

DATE: 10/20/10 TIME: 8:30:27 INFORMATION: KENNECOTT DAYBREAK PLAT 3E SUBDIVISION AMENDING LOT T4 OF THE KENNECOTT MASTER SUBDIVISION #1 AMENDED AND ALSO AMENDING LOT O-103 OF THE KENNECOTT DAYBREAK PLAT 4 SUBDIVISION

LESS AND EXCEPT LEGAL DESCRIPTIONS:

Parcel A
A PARCEL OF LAND 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 SOUTH QUARTER CORNER OF SAID SECTION 24; THENCE S89°58'42"E ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 637.273 FEET;
THENCE LEAVING SAID LINE N00°01'01"E A DISTANCE OF 120.269 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF THE KENNECOTT DAYBREAK PLAT 3C SUBDIVISION RECORDED IN BOOK 2008P AT PAGE 229 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER SAID POINT ALSO BEING THE POINT OF BEGINNING;

Parcel B
A PARCEL OF LAND 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 SOUTH QUARTER CORNER OF SAID SECTION 24; THENCE S89°58'42"E ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 587.479 FEET;
THENCE LEAVING SAID LINE N00°01'01"E A DISTANCE OF 1164.329 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF THE KENNECOTT DAYBREAK PLAT 3C SUBDIVISION RECORDED IN BOOK 2008P AT PAGE 229 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER SAID POINT ALSO BEING THE POINT OF BEGINNING;

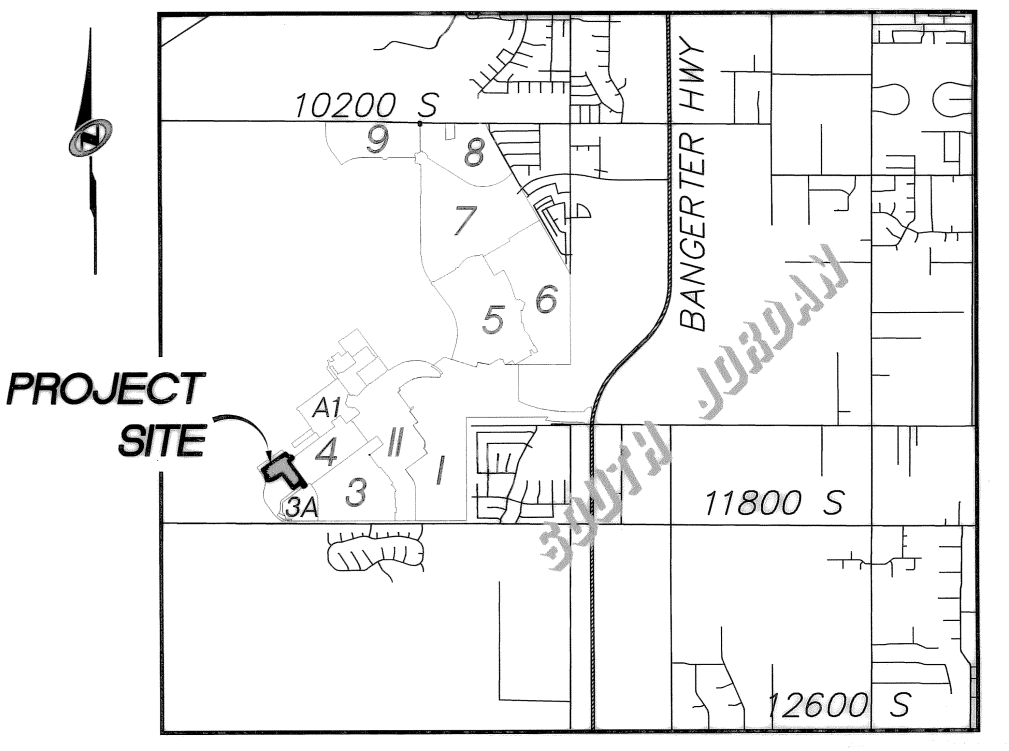
EASEMENT NOTE:
Owner certifies that the easements, claims of easements, or encumbrances on the platted property which are shown by public records are shown on this plat based on the title report issued by First American Title, Order Number 051-533431, Amendment No. 1 with an effective date of October 7, 2010.

