

NOTES:

- In conjunction with the recordation of this plat for DAYBREAK LAKE RUN ROAD RIGHT-OF-WAY DEDICATION 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").
- 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.
- 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 herein. 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.
- 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's 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 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.
- 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.

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 **1313530.01**, Amendment No. _____ with an effective date of **September 11, 2018**.

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 any 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.

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 ("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.



EASEMENT APPROVAL
CENTURY LINK DATE: 9/16/18
PACIFICORP DATE: 9/10/18
QUESTAR GAS DATE: 9/16/18
COMCAST DATE: 9/6/18

SALT LAKE VALLEY HEALTH DEPARTMENT
APPROVED AS TO FORM THIS 2 DAY OF December, A.D., 2018

SOUTH VALLEY SEWER DISTRICT
APPROVED AS TO FORM THIS 16 DAY OF December, A.D., 2018

PLANNING DEPARTMENT
APPROVED AS TO FORM THIS 18th DAY OF September, A.D., 2018. BY THE SOUTH JORDAN PLANNING DEPARTMENT.

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.
9/10/18

OFFICE OF THE CITY ATTORNEY
APPROVED AS TO FORM THIS 17 DAY OF December, A.D., 2018

SOUTH JORDAN CITY MAYOR
APPROVED AS TO FORM THIS 18 OF September, A.D., 2018

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: Old Republic
DATE: 12-19-2018 TIME: 9:54 am BOOK: 2018P PAGE: 415
NO Fee FEE \$

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: Old Republic
DATE: 12-19-2018 TIME: 9:54 am BOOK: 2018P PAGE: 415
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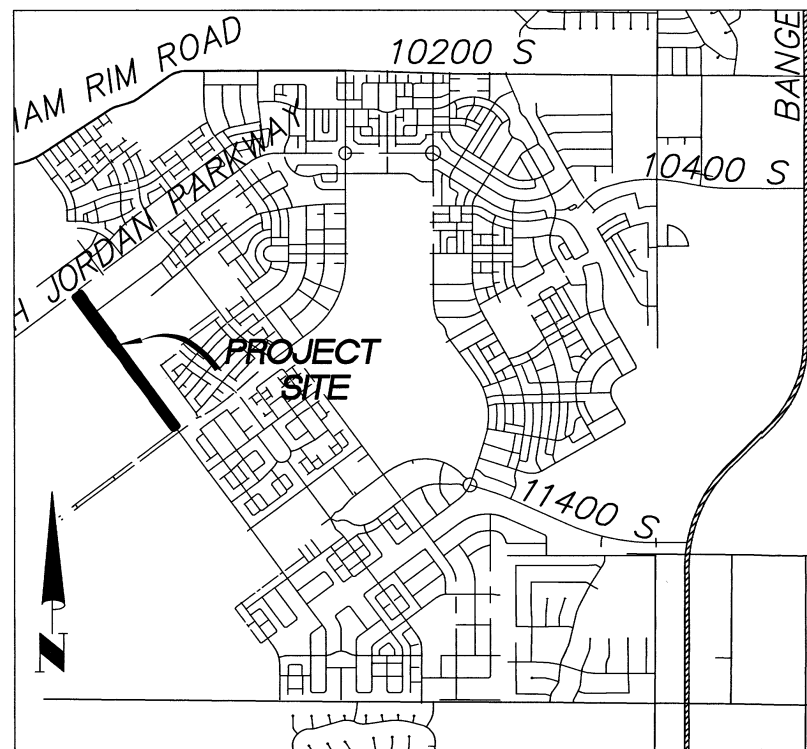
**DAYBREAK LAKE RUN ROAD RIGHT-OF-WAY DEDICATION PLAT
(LAKE AVENUE TO SOUTH JORDAN PARKWAY)
AMENDING LOT T3 OF THE KENNECOTT MASTER
SUBDIVISION #1 AMENDED**

Located in the Southwest quarter of Section 13, T3S, R2W and the Northwest Quarter of Section 24, T3S, R2W, Salt Lake Base and Meridian

Street Right-of-Way 5.220 acres
(Street Rights-of-Way includes 0.954 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 5.220 acres

DEVELOPED BY:

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



VICINITY MAP

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 LAKE RUN ROAD RIGHT-OF-WAY DEDICATION PLAT
(LAKE AVENUE TO SOUTH JORDAN PARKWAY)
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 7th day of September, A.D., 2018

VP Daybreak Operations LLC,
a Delaware limited liability company

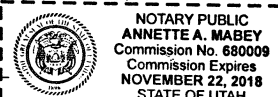
By: Daybreak Communities LLC,
a Delaware limited liability company
Its: Project Manager

