTH STATION PLAT 3
AMENDING LOT T4 OF THE KENNECOTT MASTER
SUBDIVISION #1 AMENDED

Located in the North Half of Section 24, T35, R2W,
Salt Lake Base and Meridian

Containing 3 C-Lots 5.956 acres
Street Right-of-Way 2.566 acres
(Street Right-of-Way includes 0.000 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 8.522 acres

DEVELOPED BY:

Daybreak Communities
11248 Kestrel Rise Road, Suite 201
South Jordan, Utah 84009



VICINITY MAP

SURVEYOR'S CERTIFICATE

I, Marshall D. Byrd do hereby certify that I am a Professional 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 SOUTH STATION PLAT 3 and the same has been correctly surveyed and staked on the ground as shown on this plat.

Marshall D. Byrd

Professional Land Surveyor
Utah Certificate No. 6390728



4/17/2020
Date

BOUNDARY DESCRIPTION:

Beginning at the intersection of the Northeastly right-of-way line of Grandville Avenue and the Northwestly right-of-way line of Black Twig Drive, said point lies South 89°55'30" East 2314.465 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, T35, R1W) and North 3501.541 feet from the Southwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Northeastly right-of-way line of Grandville Avenue North 36°43'14" West 323.862 feet; thence North 53°27'06" East 550.464 feet; thence South 36°32'54" East 404.490 feet to said Northwestly right-of-way line of Black Twig Drive; thence along said Northwestly right-of-way line the following (3) courses: 1) South 67°31'47" West 267.693 feet to a point on a 532.500 foot radius tangent curve to the left, (radius bears South 22°28'19" East, Chord: South 60°24'17" West 192.100 feet); 2) along the arc of said curve 132.441 feet through a central angle of 14°15'01"; 3) South 53°16'46" West 159.212 feet to the point of beginning.

Property contains 4.393 acres.

Also together with the following described tract of land:

Beginning at the Northwest Corner of the Daybreak South Station Library subdivision, said point lies South 89°55'30" East 212.526 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, T35, R1W) and North 2836.823 feet from the Southwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North 36°32'54" West 411.672 feet; thence North 53°16'46" East 435.508 feet to a Right-of-Way Outclaim Deed recorded as Entry No. 10429973 in Book 4607 at Page 4745 in the Office of the Salt Lake County Recorder; thence along said Right-of-Way Outclaim Deed South 36°43'14" East 413.118 feet to the North Corner of said Daybreak South Station Library; thence along said Daybreak South Station Library the following (2) courses: 1) South 53°28'22" West 367.735 feet; 2) South 53°27'06" West 64.000 feet to the point of beginning.

Property contains 4.129 acres.

NOTES:

- In conjunction with the recordation of this plat for DAYBREAK SOUTH STATION PLAT 3, 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 (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 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: (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.
- 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 consent.
- From and after recordation of this plat, any amendment thereto or further subdivision thereof or within thereunto 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 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.
- 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 intermingled 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 views, 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 development.
- For any "P" lots or "O" lots with paved sidewalks and/or walkways constructed thereon, the Owner hereby grants a public access easement thereon for public use by pedestrians and non-motorized vehicles for the purpose of reasonable access, ingress and egress over and across such paved sidewalks and/or walkways. Such public access easement areas and improvements shall be maintained by the Daybreak community association or applicable sub-association.
- The signature of South Valley Sewer District on this Plat does not constitute approval of the owner(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.

EASEMENT NOTE:

Owner certifies that the easements, claims of easements, or encumbrances on the platted property which are shown by public record on this plat based on the title report issued by PERIGEE CONSULTING LLC, Order Number 2013834 JM, Amendment No. 1 with an effective date of April 20, 2020.

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.

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 ("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 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 CCRs, 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.

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 SOUTH STATION PLAT 3
AMENDING LOT T4 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
29th day of APRIL, A.D., 2020.

VP Daybreak Operations LLC,
a Delaware limited liability company

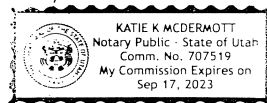
By: Daybreak Communities LLC,
a Delaware limited liability company
Its: Project Manager

Ty K. McCutcheon
Ty K. McCutcheon
President & CEO

CORPORATE ACKNOWLEDGMENT

"The Owner's Dedication was acknowledged before me this 29th day of April, 2020, 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."

