EAST TOWN CENTER ROADWAY DEDICATION PLAT IN LIEU OF CONDEMNATION

Certain arterial" and main collector" roadways within Daybreak, are generally set forth within the Master Development Agreement for Kennecott Master Subdivision #1 Project, dated March 18, 2003, as amended, in order to manage future transportation flows within the City of South Jordan. The land contained in this EAST TOWN CENTER ROADWAY DEDICATION PLAT IN LIEU OF CONDEMNATION is held by Owner, VP Daybreak Investments

LLC, for investment purposes and not for development. The City desires to fix the locations of certain future oadways across property owned by Owner without altering the current investment status of the property. Therefore Quiper hereby makes a voluntary dedication of those future road rights of way in locations consistent with the master Development Agreement in lieu of condemnation", in order to save the parties the time and expense associated with formal condemnation proceedings and assist the City in its long-term planning.

. In conjunction with the recordation of this EAST TOWN CENTER ROADWAY DEDICATION PLAT IN LIEU OF CONDEMNATION, there shall also be recorded, with respect to the "tract" described hereon, a document entitled Supplement to Covenant for Community for Daybreak Submitting Additional Property", and, with respect to other property within this Plat, a document entitled "Supplement to Community Charter for Daybreak Submitting Additional Property" (each, a "Supplement"). The Supplements subject the "tract" described hereon to a document entitled "Covenant for Community for Daybreak" (the "Covenant"), and the other property within this Plat to a second document entitled "Community Charter for Daybreak" (the "Charter"). In addition, any non-residential property may also have recorded against it a "Supplement to Amended and Restated Declaration of Covenants, Conditions and Restrictions for Daybreak Village Submitting Additional Property", which subjects such non-residential property 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" subjected to this EAST TOWN CENTER ROADWAY DEDICATION PLAT IN LIEU OF CONDEMNATION 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 EAST TOWN CENTER ROADWAY DEDICATION PLAT IN LIEU OF CONDEMNATION 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

4. 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, 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.

5. On any property in this Plat encumbered by a blanket PU\$DF 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.

6. From and after recordation of this EAST TOWN CENTER ROADWAY DEDICATION PLAT IN LIEU OF CONDEMNATION, 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 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

7 The property included in this EAST TOWN CENTER ROADWAY DEDICATION PLAT IN LIEU OF CONDEMNATION may or may not, in the future, be developed as part of a large, master planned community, known as Daybreak. No commitments are made regarding the future development of Daybreak or the uses that will be made of land within or around the land contained in this EAST TOWN CENTER ROADWAY DEDICATION PLAT IN LIEU OF

8. It shall be the responsibility of the Master Developer of Daybreak ("Developer") under the Master Development Agreement, to maintain all right-of-way properties associated with the EAST TOWN CENTER ROADWAY DEDICATION PLAT IN LIEU OF CONDEMNATION, until such time as the future proposed roadway improvements are completed and accepted by South Jordan City. The City shall have no responsibility for maintenance of the proposed rights-of-way until such time.

9. As the development of the Daybreak community continues to the west, Daybreak Communities and its development partners are responsible for all design, construction activities, and construction costs associated with all improvements in the rights-of-way dedicated in this EAST TOWN CENTER ROADWAY DEDICATION PLAT IN LIEU OF CONDEMNATION. With respect to any development activities that may be discontinuous from then-current development activities, Developer shall ensure that all roadways and utilities are extended to any future development so as not to create any islands without infrastructure connections. Proposed roadway and utility designs shall be coordinated with, and approved by, South Jordan City

10. All rights-of-way and development pads that are associated with the roadway dedication plat do not have available sewer service and may not be developed until such service is extended to the rights-of-way and development pads.

## 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 <u>Old Republic National Title Co</u>, Order Number 1936849 JM , Amendment No. \_\_\_\_\_ with an effective date of July 9 \_\_\_\_, 2019.

# 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.

# NOTICE:

Potential purchasers of property described on or included in 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 I 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 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

PERIGEE

CONSULTING CIVIL . STRUCTURAL . SURVEY

# EAST TOWN CENTER ROADWAY DEDICATION PLAT IN LIEU OF CONDEMNATION AMENDING LOT T3 OF THE KENNECOTT MASTER SUBDIVISION #1 AMENDED

Located in the Southwest Quarter of Section 13, the Northeast Quarter of Section 23 and the Northwest Quarter of Section 24, T3S, R2W, Salt Lake Base and Meridian

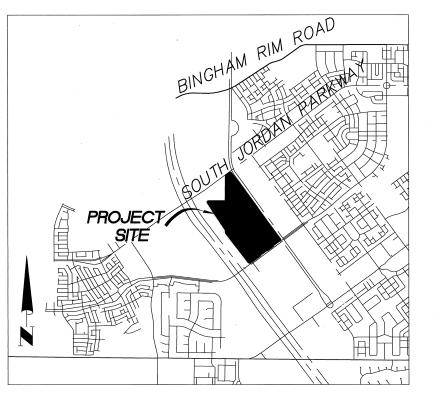
Street Right-of-Way (Net)

Total boundary acreage 67.894 acres

3.541 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

EAST TOWN CENTER ROADWAY DEDICATION PLAT IN LIEU OF CONDEMNATION 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 8<sup>TH</sup> day of <u>AUGUST</u> A.D., 20<u>19</u>

VP Davbreak Investments LLC.

