

**NOTES:**

1. In conjunction with the recordation of this plat for Kennecott Daybreak South Jordan Parkway Right-of-Way Dedication Plat (5630 West to Mountain View Corridor) ("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. 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.

4. 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. Owner's relocation or definition of the easement is subject to existing utility's consent.

5. 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 herein. 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.

6. This Right-of-Way dedication is subject to the Purchase and Reimbursement Agreement with the City of South Jordan, Daybreak Development L.L.C and Last Hold Out L.L.C dated November 2, 2015 regarding the purchase and reimbursement of costs associated with improvement to said Right-of-Way.

**KENNECOTT DAYBREAK SOUTH JORDAN PARKWAY  
RIGHT-OF-WAY DEDICATION PLAT  
(5630 WEST TO MOUNTAIN VIEW CORRIDOR)**

**AMENDING LOT T3 OF THE KENNECOTT MASTER SUBDIVISION #1 AMENDED**

Located in the Southwest Quarter of Section 13 and the Southeast Quarter of Section 14, T.3S, R.2W, Salt Lake Base and Meridian

**Street Right-of-Way** 8.8550 acres  
(Street Rights-of-Way includes 2.60 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** 8.8550 acres

**DEVELOPED BY:**  
DAYBREAK DEVELOPMENT L.L.C.  
4700 Daybreak Parkway  
South Jordan, Utah 84095

**VICINITY MAP**

**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 SOUTH JORDAN PARKWAY  
RIGHT-OF-WAY DEDICATION PLAT  
(5630 WEST TO MOUNTAIN VIEW CORRIDOR)**

**AMENDING LOT T3 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 29<sup>th</sup> day of OCTOBER A.D. 2015.

Daybreak Development L.L.C., formerly known as Daybreak Development Company, by Vice President Daybreak

Ty K. McCutcheon  
Ty K. McCutcheon  
Vice President Daybreak

The Last Holdout, L.L.C. (A Utah Limited Liability Company).  
by Manager

David S. Bastian  
David Bastian  
Manager

**CORPORATE ACKNOWLEDGMENT**

"The Owner's Dedication was acknowledged before me this 29<sup>th</sup> day of October, 2015, by Ty K. McCutcheon as Vice President Daybreak for Daybreak Development L.L.C., formerly known as Daybreak Development Company, a Delaware corporation."

Annette Edwards  
Notary Public

NOTARY PUBLIC  
ANNETTE EDWARDS  
Commission No. 650009  
Commission Expires  
NOVEMBER 22, 2018  
STATE OF UTAH

**CORPORATE ACKNOWLEDGMENT**

"The Owner's Dedication was acknowledged before me this 2 day of November 2015, by David Bastian as manager for The Last Holdout, L.L.C. (A Utah Limited Liability Company)."

Melanie Edwards  
Notary Public

NOTARY PUBLIC  
MELANIE EDWARDS  
Commission No. 673769  
Commission Expires  
JANUARY 21, 2018  
STATE OF UTAH

**SURVEY SERVICES**  
328 SOUTH 200 EAST  
AMERICAN FORK, UTAH 84003  
PH. 801-4977

**EASEMENT NOTE:**  
Owner certifies that the easements, claims of easements, or encumbrances on the platted property which are shown by public records are shown on this plat based on the title report issued by First American Title Co., Order Number 251-5742056, Amendment No. 1 with an effective date of OCTOBER 13, 2015.

**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.

**SEWER NOTE:**  
The signature of South Valley Sewer District on this plat does not constitute any guarantee of availability of sanitary sewer service to the property or any approval of sewer lines or facilities. The owner(s) of the property must provide satisfactory plans to the Sewer District for review and approval before connecting to the District's sewer system and will be required to comply with the District's rules and regulations."

**NOTICE:**  
Potential purchasers of property described on this plat are advised by South Jordan City to familiarize themselves with all notes, lot information, easements and other pertinent information contained on this plat and also with any Covenants, Conditions and Restrictions ("CC&Rs") recorded against such property, including those described in note 1 of this plat. Such property may also be subject to the restrictions of the Kennecott Development Standards Matrix ("Matrix") attached to the Kennecott Master Subdivision #1 Plat recorded in Book 202P 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.