Notary Public
Notary Public



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:

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In witness whereof I have here unto set my hand this
29th day of APRIL, A.D., 2020.

VP Daybreak Devco LLC,
a Delaware limited liability company

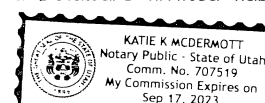
By: Daybreak Communities LLC,
a Delaware limited liability company
Its: Project Manager

Ty K. McCutcheon
Ty K. McCutcheon
President & CEO

CORPORATE ACKNOWLEDGMENT

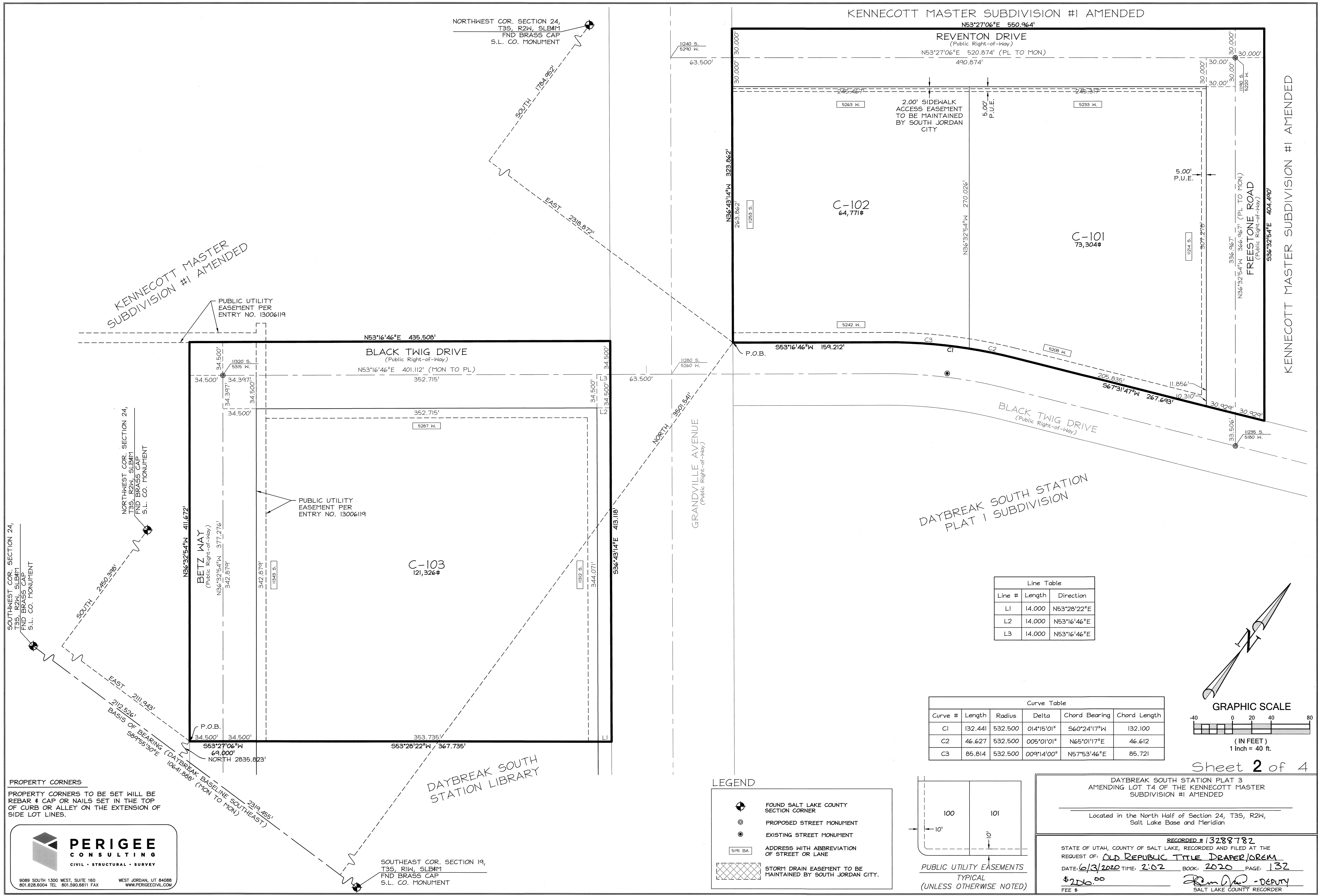
"The Owner's Dedication was acknowledged before me this 29th day of April, 2020, by Ty K. McCutcheon as President & CEO for Daybreak Communities LLC, a Delaware limited liability company, the project manager of VP Daybreak Devco LLC, a Delaware limited liability company."