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 <u>8<sup>th</sup></u> day of <u>AUGUST</u>, 20<u>19</u>, by Ty K. McCutcheon as President ¢ CEO for Daybreak Communities LLC, a Delaware limited liability company, the project manager of VP Daybreak Investments LLC, a Delaware limited

\$C+0410400 Notary Public



SALT LAKE VALLEY HEALTH DEPARTMENT CENTURY LINK: BL M. DATE: 8.7.9 APPROVED AS TO FORM THIS 7 DAY PACIFICORP. Cheanghaine DATE: 87.19 OF august, A.D., 2019 DOMINION ENERGY: JAM DATE: 8-7-19

COMCAST: Plan DATE: 8-7-19

SALT LAKE VALLEY HEALTH DEPARTMENT PLANNING DEPARTMENT

I HEREBY CERTIFY THAT THIS OFFICE HAS

SOUTH JORDAN CITY ENGINEER

OFFICE OF THE CITY ATTORNEY APPROVED AS TO FORM THIS \_\_\_\_\_\_\_ DAY

26-24-100-009 26-14-42, 26-13-31, 26-23-22, 26-24-11,

FORM THIS

### SURVEYOR'S CERTIFICATE

Mull B

Professional Land Surveyor

Utah Certificate No. 6390728

, Marshall D. Byrd do hereby certify that I am a Professional Land Surveyor, and that I hold certificate . 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 EAST TOWN CENTER ROADWAY DEDICATION PLAT IN LIEU OF CONDEMNATION and the same has been correctly surveyed and staked on the the ground as shown on this plat.

7/25/2019

### BOUNDARY DESCRIPTION:

Beginning at a Westerly Corner of the Daybreak Lake Avenue East subdivision, said point also being on the Westerly Line of Lot T3 of the Kennecott Master Subdivision #1 Amended, said point lies North 89°56'03" West 9881,986 feet along the Daybreak Baseline South (Being South 89°56'03" East 21225.293 feet between the Southwest Corner of Section 22, T35, R2W and the Southeast Corner of Section 19, T35, R1W) and North 3275.287 from the Southeast Corner of said Section 19, Township 3 South, Range 1 West, Salt Lake Base and Meridian, said point also being South 00°00'12" West 2010.765' feet along the Section Line and North 90°00'00" East 759.433' feet from the Northwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Lot T3 North 37°29'42" West 1247.558 feet to the West Line of the Northwest Quarter of said Section 24; thence along said West Line North 00°00'12" East 90.770 feet; thence North 33°40'19" West 1117.454 feet to a Northerly Line of said Lot T3; thence along said Lot T3 the following (2) courses: 1) North 89°58'54" East 619.610 feet; 2) North 00°02'52" East 867.985 feet to the Southerly right-of-way line of South Jordan Parkway; thence along said Southerly right-of-way line North 53°27'06" East 154.478 feet to a Right-of-Way Quitclaim Deed recorded as Entry No. 10429973 in Book 9607 at Page 4745 in the Office of the Salt Lake County Recorder and a point on a 1263.500 foot radius non tangent curve to the left, (radius bears North 55°06'21" East, Chord: South 35°43'17" East 36.477 feet); thence along said Right-of-Way Quitclaim Deed the following (2) courses: 1) along the arc of said curve 36.478 feet through a central angle of 01°39'15"; 2) South 36°32'54" East 2727.926 feet to a Northerly Corner of said Daybreak Lake Avenue East; thence along said Daybreak Lake Avenue East South 53°27'06" West 1258.834 feet to the point of