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 RUMDE easement is hereby granted an easement over and through such "P" and/or "O" lots, public rights-of-way and/or RUMDE 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 ("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 or amended.

KENNECOTT DAYBREAK PLAT 3E SUBDIVISION
AMENDING LOT T4 OF THE
KENNECOTT MASTER SUBDIVISION #1 AMENDED
AND ALSO AMENDING LOT O-103 OF THE
KENNECOTT DAYBREAK PLAT 4 SUBDIVISION
Located in the Southeast Quarter of Section 24, T.3S, R.2W, S.L.B.#11.

Table with 2 columns: Description and Area. Rows include: Containing 33 Lots (2.704 acres), Containing 1 P-Lot (0.025 acres), Containing 2 Alpha Parcels (5.305 acres), Containing 1 Public Lane (0.081 acres), Street Right-of-Way (1.410 acres), Street Rights-of-Way includes 0.36 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 (9.625 acres)



NOTES:
1. In conjunction with the recordation of this plat for Kennecott Daybreak Plat 3E Subdivision ("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. 868157, 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").

OWNER'S DEDICATION
Know all men by these presents that I, the undersigned owner of the above described tract of land, hereafter known as:

KENNECOTT DAYBREAK PLAT 3E SUBDIVISION
AMENDING LOT T4 OF THE
KENNECOTT MASTER SUBDIVISION #1 AMENDED
AND ALSO AMENDING LOT O-103 OF THE
KENNECOTT DAYBREAK PLAT 4 SUBDIVISION
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 11th day of October, A.D., 2010.
Ty K. McCutcheon
Vice President Daybreak

CORPORATE ACKNOWLEDGMENT
The Owner's Dedication was acknowledged before me this 11th day of October, 2010, by Ty K. McCutcheon as Vice President Daybreak for Kennecott Land Residential Development Company, a Delaware corporation.
Notary Public

7. 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.
8. The signatures of South Valley Sewer District on this plat do 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.
9. Lots 108 and 109 are traversed by a utility lateral which serves one or more adjacent or nearby lots. Such utility laterals may or may not be located within public utility easements. In such event, any lot traversed by such a lateral shall be burdened by an easement along said lateral for the maintenance, repair and replacement of said lateral in favor of the other residence(s) served by said lateral. The terms of this easement shall be governed by the provisions of Note 10 hereof. The owner of any lot served by such a lateral shall be responsible for the cost of its maintenance, repair and replacement.
10. The easements created in Note 9 on this Plat shall be governed by the following standards. Such easements shall be sufficiently narrow so as to only encompass the property areas reasonably needed to access the utility laterals so as to perform such maintenance, repair and replacement. The benefited party shall provide at least 72 hour notice to the burdened property owner prior to entering onto the easement area, except in cases of emergency and then shall provide such notice as is practicable. 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. The use of any easement shall be in a manner calculated to cause the least inconvenience practicable to the ownership, use and enjoyment of the burdened property, consistent with the use of the easement as described herein. The burdened property owner reserves the right to use or develop the burdened property for any purpose, subject to all other rules, regulations, and restrictions included on this Plat, in the Charter, Covenant, or of the respective owners' association, so long as it does not materially interfere with the use of the easement.