Notary Public
Notary Public



<p>EASEMENT APPROVAL</p> <p>CENTURY LINK: <u>Paul Dilling</u> DATE: <u>4-20-2020</u></p> <p>PACIFICORP: <u>[Signature]</u> DATE: <u>4-20-2020</u></p> <p>DORNING ENERGY: <u>[Signature]</u> DATE: <u>4-14-20</u></p> <p>COPCAST: <u>[Signature]</u> DATE: <u>4-16-20</u></p>	<p>SALT LAKE VALLEY HEALTH DEPARTMENT</p> <p>APPROVED AS TO FORM THIS <u>27</u> DAY OF <u>April</u>, A.D., 20<u>20</u>.</p> <p><u>[Signature]</u> SALT LAKE VALLEY HEALTH DEPARTMENT</p>	<p>SOUTH VALLEY SEWER DISTRICT</p> <p>APPROVED AS TO FORM THIS <u>27</u> DAY OF <u>April</u>, A.D., 20<u>20</u>.</p> <p><u>[Signature]</u> GENERAL MANAGER</p>	<p>PLANNING DEPARTMENT</p> <p>APPROVED AS TO FORM THIS <u>6th</u> DAY OF <u>May</u>, A.D., 20<u>20</u>.</p> <p><u>[Signature]</u> CITY PLANNER</p>	<p>SOUTH JORDAN CITY ENGINEER</p> <p>I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.</p> <p><u>5/6/2020</u> <u>[Signature]</u> DATE SOUTH JORDAN CITY ENGINEER</p>	<p>OFFICE OF THE CITY ATTORNEY</p> <p>APPROVED AS TO FORM THIS <u>12</u> DAY OF <u>MAY</u>, A.D., 20<u>20</u>.</p> <p><u>[Signature]</u> ATTORNEY FOR SOUTH JORDAN CITY</p>	<p>SOUTH JORDAN CITY MAYOR</p> <p>APPROVED AS TO FORM THIS <u>12</u> DAY OF <u>MAN</u>, A.D., 20<u>20</u>.</p> <p><u>[Signature]</u> MAYOR</p>	<p>STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: <u>OLD REPUBLIC TITLE DRAPER/OREM</u></p> <p>DATE: <u>6/3/2020</u> TIME: <u>2:02</u> BOOK: <u>2020</u> PAGE: <u>132</u></p> <p>\$<u>206.00</u> FEE \$</p> <p><u>[Signature]</u> DEPUTY SALT LAKE COUNTY RECORDER</p>
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20-24-126-003
20-24-178-002 20-24-17; 21



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.

PERIGEE CONSULTING
 CIVIL • STRUCTURAL • SURVEY

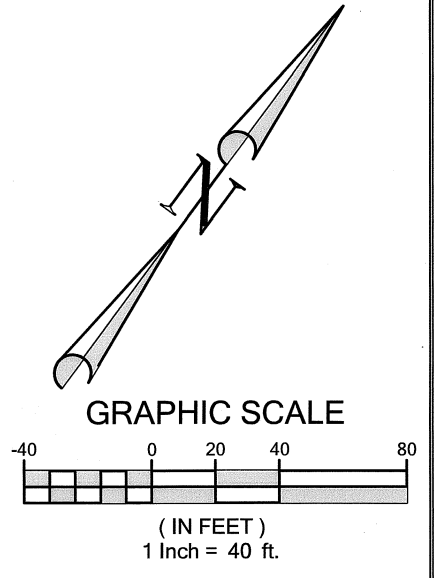
9089 SOUTH 1300 WEST, SUITE 160 WEST JORDAN, UT 84088
 801.628.6004 TEL. 801.590.6611 FAX WWW.PERIGEECONSULTING.COM

Line Table

Line #	Length	Direction
L1	14.000	N53°28'22"E
L2	14.000	N53°16'46"E
L3	14.000	N53°16'46"E