### Less and excepting all of Parcels A through D (inclusive) as described as follows:

Beginning at a point that lies North 89°56'03" West 10738.496 feet along the Daybreak Baseline South (Being South 89°56'03" East 21225.293 feet between the Southwest Corner of Section 22, T35, R2W and the Southeast Corner of Section 19, T35, R1W) and North 4500.702 feet from the Southeast Corner of Section 19, Township 3 South, Range I West, Salt Lake Base and Meridian and running thence North 33°40'19" West 942.252 feet to a Northerly Line of Lot T3 of the Kennecott Master Subdivision #I Amended; thence along said Lot T3 the following (2) Courses: 1) North 89°58'54" East 619.610 feet; 2) North 00°02'52" East 867.985 feet to the Southerly right-of-way line of South Jordan Parkway; thence along said Southerly right-of-way line North 53°27'106" East 154.478 feet to a Right-of-Way Quitclaim Deed recorded as Entry No. 10429973 in Book 9607 at Page 4745 in the Office of the Salt Lake County Recorder and a point on a 1263.500 foot radius non tangent curve to the left, (radius bears North 55°06'21" East, Chord: South 35°43'17" East 36.477 feet); thence along said Right-of-Way Quitclaim Deed the following (2) courses: 1) along along the arc of said curve 36.478 feet through a central angle of 01°39'15"; 2) South 36°32'54" East 909.355 feet; thence South 53°27'06" West 63.352 feet; thence South 56°36'58" West 127.043 feet; thence South 31°27'06" West 881.722 feet; thence South 53°27'06" West 208.870 feet to the point of beginning.

# Also Less and excepting South JORDAN CITY PARCEL (APN 26-13-351-001) therefrom the following:

Beginning North 00°02'52" East 129.27 feet and South 89°57'07" East 506.13 feet from the Southwest Corner of Section 13, Township 3 South, Range 2 West, Salt Lake Base and Meridian, and running thence North 53°27'06" East 52.000 feet; thence South 36°32'54" East 27.000 feet; thence South 53°27'06" West 52.000 feet; thence North 36°32'54" West 27.000 feet to the point of beginning.

#### Property contains 0.032 acres, 1404 s.f.

#### Net property contains 20.029 acres

#### Less and Except Parcel B Beginning at a point on the Westerly Line of Lot T3 of the Kennecott Master Subdivision #1 Amended, said point lies North 89°56'03" West 10506.588 feet along the Daybreak Baseline South (Being South 89°56'03" East 21225.293 feet between the Southwest Corner of Section 22, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 4088.717 feet from the Southeast Corner of Section 19, Township 3 South, Range I West, Salt Lake Base and Meridian and running thence along said Lot T3 North 37°29'42" West 221.418 feet to the West Line of the Northwest Quarter of said Section 24; thence along said West Line North 00°00'12" East 90.770 feet; thence North 33°40'19" West 135.151 feet; thence North 53°27'06" East 218.655 feet; thence North 31°27'06" East 880.569 feet; thence North 56°36'58" East 119.219 feet; thence

North 53°27'06" East 64.457 feet to a Right-of-Way Quitclaim Deed recorded as Entry No. 10429973 in Book 9607 at Page 4745 in the Office

# of the Salt Lake County Recorder; thence along said Right-of-Way Quitclaim Deed South 36°32'54" East 594.572 feet; thence South 53°27'06" West 487.905 feet; thence South 31°27'06" West 421.776 feet; thence South 53°27'06" West 396.814 feet to the point of beginning. Property contains 14.360 acres

Beginning at a point on the Westerly Line of Lot T3 of the Kennecott Master Subdivision #I Amended, said point lies North 89°56'03" West 10252.121 feet along the Daybreak Baseline South (Being South 89°56'03" East 21225.293 feet between the Southwest Corner of Section 22, T35, R2W and the Southeast Corner of Section 19, Tournship 3 South, Range I West, Salt Lake Base and Meridian and running thence along said Westerly Line North 37\*29'42" West 378.052 feet; thence North 53"27"06" East 403.929 feet; thence North 31"27"06" East 421.776 feet; thence North 53"27"06" East 480.130 feet to a Right-of-Way Quitclaim Deed recorded as Entry No. 10429973 in Book 9607 at Page 4745 in the Office of the Salt Lake County Recorder; thence along said Right-of-Way Quitclaim Deed South 36°32'54" East 536.000 feet; thence South 53°27'06" West 1268.877 feet to the point of beginning.

### Less and Except Parcel D Beginning at a Westerly Corner of the Daybreak Lake Avenue East subdivision, said point also being on the Westerly Line of Lot T3 of the Kennecott Master Subdivision #1 Amended, said point lies North 89'56'03" West 9881,986 feet along the Daybreak Baseline South (Being South 89'56'03" East 21225.293 feet between the Southwest Corner of Section 22, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 3275.287 feet from the Southeast Corner of Section 19, Township 3 South, Range I West, Salt Lake Base and Meridian and running thence along said Lot T3 North 37°29'42" West 568.077 feet; thence North 53°27'06" East 1268.217 feet to a Right-of-Way Quitclaim Deed recorded as Entry No. 10429973 in Book 9607 at Page 4745 in the Office of the Salt Lake County Recorder; thence along said Right-of-Way Quitclaim Deed South 36"32"54" East 568.000 feet to a Northerly Corner of said Daybreak Lake Avenue East; thence along said Daybreak Lake Avenue East South 53°27'06" West 1258.834 feet to the point of beginning.