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 and streets, hereafter to be known as Kennecott Daybreak Plat 3E Subdivision Amending Lot T4 of the Kennecott Master Subdivision #1 Amended and also Amending Lot O-103 of the Kennecott Daybreak Plat 4 Subdivision and that same has been correctly surveyed and staked on the ground as shown on this plat.
August 17, 2010
Date of Survey
Lyle G. Bissegger
Professional Land Surveyor
Utah Certificate No. 376082

BOUNDARY LEGAL DESCRIPTION:
A PARCEL OF LAND 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 SOUTH QUARTER CORNER OF SAID SECTION 24; THENCE S89°58'42"E ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 905.982 FEET;
THENCE LEAVING SAID LINE N00°01'01"E A DISTANCE OF 839.059 FEET TO A POINT ON THE EASTERLY BOUNDARY OF THE KENNECOTT DAYBREAK PLAT 3C SUBDIVISION RECORDED IN BOOK 2008P AT PAGE 229 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID KENNECOTT DAYBREAK VUE PARKWAY SUBDIVISION THE FOLLOWING THREE (3) COURSES:
1. THENCE N54°53'01"E, FOR A DISTANCE OF 310.99 FEET TO A POINT ON A 1073.500 FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH BEARS N36°06'59"14";
2. THENCE NORTHEASTERLY ALONG SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 01°25'55" (CHORD BEARING AND DISTANCE OF N64°10'03"E - 26.829 FEET) FOR A DISTANCE 26.829 FEET;
3. THENCE N53°27'06"E, FOR A DISTANCE OF 45.145 FEET TO A POINT ON A 130.500 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, THE CENTER OF WHICH BEARS N43°44'46"E, SAID POINT ALSO BEING ON THE WESTERLY LINE OF THE SOUTH JORDAN CITY QUIT CLAIM DEED RECORDED MAY 16, 2008 AS ENTRY NO.10424973 IN BOOK 9607 AT PAGE 4745 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER;
THENCE ALONG THE WESTERLY LINE OF SAID SOUTH JORDAN CITY QUIT CLAIM DEED THE FOLLOWING TWO (2) COURSES:
1. THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 61°17'18" (CHORD BEARING AND DISTANCE OF S76°53'53"E - 133.033 FEET) FOR A DISTANCE OF 133.033 FEET;
2. THENCE S36°32'54"E, FOR A DISTANCE OF 67.114 FEET TO A COMMON POINT ON THE NORTHERLY LINE OF ALLEY 4 AND THE NORTHERLY BOUNDARY OF THE KENNECOTT DAYBREAK PLAT 4 SUBDIVISION RECORDED IN BOOK 2008P AT PAGE 160 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER;
THENCE ALONG THE NORTHERLY LINE OF SAID ALLEY 4 THE FOLLOWING THREE (3) COURSES:
1. THENCE S53°27'06"14", FOR A DISTANCE OF 67.000 FEET TO A POINT ON A 41.000 FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH BEARS S36°32'54"E;
2. THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 90°00'00" (CHORD BEARING AND DISTANCE OF S08°27'06"14" - 57.983 FEET) FOR A DISTANCE OF 64.403 FEET;
3. THENCE S36°32'54"E, FOR A DISTANCE OF 170.34 FEET;
THENCE S53°27'06"14", FOR A DISTANCE OF 78.00 FEET;
THENCE N36°32'54"14", FOR A DISTANCE OF 55.97 FEET;
THENCE S53°27'06"14", FOR A DISTANCE OF 283.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 135,154 SQ. FT OR 3.103 ACRES
BASIS OF BEARINGS
SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN; ASSUMED TO BEAR S 89°58'42"E

Approval stamps and signatures from various departments: ASSESSMENT APPROVAL, SALT LAKE VALLEY HEALTH DEPARTMENT, SOUTH VALLEY SEWER DISTRICT, PLANNING DEPARTMENT, SOUTH JORDAN CITY ENGINEER, OFFICE OF THE CITY ATTORNEY, SOUTH JORDAN CITY MAYOR, and SALT LAKE COUNTY RECORDER. Includes dates and times of approval.