**NOTES:**

1. Raymond E. Aisquith do hereby certify that I am a Registered Land Surveyor, and that I hold certificate No. 362247 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 South Jordan Parkway Right-of-Way Dedication Plat (5630 West to Mountain View Corridor) and the same has been correctly surveyed and staked on the the ground as shown on this plat.

**SURVEYOR'S CERTIFICATE**

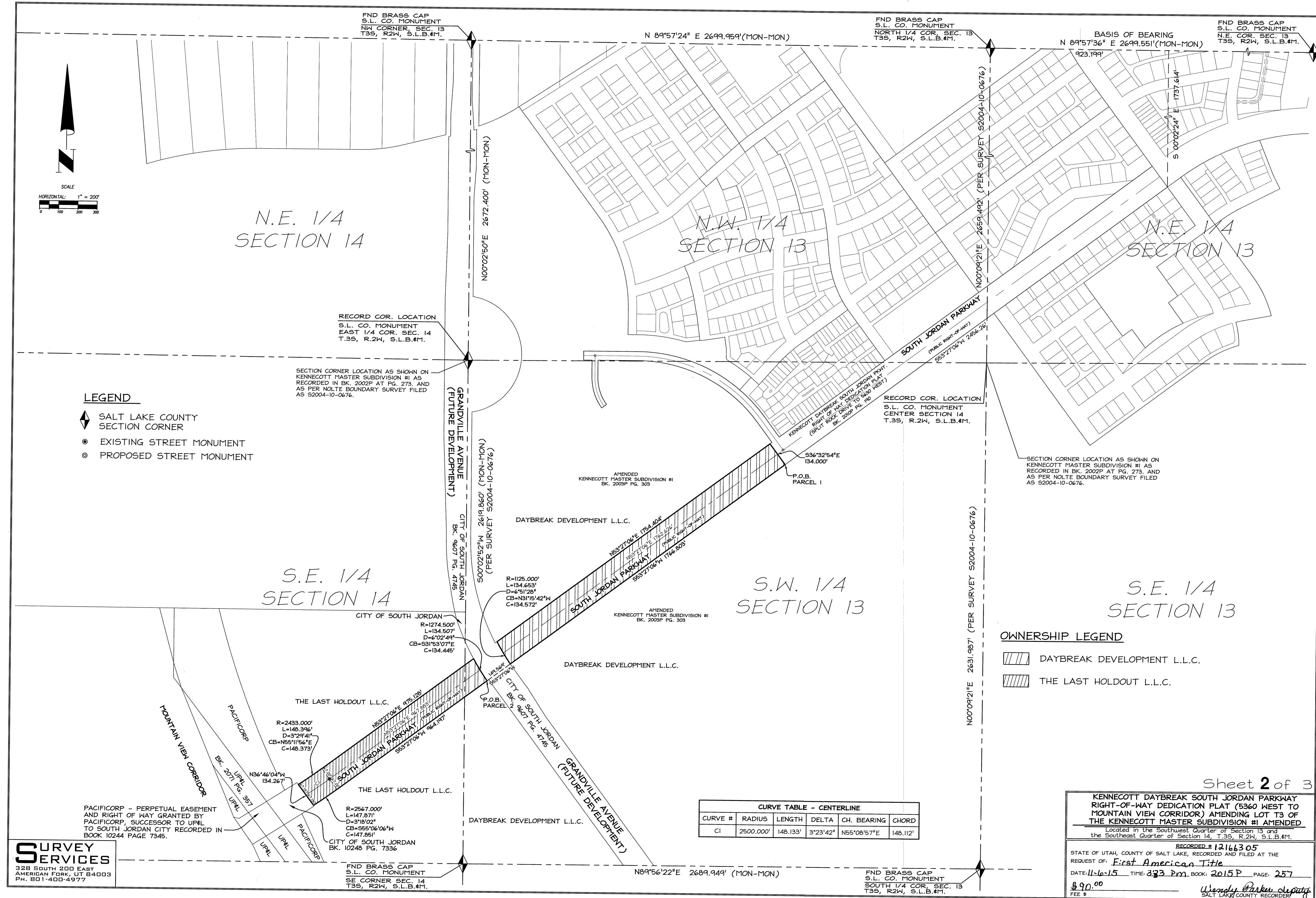
Raymond E. Aisquith  
Professional Land Surveyor  
Utah Certificate No. 362247