Property contains 16,476 acres.

Net Property contains 3.541 acres

Sheet 1 of 3

RECORDED # / 306/698 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: OLD REPUBLIC TITLE DRAPER/OREM DATE: <u>8-28-19</u> TIME: <u>3:07</u> BOOK: <u>2019</u> PAGE: <u>238</u>

DEPUTY SALT LAKE COUNTY RECORDER

OUTH JORDAN CITY MAYOR

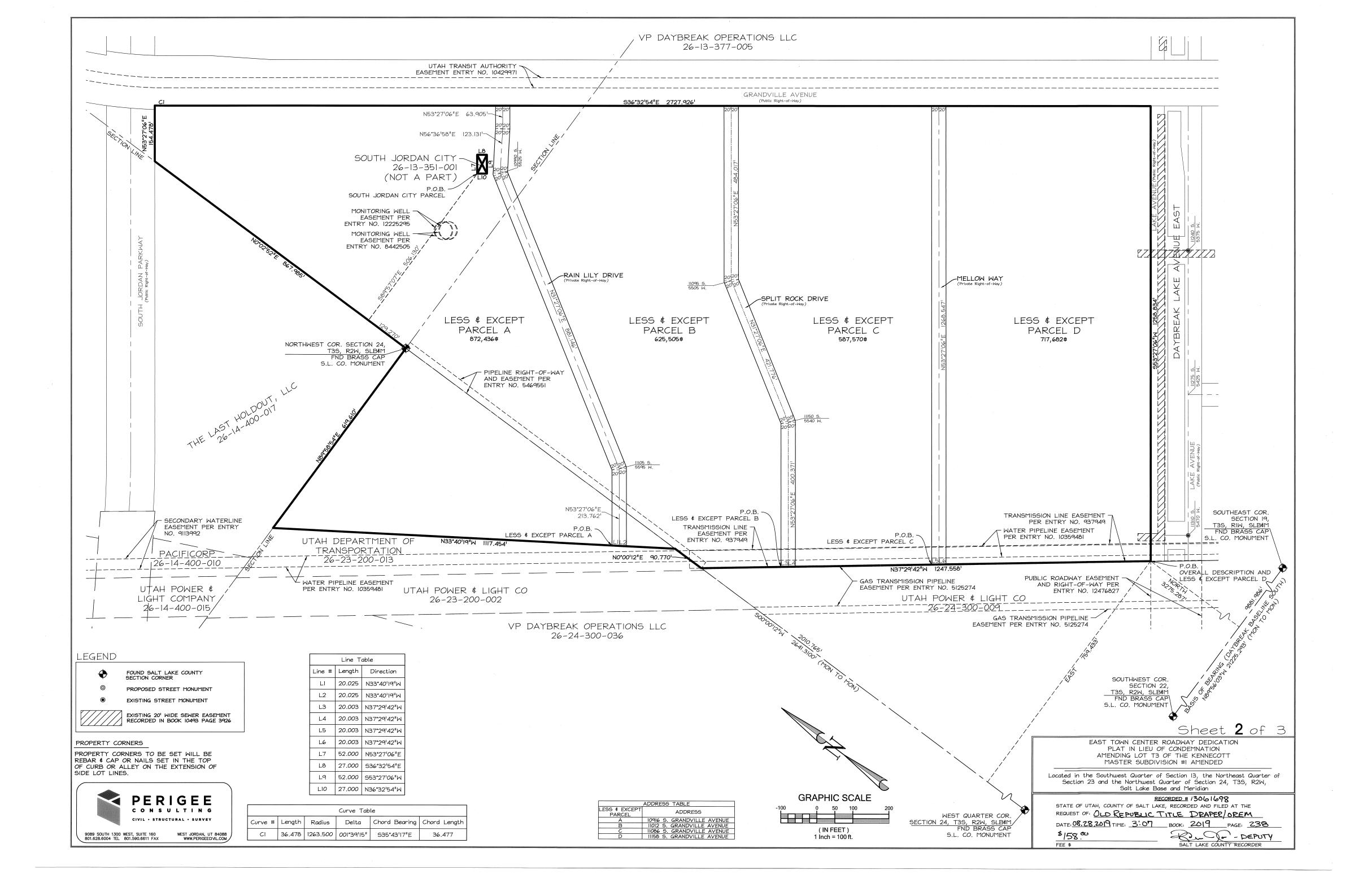
Z019P - Z38

SOUTH VALLEY SEWER DISTRICT APPROVED AS TO FORM THIS \_\_ 6\_ DAY

APPROVED AS TO FORM THIS 14th DAY OF August , A.D., 2019 . BY THE SOUTH JORDAN PLANNING DEPARTMENT.

EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE SUM W DATE SOUTH JORDAN CITY ENGINEER

Gragon R. Schindler ATTORNEY FOR SOUTH JORDAN CITY



	DAVDDEAK	DAVEDEAK ODEN	COLLECTOR CTREET DADY	NON COLLECTOR CERET	DADY ADEA DEDICATE	D ODEN COACE A DEA T		I	7	DAVODEAU		1	1	1	T		T
PLAT NUMBER	DAYBREAK PARK LOT AREA	SPACE LOT AREA	COLLECTOR STREET PARK STRIP AREA	PARK STRIP AREA	TO CITY	DEDICATED TO CITY	TOTAL	NUMBER OF LANES FOOTAGE	II PIAINIIMBER	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	DEDICATED TO CITY	TOTAL	NUMBER OF LANES FOOTAGE
A A PLAT1	2.5723	22.23	2.28	5.23	26.0377	0	58.35	SEE AMENDED PLAT 1	VILLAGE 4 EAST CONDOMINIUM NO. 1  AMENDED	0	0	0	0	0	0	0	0 0
A PLAT 1 AMENDED  LOT M-104 AMENDED	12.61 0	22.17 0	2.28	5.23 0	26.0377	0	68.33 0	13 4,887.83 0 0	VILLAGE 4 EAST CONDOMINIUM NO. 2	0	0	0	0	0	0	0	0 0
₽LAT2 PLAT2 AMENDED	8.6753 8.6093	1.0496 1.0496	1.32 1.32	4.74	0	0	15.7849 15.7189	SEE AMENDED PLAT 2 21 6340.29	AMENDED VILLAGE 4 EAST PLAT 2	0.1964	0	0	0.66	0	0	0.8564	6 1,524.61
TOWNEHOME I SUB.	0	0	0	0	0	0	0	0 0	VILLAGE 4 EAST PLAT 3 VILLAGE 4A PLAT 7	0.4098	0	0 0.46	0.21 0.2	0	0	0.6198 0.66	6 1,524.61 1 150
PLAT 3  ⚠ PLAT 4	2.6437 0.7252	11.6106 0.3496	0.32	5.89 1.97	0	0	20.4643 3.2848	9 2,105.88 SEE AMENDED PLAT 4	COMMERCE PARK PLAT 3	0	0	0	0	0	0	0	0 0
PLAT 4 AMENDED  CARRIAGE CONDOS	0.7593	0.3363	0.24	1.97	0	0	3.3056	9 4589.98	VILLAGE 5 PLAT 4 VILLAHE 4A PLAT 8	3.5868 0.3688	0	0.1 0.52	0.96	0	0	4.6468 0.9088	19 3532.59 6 1687.31
<b>Æ</b> PLAT 5	2.9994	2.7368	1.18	5.39	0	0	12.3062	SEE AMENDED PLAT 5	✓ VILLAGE 4 WEST PLAT 1 AMENDED VILLAGE 5 MULTI FAMILY #1	0.1275	0	0	0	0	0	0.1275	0 0
PLAT 5 AMENDED PLAT 6	5.7505 3.371	0 31.8148	1.18	5.39 3.89	0	0	12.3205 39.0758	36 10,719.18 13 3532.29	VCI MULTI FAMILY#7	0.0903 0.1485	0	0	0.02 0.04	0	0	0.1103 0.1885	4 1161.21 0 0
À PLAT7	16.3272	7.6526	6.27	5.11	0	0	35.3598	SEE AMENDED PLAT 7C	SOUTH STATION MULTI FAMILY#1 VILLAGE 7A PLAT 1	0.4972	0	0.12	0	0	0	0.4972 0.12	0 0
PLAT 3A PLATS 3B-1 THRU 3B-10	1.736 0	0	0.1	0.39	0	0	2.226 0	5 1,690.56 0 0	S. JORDAN PKWY. ROW DED. PLAT	0	0	2.6	0	0	0	2.6	0 0
CORPORATE CENTER #1 PLAT 8	0 ☑ 13.8622	0 ☑ 0.0431	0.07	0.1 3.77	0	0	0.17  2 18.0553	0 0 13 4,227.78	FROM 5360 WEST TO MT. VIEW CORR. PLAT 10H	1.6574	0	1.17	0.99	0	0	3.8174	10 2672.92
⚠ PLAT 7A AMENDED	16.3272	7.6526	6.27	5.11	0	0	35.3598	SEE AMENDED PALT 7C	VILLAGE 5 PLAT 5 PLAT 10I	0.0644 2.067	0	0.91 0.36	0.44 1.15	0	0	1.4144 3.577	4 1125.38 10 3294.81