DEVELOPED BY: KENNECOTT LAND RESIDENTIAL DEVELOPMENT COMPANY
4700 Daybreak Parkway
South Jordan, Utah 84095
Phone (801) 204-2000
NOLTE BEYOND ENGINEERING
1217 SOUTH STATE STREET, SUITE 300
801.243.1300 TEL. 801.743.0300 FAX
NURRAY, UT 84107
WWW.NOLTE.COM

RECORDED # 11072222
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: First American Title
DATE: 11/02/10 TIME: 3:29 PM BOOK: 2010P PAGE: 176
FEE \$ 150.00
SALT LAKE COUNTY RECORDER

DATE: 10/27/20 DATE: 8/24/08 DRAWING NO.: 10/0000
 BY: S.J.S. SERVICE: NOLTE PUTNEY HILL ROAD
 CHECKED: S.J.S. SERVICE: NOLTE PUTNEY HILL ROAD
 TITLE: KENNECOTT DAYBREAK VIEW PARKWAY SUBDIVISION

LEGEND:

- FOUND SALT LAKE COUNTY SECTION CORNER
- PROPOSED STREET MONUMENT
- EXISTING STREET MONUMENT
- (M-1) MONUMENT TO MONUMENT
- ▽ PROPOSED FIRE HYDRANT
- SQUARE FOOTAGE FOR EACH LOT
- 10' PUBLIC UTILITY EASEMENT UNLESS NOTED OTHERWISE
- LESS AND EXCEPT ALPHA PARCELS

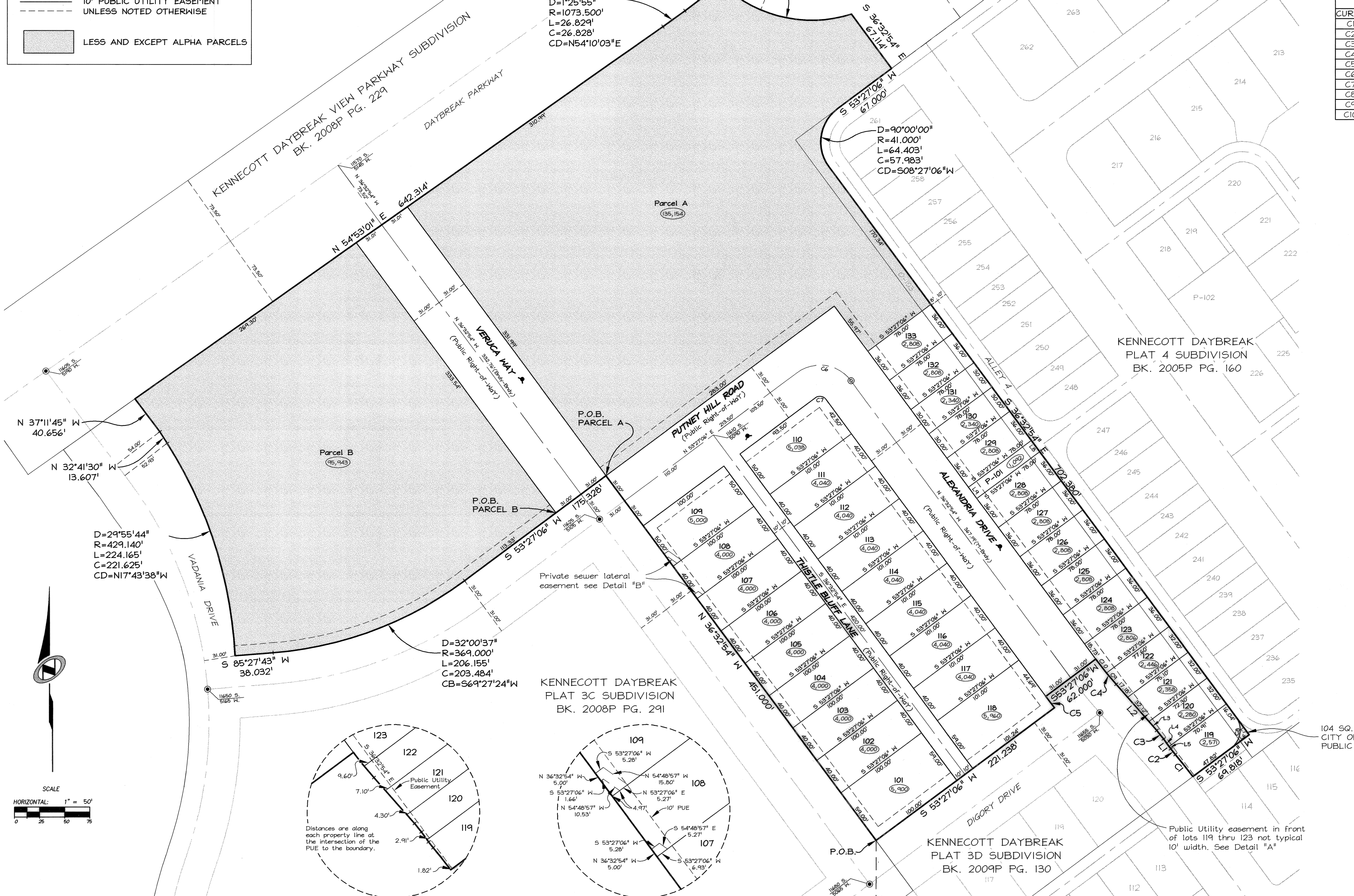
PROPERTY CORNERS:
 PROPERTY CORNERS TO BE SET WILL CONSIST OF REBAR AND CAPS MARKED "NOLTE ASSOCIATES" WHICH WILL BE ESTABLISHED AT FRONT AND REAR LOT CORNERS EXCEPT WHEREAS THEY MAY BE SUBSTITUTED FOR COPPER RIVETS LOCATED IN THE TBC ON THE EXTENSION OF SIDE LOT LINES AND/OR IN THE CONCRETE IN THE CASE OF THE PROPERTY CORNER BEING LOCATED ADJACENT TO A LANE.