**PROFESSIONAL LAND SURVEYOR**  
RAYMOND E. AISQUITH  
10-23-15  
STATE OF UTAH

October 23, 2015  
Date

**RECORDED # 12166305**  
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE  
REQUEST OF: First American Title  
DATE: 11-6-15 TIME: 3:33 PM BOOK: 2015 P PAGE: 257  
FEE: \$ 90.00

**Z16-1**  
**Sheet 1 of 3**



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 LANES	LINEAR FOOTAGE
△ 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	68.33	13	4,867.83
LOT M-104 AMENDED	0.0000	0.0000	0.00	0.00	0.00	0.00	0.00	0.00	0.00
△ PLAT 2	6.6753	1.0496	1.32	4.74	0.00	0.00	15.7849	SEE AMENDED PLAT 2	
PLAT 2 AMENDED	6.6093	1.0496	1.32	4.74	0.00	0.00	15.7849		
TOWNHOME I SUB.	0.0000	0.0000	0.00	0.00	0.00	0.00	0.00	0.00	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	1.47	0.00	0.00	3.2848	SEE AMENDED PLAT 4	
PLAT 4 AMENDED	0.7643	0.3363	0.24	1.47	0.00	0.00	3.3056	9	4,569.98
CARRIAGE CONDOS	0.0000	0.0000	0.00	0.00	0.00	0.00	0.00	0.00	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	12.3005	36	10,719.16
PLAT 6	3.3710	31.8148	0.00	3.89	0.00	0.00	34.0758	13	3,532.29
△ PLAT 7	16.3272	7.6526	6.27	5.11	0.00	0.00	35.3598	SEE AMENDED PLAT 7C	
PLAT 3A	1.7360	0.0000	0.10	0.34	0.00	0.00	2.2260	5	1,440.56
PLATS 3B-1 THRU 3B-10	0.0000	0.0000	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CORPORATE CENTER #1	0.0000	0.0000	0.07	0.10	0.00	0.00	0.17	0.00	0.00
PLAT 8	* 13.8622	* 0.0481	0.38	5.77	0.00	0.00	* 18.0553	13	4,227.76
△ PLAT 7A AMENDED	16.3272	7.6526	6.27	5.11	0.00	0.00	35.3598	SEE AMENDED PLAT 7C	
EASTLAKE VILLAGE CONDOS	0.0000	0.0000	0.00	0.00	0.00	0.00	0.00	0.00	0.00
△ PLAT 9	17.8005	0.0000	5.04	5.42	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 7C	
VILLAGE CENTER 1A	0.0000	0.0000	0.00	0.00	0.00	0.00	0.00	0.00	0.00
AMENDED EASTLAKE VILLAGE CONDOS	0.0000	0.0000	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PLAT 9A AMENDED	17.8005	0.0000	5.04	5.42	0.00	0.00	28.7605	SEE 10,057.08	
△ AMENDED PLAT 1A	12.61	22.17	2.28	5.23	26.0377	0.00	68.3277	SEE AMENDED PLAT 1	
DAYBREAK PARKWAY SUBDIVISION FROM PLAT 10 TO THE 10000 ROAD	0.0000	0.0000	1.36	0.00	0.00	* 1.36	0.00	0.00	0.00
APARTMENT VENTURE #1	0.0000	0.0000	1.30	1.14	0.00	0.00	* 2.44	0.00	0.00
PLAT 3C	0.0000	0.0000	0.84	0.00	0.00	0.00	0.84	0.00	0.00
DAYBREAK PARKWAY SUBDIVISION FROM PLAT 10 TO THE 10000 ROAD	0.0000	0.0000	1.11	0.04	0.00	0.00	1.15	0.00	0.00
△ COMMERCE PARK PLAT 1	0.0000	0.0000	0.14	0.22	0.00	0.00	0.41	0.00	0.00