	0 17.8005	0	5.04	5.92	0	0	0 28.7605	0 0 SEE AMENDED PLAT 9A	VILLAGE 10 NORTH PLAT 1	0	0	0.15	0.04	0	0	0.19	0 0
⚠ PLAT 7B AMENDED	14.7624	7.6526	7.83	5.11	0	0	35.355	SEE AMENDED PLAT 7C	VILLAGE 5 PLAT 6 VILLAGE 5 PLAT 7	0.5937	0	0.11	0.34	0	0 0	0.7037	2 752.23 2 672
VILLAGE CENTER 1A  AMENDED EASTLAKE VILLAGE CONDOS	0	0	0	0	0	0	0	0 0	UNIVERSITY MEDICAL #2 VILLAGE 10 NORTH PLAT 2	0	0	0.06	0	0	0	0.06	0 0
PLAT 9A AMENDED	17.8005	0	5.04	5.92	0	0	28.7605	38 11,087.08	VILLAGE 7	6.0122	0	2.09	0	0	0 0	0 8.1022	0 0
⚠ ⚠ AMENDED PLAT 1A  DAYBREAK VIEW PARKWAY	12.61	22.17	2.28	5.23	26.0377	0	68.3277	SEE AMENDED PALT 1	LAKE AVENUE FROM MOUNTAIN VIEW  CORRIDOR TO 6000 WEST	15.1509	0	1.32	0	0	0	16.4709	0 0
SUBDIVISION FROM PLAT A1 TO THE EAST FRONTAGE ROAD	0	0	1.36	0	0	0	☑ 1.36	0 0	VILLAGE 7 PLAT 1	1.1435	0	0	0.74	0	0	1.8835	7 2183.79
APARTMENT VENTURE #1	0	0	1.3	1.14	0	0	☑ 2.44	0 0	VILLAGE 8 PLAT 1 VILLAGE 8 PLAT 2	0 19.8151	0	0 0.57	0 1.16	0	0	0 21.5451	2 363.33 10 3142.73
PLAT 3C DAYBREAK VIEW PARKWAY	0	0	0.84	0	0	0	0.84	0 0	VILLAGE 5 PLAT 8  LAKE AVENUE EAST	0.041 9.055	0	0.961	0	0	0	1.002	13 3117.71
SUBDIVISION FROM EAST FRONTAGE	0	0	1.11	0.04	o	0	1.15	0 0	VILLAGE 4 EAST CONDMINUMS NO. 4	0	0	2.101	0	0	0 0	11.156 0	0 0
ROAD TO 11800 SOUTH  A COMMERCE PARK PLAT 1	0	0	0.19	0.22	0	0	0.41	0 0	COMMERCE PARK PLAT 4  A SOUTH STATION MULTI FAMILY #1	0	0	0	0	0	0	0	0 0
COMMERCE PARK PLAT 2	0	0	0.47	0	0	0	☑ 0.47	0 0	AMENDED	0.031	0	0	0	0	0	0.031	0 0
PLAT 8A-1 PLAT 8A-2	0	0 0	0 0	0	0	0	0	2 740 0 0	VILLAGE 4 EAST MULTI FAMILY #1 VILLAGE 4 EAST CONDMINUMS NO. 5	0.428	0	0	0	0	0	0.428	3 735.03
VILLAGE 4A PLAT 1  Δ VILLAGE 4A PLAT 2	2.149 0.8623	0	1.49 0.61	0	0	0	3.639	7 1,028.00	VILLAGE 4 EAST CONDMINUMS NO. 6	0	0	0	0	0	0	0	0 0
PLAT 8A-3	0.8623	0	0.81	0	0	0	1.4723 0	SEE AMENDED VILLAGE 4A PLAT 2 0 0	VILLAGE 4 EAST CONDMINUMS NO. 7 SOUTH STATION PLAT 1	0	0	0.526	0	0	0 0	0.526	0 0
PLAT 8A-4 PLATS 8A-5 THRU 8A-9	0	0	0	0	0	0	0	0 0	VILLAGE 5 PLAT 9 VILLAGE 4A PLAT 9	0.824 0.417	0	0.747 0.19	0	0	0	1.571	6 1787
PLAT 7C AMENDED	14.7624	7.3647	7.83	5.11	0	0	35.0671	0 0 35 10,037.21	OPERATIONS-INVESTMENTS PLAT 1	0	0	0.19	0	0	0 0	0.607	3 768.43 0 0
AMENDED VILLAGE 4A PLAT 2 EASTLAKE ELEMENTARY SCHOOL	0.8623	0	0.61	0	0	0	1.4723 0	3 709.76 0 0	7 VILLAGE 5 MULTI FAMILY #2 VILLAGE 8 PLAT 3	0.188 4.064	0	2.149	0	0	0	0	3 1307.00 22 7255.25