SOUTH JORDAN CITY
 QUIT CLAIM DEED
 RIGHT-OF-WAY
 BK. 9607 PG. 4745

LINE	BEARING	LENGTH
L1	N 36°06'04" W	12.220'
L2	N 41°32'54" W	61.022'
L3	S 41°32'54" E	11.791'
L4	S 36°06'04" E	9.334'
L5	S 36°06'04" E	2.886'
L6	N 53°27'06" E	22.000'
L7	N 36°32'54" W	22.000'
L8	N 36°32'54" W	14.000'
L9	N 36°32'54" W	14.000'

CURVE	DELTA	RADIUS	LENGTH	CH. BEARING	CHORD
C1	3°43'30"	429.000'	27.891'	N 38°24'40" W	27.886'
C2	4°10'21"	100.000'	7.282'	N 38°11'14" W	7.281'
C3	5°26'52"	115.000'	10.433'	N 38°42'29" W	10.429'
C4	5°00'00"	369.000'	32.201'	N 39°02'54" W	32.191'
C5	1°54'08"	431.000'	14.310'	S 37°29'59" E	14.309'
C6	9°00'00"	38.500'	60.476'	N 81°32'54" W	54.447'
C7	9°00'00"	7.500'	11.781'	N 81°32'54" W	10.607'
C8	9°00'00"	22.000'	34.558'	N 08°27'06" E	31.113'
C9	2°19'02"	369.000'	14.923'	S 40°23'24" E	14.922'
C10	2°40'58"	369.000'	17.278'	S 37°53'24" E	17.277'

