

DATE: 12/16/09 TIME: 10:04:37 AM DRAWING NAME: OF: 17-SUB-DIVISION
REVISION: S.L.B.M. NOISE PLATTING UNIT
PLATTING UNIT: SALT LAKE COUNTY RECORDER'S OFFICE

NOTES:

1. In conjunction with the recordation of this plat for Kennecott Daybreak University Medical #1 ("Plat"), 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").

2. The "tract" subdivided by this Plat is hereby specifically subjected to a reservation by the Owner of (i) all oil, gas, geothermal and mineral rights and interests under or appurtenant to the "tract" subdivided by this Plat, and (ii) all water flowing or located under, within, over, or through the "tract" subdivided by this Plat, including, without limitation, all storm water and reclaimed water. The "tract" subdivided by this Plat is further subject to all easements, restrictions, reservations, rights-of-way, shortages in area, encroachments, or other encumbrances, whether such matters are of record or otherwise enforceable at law or in equity.

3. All areas identified on this Plat as public rights-of-way are intended for public use and are hereby dedicated for the perpetual use of the public pursuant to the Owner's dedication shown hereon. All other areas are not dedicated for public use by this Plat. Lots designated as "O" and "P" are to be dedicated or donated to either: (i) the city or other governmental entity, or (ii) an owners' association for common area use, in a subsequently recorded instrument or an amendment to this Plat. Any easement shown on this Plat that is not specifically referred to as "public" is reserved to Owner or to Owner's designee.

4. The Owner reserves, in favor of Daybreak Secondary Water Distribution Company, a Delaware corporation, easements over, across and under all streets, public rights-of-way, alleys, and other public use areas, and 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 PUEDE 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 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.

7. 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 shown by public records are shown on this plat based on the title report issued by First American Title, Order Number 27-23776, Amendment No. 2, with an effective date of November 22, 2009.

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 PUEDE easement is hereby granted an easement over and through such "P" and/or "O" lots, public right-of-way and/or PUEDE easement 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 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 275, 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.

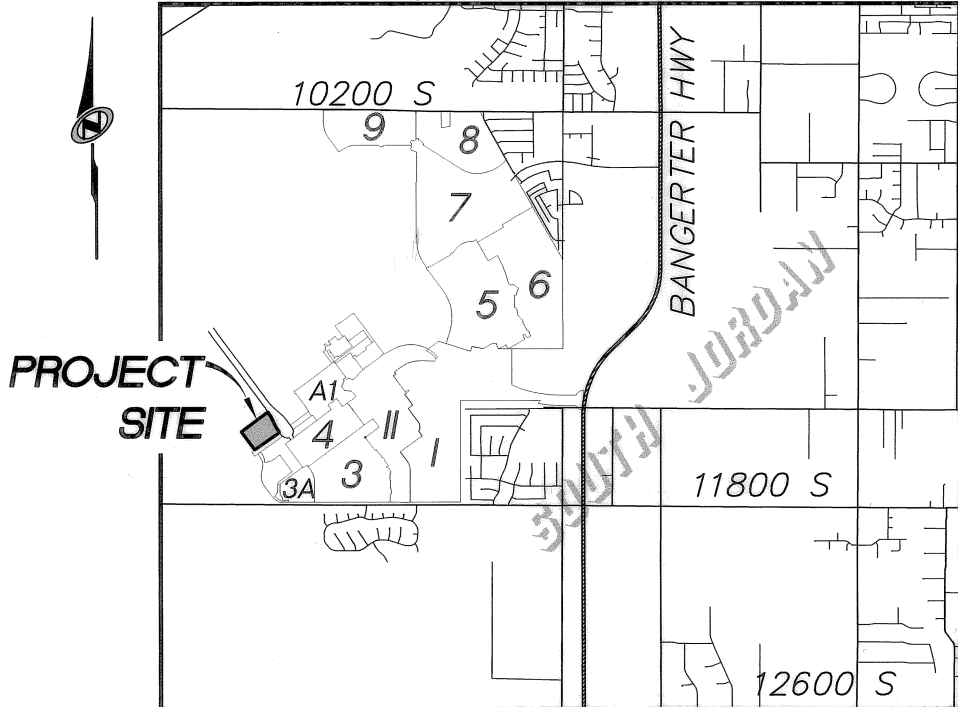
KENNECOTT DAYBREAK UNIVERSITY MEDICAL #1 AMENDING A PORTION OF LOT T4 OF THE KENNECOTT MASTER SUBDIVISION #1 AMENDED

Located in the South Half of Section 24, T.35, R.2W, S.L.B.#1.