COUPLET LINER PRODUCT #1	0 0.0138	0	0	0	0	0	0	0 0	VILLAGE 4 WEST PLAT 3	0.483	0	0.08	0	0	0	0.563	2 253.91
PLAT 3D AMENDED PLAT 3B-10	0.0138	0	0.12	0	0	0	0.1338 0	2 449.14 1 33.72	LAKE ISLAND PLAT 1 VILLAGE 7A PLAT 2	2.868 0	0	1.655 0.216	0	0	0 0	4.523 0.216	11 3086.91 0 0
VC1 DAYCARE VC1 CONDO SUBDIVISION	0	0	0.38	0.04	0	0	0.42	0 0	VILLAGE 5 PLAT 10  NMU QUESTAR REGULATOR STATION	1.109 0	0	1.01	0	0	0	2.119	7 2846.58
VILLAGE 4A PLAT 3	2.9531	0	1.56	0.37	0	0	4.8831	0 0 3 1,283.96	VILLAGE 7 AMENDED	0	0	0	0	0	0	0	0 0.00
BINGHAM CREEK PLAT 11400/MVC SE COMMERCIAL #1	142.713 0	0	0	0	0	0	142.713 0	0 0	VC1 MULTI FAMILY #9A  SOUTH STATION MULTI FAMILY #2	0.104	0	0.127 0.214	0	0	0	0	4 596.00
QUESTAR/JVWCD PLAT	0	0	0	0	0	0	0	0 0	BLACK TWIG DRIVE	0	0	0.237	0	0	0	0	5 1638.60 0 0.00
VILLAGE 4A MULTI FAMILY #1  A UNIVERSITY MEDICAL #1	1.05 0	0	0 0.41	0	0	0	1.05 0.41	0 0 SEE AMENDED UNIV MEDICAL #1	VILLAGE 7 PLAT 1 VILLAGE 8 PLAT 4A	0.944 2.175	0	1.094 0.726	0	0	0	0	8 2671.96 3 1969.48
A PLAT 10A	0.766	0	0.64	0	0	0	1.406	SEE AMENDED PLAT 10A	DAYBREAK PARKWAY 6000 TO 6400 WEST	0	0	0.22	0	0	0	0	0 0.00
AMENDED PLAT 10A	0.0903 0.766	0	0.64	0	0	0	0.0903 1.406	SEE AMENDED VC1 MULTI FAMILY #1 2 1,291,32	DAYBREAK VILLAGE 8, VILLAGE 9 &	0	0	0.22					
▲ GARDEN PARK CONDOMINIUMS, PHASE 1	0	0	0	0	0	0	0	0 0	VILLAGE 13 SCHOOL SITES  GARDEN PARK LAKESIDE PHASE 1	0.487	0	0.22	0	0	0	0	0 0.00
⚠ GARDEN PARK CONDOMINIUMS,	o	0	0	0	n			_	DAYBREAK VILLAGE 5 PLAT 11	0	0	0	0.245	0	0	0	3 1084.01 3 1379.18
PHASE 3  A PLAT 9B	0	0	0		· ·	0	0	0 0	VILLAGE 8 PLAT 3 AMENDED VILLAGE 7 PLAT 2	0.864	0	0	1.107	0	0	0	0 0.00 10 3722.41
⚠ PLAT 9C	-0.2014	0	0	0	0	0	0 -0.2014	0 0	VILLAGE 5 PLAT 5 AMENDED VILLAGE 8 PLAT 4B	2.881 0.784	0	0	0.289	0	0	0	6 1122.50
PLAT 3E  AMENDED UNIVERSITY MEDICAL #1	0.0251	0	0.36 0.26	0	0	0	0.3851	1 389	VILLAGE 5 PLAT 12	2.855	0	0	1.407 1.579	0	0	2.191 4.434	13 3947.61 10 4484.22
SOUTH JORDAN PARKWAY ROW PLAT	0	0	1.21	0.22	0	0	0.48	0 0	SOUTH STATION MULTI FAMILY#3 VILLAGE 4 WEST PLAT 4	0 0.457	0	0	0.117 0	0	0	0.117	4 970.06
FROM SPLIT ROCK DRIVE TO 5360 WEST PLAT 8C	0.0998	0	0	0	0	0	0.0998	0 0	VILLAGE 5 PLAT 13	0.763	0	0	0.333	0	0	0.457 1.096	3 1243.94 4 1764.02
AMENDED VC1 MULTI FAMILY #1 VC1 MULTI FAMILY #2A	0.0903 0.11	0	0	0	0	0	0.0903	3 412.58	GARDEN PARK LAKESIDE PHASE 2  NORTH STATION CAMPUS	1.433 2.853	0	0	0	0	0	1.433 2.853	2 1117.01 0 0.00