LOT	ADDRESS
101	11669 SOUTH VERUCA WAY
102	11663 SOUTH VERUCA WAY
103	11659 SOUTH VERUCA WAY
104	11653 SOUTH VERUCA WAY
105	11649 SOUTH VERUCA WAY
106	11643 SOUTH VERUCA WAY
107	11639 SOUTH VERUCA WAY
108	11633 SOUTH VERUCA WAY
109	11629 SOUTH VERUCA WAY
110	11628 SOUTH ALEXANDRIA DRIVE
111	11614 SOUTH ALEXANDRIA DRIVE
112	11618 SOUTH ALEXANDRIA DRIVE
113	11624 SOUTH ALEXANDRIA DRIVE
114	11628 SOUTH ALEXANDRIA DRIVE
115	11634 SOUTH ALEXANDRIA DRIVE
116	11638 SOUTH ALEXANDRIA DRIVE
117	11644 SOUTH ALEXANDRIA DRIVE
118	11648 SOUTH ALEXANDRIA DRIVE
119	11661 SOUTH ALEXANDRIA DRIVE
120	11659 SOUTH ALEXANDRIA DRIVE
121	11657 SOUTH ALEXANDRIA DRIVE
122	11651 SOUTH ALEXANDRIA DRIVE
123	11647 SOUTH ALEXANDRIA DRIVE
124	11641 SOUTH ALEXANDRIA DRIVE
125	11637 SOUTH ALEXANDRIA DRIVE
126	11633 SOUTH ALEXANDRIA DRIVE
127	11629 SOUTH ALEXANDRIA DRIVE
128	11623 SOUTH ALEXANDRIA DRIVE
129	11619 SOUTH ALEXANDRIA DRIVE
130	11613 SOUTH ALEXANDRIA DRIVE
131	11611 SOUTH ALEXANDRIA DRIVE
132	11607 SOUTH ALEXANDRIA DRIVE
133	11601 SOUTH ALEXANDRIA DRIVE
P-101	11621 SOUTH ALEXANDRIA DRIVE
Parcel A	11579 SOUTH 5092 WEST
Parcel B	11612 SOUTH 5144 WEST



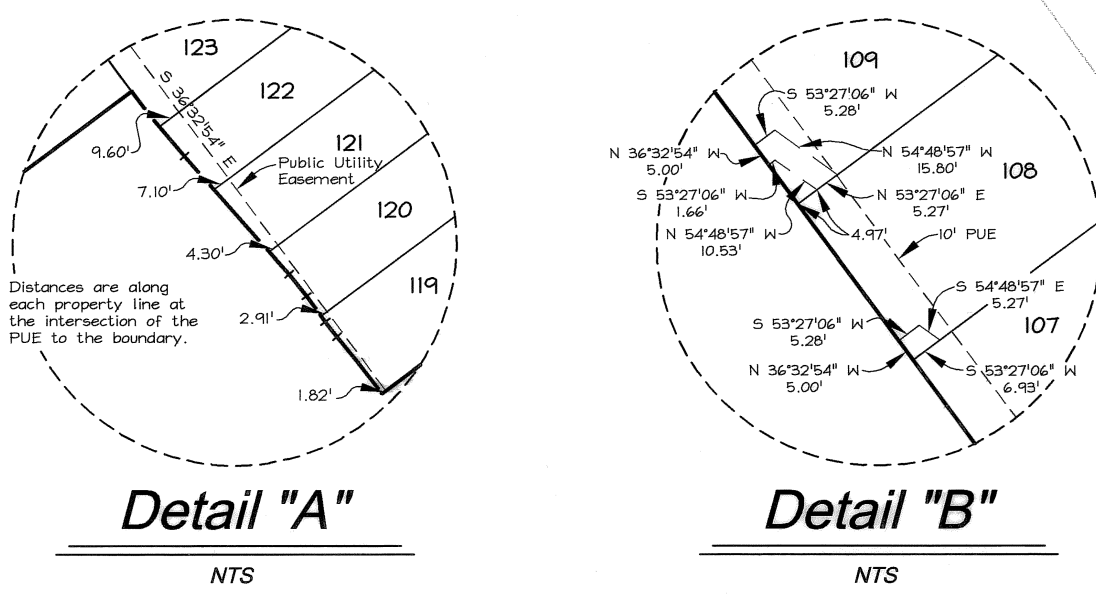
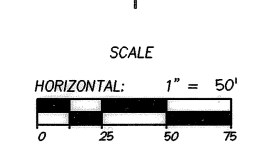
Sheet 2 of 4