Containing 5 C-Lots	9.388 acres
Street Right-of-Way	2.164 acres
(Street Rights-of-Way includes 0.41 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	11.552 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 UNIVERSITY MEDICAL #1
AMENDING A PORTION OF 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
8th day of December, A.D., 2009.

Kennecott Land Residential Development Company, by Vice President Daybreak.

Ty K. McCutcheon
Vice President Daybreak

CORPORATE ACKNOWLEDGMENT

The Owner's Dedication was acknowledged before me this 8th day of December, 2009, by Ty K. McCutcheon as Vice President Daybreak for Kennecott Land Residential Development Company, a Delaware corporation.

Carolyn Mable
Notary Public
State of Utah
My Comm. Expires Jan 14, 2015
2595 S Commerce Dr Suite 475
Murray UT 84107

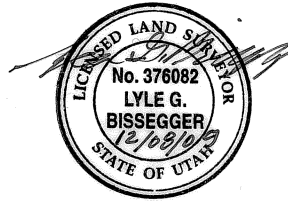
SURVEYOR'S CERTIFICATE

I, Lyle G. Bisseger 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 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 Kennecott Daybreak University Medical #1 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.

October 30, 2009

Date of Survey

Lyle G. Bisseger
Professional Land Surveyor
Utah Certificate No. 376082



BOUNDARY LEGAL DESCRIPTION:

BEING A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF SECTION 24, T.35, R.2W., OF THE S.L.B.#1, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 24; THENCE S89°58'42"E ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 658.12 FEET;

THENCE LEAVING SAID LINE N00°01'18"E, A DISTANCE OF 1803.04 FEET TO THE INTERSECTION OF THE NORTHWESTERLY LINE OF DAYBREAK PARKWAY AND THE SOUTHWESTERLY LINE OF THAT QUIT CLAIM DEED RECORDED MAY 5, 2008 AS ENTRY NUMBER 10429473 IN BOOK 9607 AT PAGE 4745 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER AND BEING THE POINT OF BEGINNING;

THENCE ALONG THE NORTHWESTERLY LINE OF SAID DAYBREAK PARKWAY THE FOLLOWING (3) THREE COURSES;

1. S53°27'06"W, A DISTANCE OF 37.56 FEET TO A POINT ON A 926.50 FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS N36°32'54"W;

2. THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 01°25'55", A DISTANCE OF 23.16 FEET;

3. THENCE S54°53'01"W, A DISTANCE OF 737.71 FEET;

THENCE LEAVING SAID LINE N87°11'45"W, A DISTANCE OF 34.57 FEET TO A POINT ON A 2536.00 FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS N52°48'15"E;

THENCE NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 00°38'51", A DISTANCE OF 28.66 FEET;

THENCE N86°32'54"W, A DISTANCE OF 530.55 FEET;

THENCE N53°27'06"E, A DISTANCE OF 869.41 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID QUIT CLAIM DEED;

THENCE ALONG SAID LINE THE FOLLOWING (5) FIVE COURSES:

1. S36°43'14"E, A DISTANCE OF 68.46 FEET TO A POINT ON A 375.50 FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS S53°16'46"W;

2. THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 10°37'36", A DISTANCE OF 69.64 FEET;

3. THENCE S26°05'30"E, A DISTANCE OF 300.33 FEET TO A POINT ON A 622.50 FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH BEARS N63°54'22"E;

4. THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 10°37'36", A DISTANCE OF 115.46 FEET;

5. THENCE S36°43'14"E, A DISTANCE OF 64.61 FEET TO THE POINT OF BEGINNING.

CONTAINING 503,205 SQUARE FEET OR 11.552 ACRES MORE OR LESS

BASIS OF BEARINGS
SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 24, T.35, R.2W., OF THE S.L.B.#1.
ASSUMED TO BEAR S89°58'42"E