Ty K. McCutcheon
President & CEO

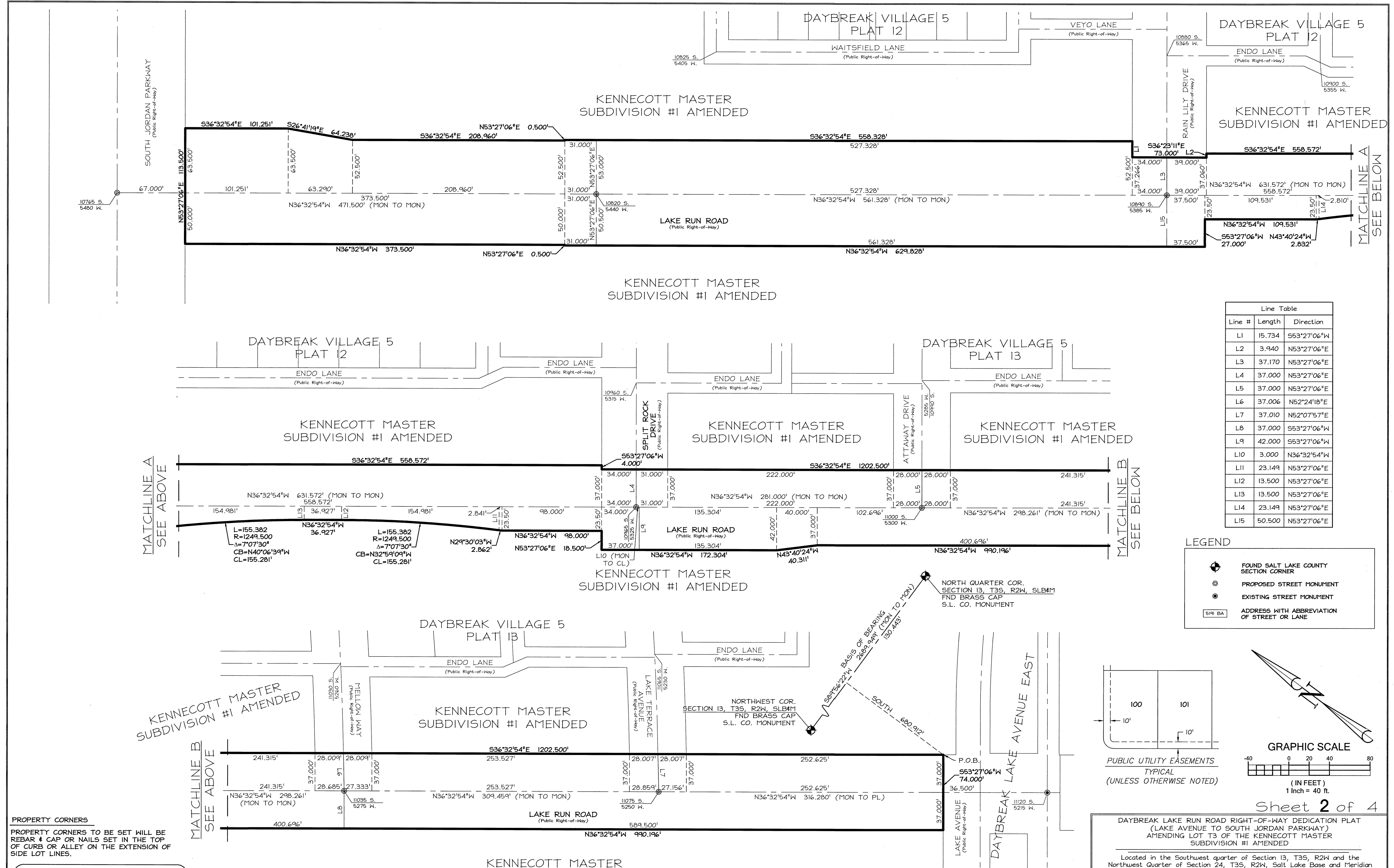
CORPORATE ACKNOWLEDGMENT

"The Owner's Dedication was acknowledged before me this 7th day of September, 2018, 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."