NOLTE
 BEYOND ENGINEERING
 5317 SOUTH STATE STREET, SUITE 300
 801.743.1300 TEL. 801.743.0300 FAX
 MURRAY, UT 84107
 WWW.NOLTE.COM

KENNECOTT DAYBREAK PLAT 3E SUBDIVISION AMENDING LOT T4 OF THE KENNECOTT MASTER SUBDIVISION #1 AMENDED AND ALSO AMENDING LOT O-103 OF THE KENNECOTT DAYBREAK PLAT 4 SUBDIVISION

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

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF:
First American Title
 DATE: 11/02/20 TIME: 3:29 PM BOOK: 2019 PAGE: 176
\$156.00
Ann Johnson Proctor
 SALT LAKE COUNTY RECORDER

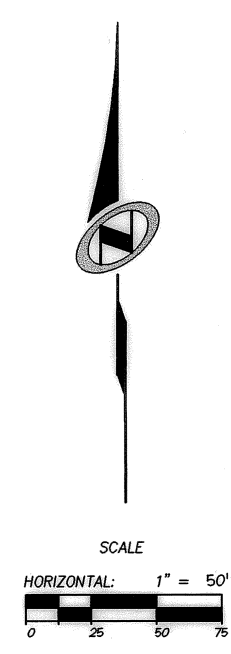
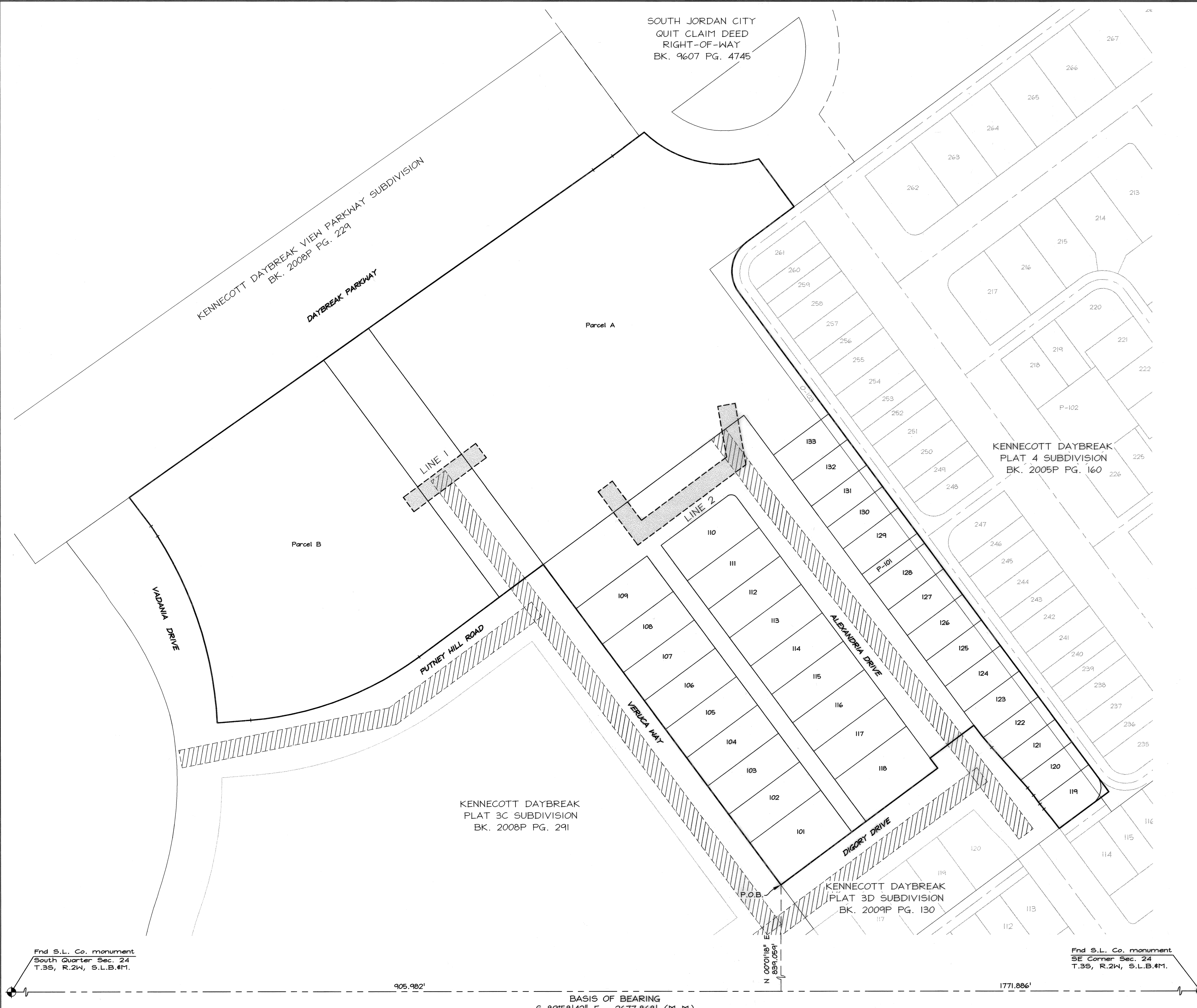