COMMERCE PARK PLAT 2	0.0000	0.0000	0.47	0.00	0.00	0.00	* 0.47	0.00	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	0.6623	0.0000	0.61	0.00	0.00	0.00	1.4723	SEE AMENDED VILLAGE 4A PLAT 2	
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
PLATS 8A-5 THRU 8A-9	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	35.0671	35	10,037.21
AMENDED VILLAGE 4A PLAT 2	0.6623	0.0000	0.61	0.00	0.00	0.00	1.4723	3	704.76
EASTLAKE ELEMENTARY SCHOOL	0.0000	0.0000	0.00	0.00	0.00	0.00	0.00	0	0
COPPLET LINER PRODUCT #1	0.0000	0.0000	0.00	0.00	0.00	0.00	0.00	0	0
PLAT 3D	0.038	0.0000	0.12	0.00	0.00	0.00	0.1538	2	499.14
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	2.4531	0.0000	1.56	0.37	0.00	0.00	4.8891	3	1,263.96
BINGHAM CREEK PLAT	142.713	0.0000	0.00	0.00	0.00	0.00	142.713	0	0
11400 PVC SE COMMERCE #1	0.0000	0.0000	0.00	0.00	0.00	0.00	0.00	0	0
QUESTAR/VHCD PLAT	0.0000	0.0000	0.00	0.00	0.00	0.00	0.00	0	0
VILLAGE 4A MULTI FAMILY #1	1.05	0.0000	0.00	0.00	0.00	0.00	1.05	0	0
△ UNIVERSITY MEDICAL #1	0.0000	0.0000	0.41	0.00	0.00	0.00	0.41	SEE AMENDED UNIV MEDICAL #1	
△ PLAT 10A	0.766	0.0000	0.64	0.00	0.00	0.00	1.406	2	1,291.32
△ VCI MULTI FAMILY #1	0.0903	0.0000	0.00	0.00	0.00	0.00	0.0903	SEE AMENDED VCI MULTI FAMILY #1	
AMENDED PLAT 10A	0.766	0.0000	0.64	0.00	0.00	0.00	1.406	2	1,291.32
△ GARDEN PARK CONDOMINIUMS PHASE 1	0.0000	0.0000	0.00	0.00	0.00	0.00	0.00	0	0
△ GARDEN PARK CONDOMINIUMS PHASE 3	0.0000	0.0000	0.00	0.00	0.00	0.00	0.00	0	0
△ PLAT 9C	0.0000	0.0000	0.00	0.00	0.00	0.00	0.00	0	0
△ PLAT 9C	-0.2014	0.0000	0.00	0.00	0.00	0.00	-0.2014	0	0
PLAT 3E	0.0251	0.0000	0.36	0.00	0.00	0.00	0.3561	1	389.00
AMENDED UNIVERSITY MEDICAL #1	0.0000	0.0000	0.26	0.22	0.00	0.00	0.48	0	0
SOUTH JORDAN PARKWAY 100 PLAT FROM SPLIT ROCK DRIVE TO 10000 WEST	0.0000	0.0000	1.21	0.00	0.00	0.00	1.21	0	0
PLAT 8C	0.0998	0.0000	0.00	0.00	0.00	0.00	0.0998	0	0
AMENDED VCI MULTI FAMILY #1	0.0903	0.0000	0.00	0.00	0.00	0.00	0.0903	3	412.58
VCI MULTI FAMILY #2A	0.110	0.0000	0.00	0.00	0.00	0.00	0.111	1	502.50
PLAT 9D	0.0000	0.0000	0.00	0.00	0.00	0.00	0.00	2	484.00
AMENDED PLAT 3E	0.0000	0.0000	0.00	0.00	0.00	0.00	0.00	0	0
PLAT 7D	0.0000	0.0000	0.00	0.00	0.00	0.00	0.00	0	0
VCI MULTI FAMILY #2B	0.3087	0.0000	0.00	0.00	0.00	0.00	0.3087	1	194.33
VILLAGE 4A PLAT 4	0.6077	0.0000	0.26	0.23	0.00	0.00	1.2477	2	718.52
VILLAGE 4A PLAT 5	1.5921	0.0000	0.68	0.00	0.00	0.00	2.2701	4	1,125.22

<tbl\_struct