Sheet 1 of 3

NOLTE
BEYOND ENGINEERING

5217 SOUTH STATE STREET, SUITE 300
801.745.1300 TEL. 801.745.1300 FAX
MURRAY, UT 84107
WWW.NOLTE.COM

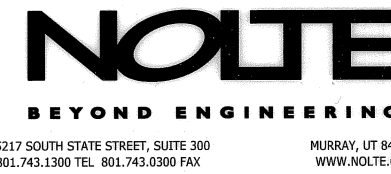
EASEMENT APPROVAL QUEST: DATE: 12-9-09 PACIFICORP. DATE: 12-9-09 QUESTAR GAS DATE: 12-9-09 CONCAST. DATE: 12-9-09	SALT LAKE VALLEY HEALTH DEPARTMENT APPROVED AS TO FORM THIS 9 th DAY OF December, 2009. SALT LAKE VALLEY HEALTH DEPARTMENT	SOUTH VALLEY SEWER DISTRICT APPROVED AS TO FORM THIS 8 th DAY OF December, A.D., 2009. GENERAL MANAGER	PLANNING DEPARTMENT APPROVED AS TO FORM THIS 9 th DAY OF December, A.D., 2009, BY THE SOUTH JORDAN PLANNING DEPARTMENT. 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. 12/16/09 DATE SOUTH JORDAN CITY ENGINEER	OFFICE OF THE CITY ATTORNEY APPROVED AS TO FORM THIS 14 th DAY OF December, A.D., 2009. ATTORNEY FOR SOUTH JORDAN CITY	SOUTH JORDAN CITY MAYOR APPROVED AS TO FORM THIS 15 th DAY OF December, A.D., 2009. MAYOR	RECORDING #10861027 RECORDED #10861027 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: First American Title DATE: 12/17/09 TIME: 10:20 AM BOOK: 2009P PAGE: 182 \$95.00 FEE \$ #9522 SALT LAKE COUNTY RECORDER
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DATE: 12/09/09 TIME: 10:04:52 AM USER: JLD DATE: 12/09/09 TIME: 10:04:52 AM USER: JLD
DRAWN: S.S.I. BY: JLD CHECKED: JLD DATE: 12/09/09 TIME: 10:04:52 AM USER: JLD
FILE: \\S:\Projects\2009\12\09\12090452\12090452.dwg PLOT: 12090452.dwg PLOT: 12090452.dwg

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
△ PLAT 1	2.5723	22.23	2.28	5.23	26.0377	0.00	58.35	SEE AMENDED PLAT 1	
△ PLAT 1 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	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	15.7189	21	6,340.29
TOWNEHOME 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	5.89	0.00	0.00	20.4643	9	2,105.88
△ PLAT 4	0.7252	0.3496	0.24	1.97	0.00	0.00	3.2848	SEE AMENDED 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	0.0000	0.00	0.00	0.00	0.00	0.00	0.0	0.00
△ 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
△ PLAT 7	16.3272	7.6526	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	1,640.56
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	7.6526	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	7.6526	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	22.17	2.28	5.23	26.0377	0.00	58.29	SEE AMENDED PLAT 1	
DAYBREAK VILLAGE PARKWAY SUBDIVISION FROM PLAT A1 TO THE EAST FRONTAGE ROAD	0.0000	0.0000	1.36	0.00	0.00	0.00	* 1.36	0.0	0.00
APARTMENT VENTURE #1	0.0000	0.0000	1.30	1.14	0.00	0.00	* 2.44	0.0	0.00
PLAT 3C	0.0000	0.0000	0.84	0.00	0.00	0.00	0.84	0.0	0.00
DAYBREAK VILLAGE PARKWAY SUBDIVISION 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 1	0.0000	0.0000	0.19	0.22	0.00	0.00	0.41	0.0	0.00
△ COMMERCE PARK PLAT 2	0.0000	0.0000	0.47	0.00	0.00	0.00	* 0.47	0.0	0.00
PLAT 8A-1	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 1	2.1490	0.0000	1.49	0.00	0.00	0.00	3.6390	7	1,028.00
△ 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	0.00	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	0
VILLAGE 4A PLAT 3	2.9531	0.0000	1.56	0.37	0.00	0.00	4.8831	3	1,283.96
UNIVERSITY MEDICAL #1	0.0000	0.0000	0.41	0.00	0.00	0.00	0.41	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 UNIVERSITY MEDICAL #1
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, S.1.B.#1.

RECORDED # 10861027
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF: Fish American Title
DATE: 12/17/09 TIME: 10:20 AM BOOK: 2009P PAGE: 182
\$95.00
SALT LAKE COUNTY RECORDER