Fnd S.L. Co. monument
 South Quarter Sec. 24
 T.35, R.24, S.L.B.#1.

Fnd S.L. Co. monument
 SE Corner Sec. 24
 T.35, R.24, S.L.B.#1.

BASIS OF BEARING
 S 89°58'42" E 2677.868' (M-1)

DATE: 11/27/10, TIME: 3:11:00, DRAWING NAME: P-SEWER, SERVICE: S.E.T. SERVICE, NOTE: PUTNEY VIEW, PLAN: 11072222, SHEET: 3 OF 4, SCALE: 1" = 50'



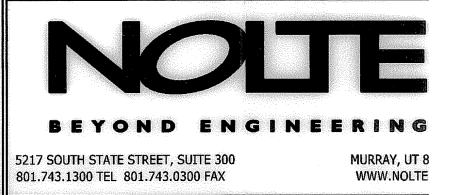
LEGEND:

- NEW SEWER EASEMENTS
SEE SEWER EASEMENT NOTE
- EXISTING SEWER EASEMENTS
PER BK. 9655 PG. 3273

SEWER EASEMENT NOTES:

Sewer easements hatched and shown as part of Plat 3E numbered 1 and 2 are from a document recorded on September 21, 2010 as Entry No. 11036345 in Book 9860 at Pages 709B thru 710I in the office of the Salt Lake County Recorder.

Sheet 3 of 4



**KENNECOTT DAYBREAK PLAT 3E SUBDIVISION
AMENDING LOT T4 OF THE
KENNECOTT MASTER SUBDIVISION #1 AMENDED
AND ALSO AMENDING LOT O-103 OF THE
KENNECOTT DAYBREAK PLAT 4 SUBDIVISION**

Located in the Southeast Quarter of Section 24, T.35, R.2W, S.L.B.#

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF: **First American Title**
DATE: **11/27/10** TIME: **3:29pm** BOOK: **2010** PAGE: **176**
FEE: **\$156.00** **Jami Johnson Deed**
SALT LAKE COUNTY RECORDER

Fnd S.L. Co. monument
South Quarter Sec. 24
T.35, R.2W, S.L.B.#M1.

905.982'
BASIS OF BEARING
S 89°58'42" E 2677.868' (M-1)

Fnd S.L. Co. monument
SE Corner Sec. 24
T.35, R.2W, S.L.B.#M1.

1771.886'