Curve Table

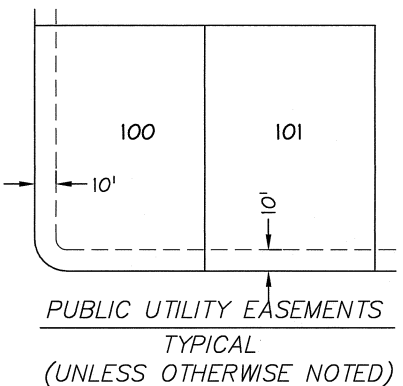
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	132.441	532.500	01°4'15"01"	S60°24'17"W	132.100
C2	46.627	532.500	005°01'01"	N65°01'17"E	46.612
C3	85.814	532.500	009°14'00"	N57°53'46"E	85.721



Sheet 2 of 4

LEGEND

- FOUND SALT LAKE COUNTY SECTION CORNER
- PROPOSED STREET MONUMENT
- EXISTING STREET MONUMENT
- ADDRESS WITH ABBREVIATION OF STREET OR LANE
- STORM DRAIN EASEMENT TO BE MAINTAINED BY SOUTH JORDAN CITY.



DAYBREAK SOUTH STATION PLAT 3
 AMENDING LOT T4 OF THE KENNECOTT MASTER SUBDIVISION #1 AMENDED

Located in the North Half of Section 24, T35, R2W, Salt Lake Base and Meridian

RECORDED # 3288782

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: **OLD REPUBLIC TITLE DRAPER/OREM**

DATE: **6/3/2020** TIME: **2:02** BOOK: **2020** PAGE: **132**

\$220.00
 FEE \$

Ramona - DEPUTY
 SALT LAKE COUNTY RECORDER

KENNECOTT MASTER SUBDIVISION #1 AMENDED

KENNECOTT MASTER SUBDIVISION #1 AMENDED

REVENTON DRIVE

C-102

C-101

KENNECOTT MASTER SUBDIVISION #1 AMENDED

BLACK TWIG DRIVE

C-103

BETZ WAY

GRANDVILLE AVENUE

DAYBREAK SOUTH STATION PLAT 1 SUBDIVISION

BLACK TWIG DRIVE




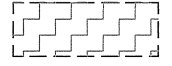
DAYBREAK SOUTH STATION LIBRARY

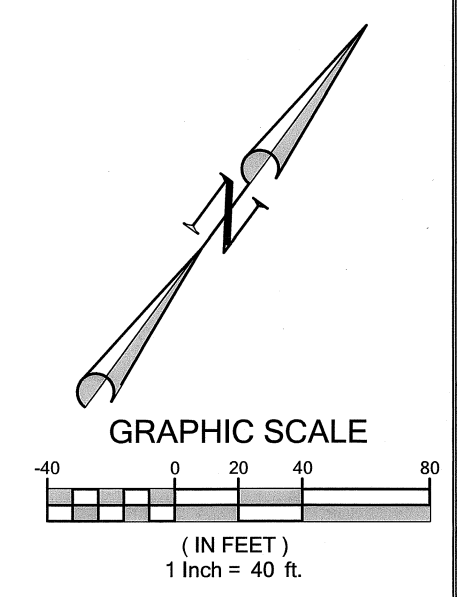
PROPERTY CORNERS
PROPERTY CORNERS TO BE SET WILL BE REBAR # 4 CAP OR NAILS SET IN THE TOP OF CURB OR ALLEY ON THE EXTENSION OF SIDE LOT LINES.

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801.628.6004 TEL 801.590.6811 FAX WWW.PERIGEECIVIL.COM

LEGEND

-  EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 10928 PAGE 3631
-  EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 10756 PAGE 2480
-  EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 10711 PAGE 5225
-  EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 10891 PAGE 75



Sheet 3 of 4

DAYBREAK SOUTH STATION PLAT 3
AMENDING LOT T4 OF THE KENNECOTT MASTER SUBDIVISION #1 AMENDED

Located in the North Half of Section 24, T35, R2N,
Salt Lake Base and Meridian

RECORDED # 13288782

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF: OLD REPUBLIC TITLE DRAPER/OREM

DATE: 6/3/2020 TIME: 2:02 BOOK: 2020 PAGE: 132

\$206.00
FEE \$

[Signature] - DEPUTY
SALT LAKE COUNTY RECORDER