Annette A. Mabey
Notary Public



728-1
Sheet 1 of 4



Line Table

Line #	Length	Direction
L1	15.734	S53°27'06"W
L2	3.940	N53°27'06"E
L3	37.170	N53°27'06"E
L4	37.000	N53°27'06"E
L5	37.000	N53°27'06"E
L6	37.006	N52°24'18"E
L7	37.010	N52°07'57"E
L8	37.000	S53°27'06"W
L9	42.000	S53°27'06"W
L10	3.000	N36°32'54"W
L11	23.149	N53°27'06"E
L12	13.500	N53°27'06"E
L13	13.500	N53°27'06"E
L14	23.149	N53°27'06"E
L15	50.500	N53°27'06"E

LEGEND

- ◆ FOUND SALT LAKE COUNTY SECTION CORNER
- ⊙ PROPOSED STREET MONUMENT
- ⊙ EXISTING STREET MONUMENT
- 5/8" BA ADDRESS WITH ABBREVIATION OF STREET OR LANE

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

Sheet 2 of 4

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.

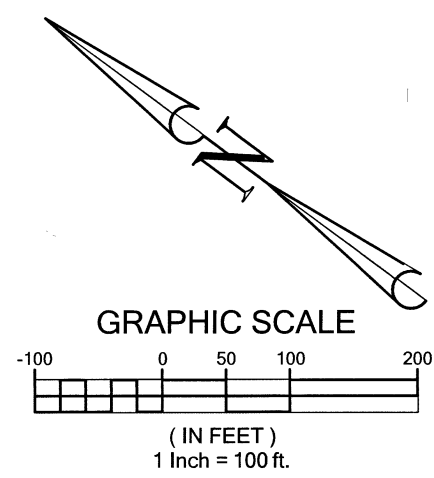
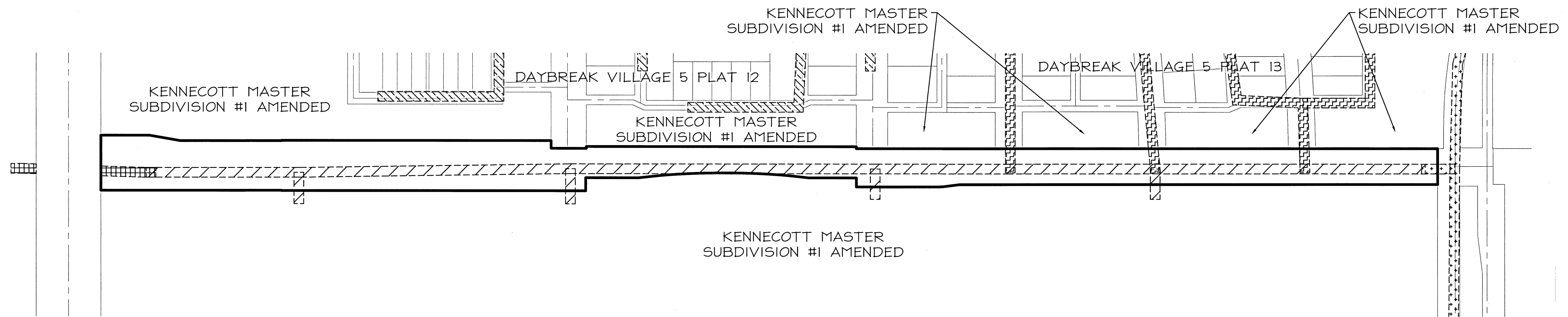
PERIGEE CONSULTING
CIVIL • STRUCTURAL • SURVEY

9089 SOUTH 1300 WEST, SUITE 160 WEST JORDAN, UT 84088
801.528.6004 TEL. 801.590.6811 FAX WWW.PERIGEECONSULTING.COM

DAYBREAK LAKE RUN ROAD RIGHT-OF-WAY DEDICATION PLAT (LAKE AVENUE TO SOUTH JORDAN PARKWAY) AMENDING LOT T3 OF THE KENNECOTT MASTER SUBDIVISION #1 AMENDED

Located in the Southwest quarter of Section 13, T3S, R2W and the Northwest Quarter of Section 24, T3S, R2W, Salt Lake Base and Meridian

RECORDED # 12905736
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: Old Republic
DATE: 12-11-2018 TIME: 9:57 am BOOK: 2001 PAGE: 415
BY: Fre SALT LAKE COUNTY RECORDER



Sheet 3 of 4



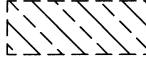
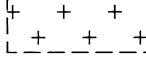
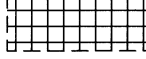
PROPERTY CORNERS

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. 801.590.6611 FAX WWW.PERIGEECVL.COM

LEGEND

-  EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 10679 PAGE 8079
-  EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 10679 PAGE 8072
-  EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 10657 PAGE 217
-  EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 10493 PAGE 3926
-  EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 10683 PAGE 4099

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RECORDED #
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
 REQUEST OF: Old Republic
 DATE: 12-19-2018 TIME: 9:59 am BOOK: 2018P PAGE: 418
NO Fee Dave M. [Signature]
 SALT LAKE COUNTY RECORDER