PLAT 9D	0	0	0	0	0	0	0.111 0	1 502.5 2 484	DUCKHORN EXTENSION  LAKE RUN ROAD R.O.W. (LA-SPJ)	0	0	0 0.954	0.039	0	0	0.039	0 0.00
AMENDED PLAT 3E PLAT 7D	0	0	0	0	0	0	0	0 0	VC1 MULTI FAMILY #8	0.026	0	0	0	0	0	0.954 0.026	0 0.00 1 197.13
VC1 MULTI FAMILY #2B	0.3087	0	0	0	0	0	0.3087	0 0 1 194.33	SOUTH STATION LIBRARY COMMERCE PARK PLAT 5	0 1.222	0	0	0.33	0	0	0.33 1.222	0 0.00
VILLAGE 4A PLAT 4 VILLAGE 4A PLAT 5	0.8077 1.5901	0	0.26 0.68	0.23 0.00	0	0	1.2977 2.2701	2 718.52 4 1125.22	VILLAGE 8 PLAT 5B	0.024	0	0	0.905	0	0	0.929	11 3297.00
PLAT 10B PLAT 7E	0	0	0.2	0.09	0	0	0.29	0 0	SOUTH MIXED USE MULTI FAMILY #1 SOUTH MIXED USE MULTI FAMILY #2	0.49 0.436	0	0	0	0	0	0.49 0.436	1 659.36 1 1175.70
PLAT 9F	0	0	0	0	0	0	0	0 0	LAKE ISLAND PLAT 2 VILLAGE 4 HARBOR PLAT 1	0.729 0.232	0 0.015	0	0.096 0.016	0	0	0.825	2 478.09
PLAT 7F VC1 MULTI FAMILY #3	0 0.1297	0	0	0	0	0	0 1397	0 0	VILLAGE 4 HARBOR PLAT 2	0.837	0.015	0	0	0	0	0.263 0.923	1 403.48 4 907.22
VILLAGE 4A MULTI FAMILY #2	0	0	0	0	0	0	0.1297 0	0 0	VILLAGE 5 PLAT 14 VILLAGE 5 MULTI FAMILY #3	0.556 0.128	0	0	0.222 0.509	0	0	0.778 0.637	5 2113.15 5 1390.01
Ø PLAT 9G  PLAT 10C	-0.2921 1.0818	0	0.14	0 0.65	0	0	-0.2921 1.8718	6 1,303.42 4 1.097.20	VILLAGE 5 MULTI FAMILY #4	0.085	0	0	0.512	0	0	0.597	5 1390.01 4 1002.11
PLAT 8D	0	0	0	0	0	0	0	0 0	VILLAGE 5 MULTI FAMILY #5 LAKE ISLAND PLAT 3	0.18 2.652	0	0	0 0.555	0	0	0.18 3.207	0 0.00 11 3071.58
PLAT 8B PLAT 9H	0	0	0	0	0	0	0	0 0	VILLAGE 5 MULTI FAMILY #6 SOUTH STATION PLAT 2	0.421	0	0	0.308	0	0	0.729	2 699.38
VILLAGE 4 WEST PLAT 1 VC1 MULTI FAMILY #4	0.2552	0	2.02	0.48	0	0	2.7552	2.00 1088	OQUIRRH LAKE PLAT/KENNECOTT	,		U	U	0	0	0	0 0.00
VILLAGE 4 EAST PLAT 1	1.4911	0	0	0 0.86	0	0	0 2.3511	0 0 6 1524.61	DAYBREAK OQUIRRH LAKE PLAT AMENDED	0.70 <del>9</del>	103.507	0	0	0	0	104.216	0 0.00
VC1 MULTI FAMILY #4A PLAT 10D	0.3296 0.3384	0	0.18	0 0.35	0	0	0.3296 0.8684	0 0	SOUTH JORDAN CITY PUBLIC SAFETY	0	0	0.093	n	n	0	0.093	0 0.00
VC1 MULTI FAMILY #5	0.2651	0	0	0	0	0	0.2651	6 924.04 0 0	CENTER VILLAGE 8 PLAT 5A	3.99	0	1.497	0	0	0	5.487	9 5199.27
VILLAGE 4A PLAT 6 PLAT 10E	1.002 0.9735	0	0.99 1.31	0.31 0.51	0	0	2.302 2.7935	10 1,837.74 8 2,892.33	PROSPERITY ROAD VILLAGE 8 PLAT 6	6.629	0	0.248	0	0	0	6.877	0 0.00
PLAT 9I VILLAGE 4 WEST PLAT 2	0 0.293	0	0	0	0	0	0	0 0	SOUTH STATION MF3 2ND AMENDED	8.216 0	0	1.904 0	0	0	0	10.12 0	15 6016.07 0 0.00
VILLAGE 5 PLAT 1	0	0	0 0.58	0.27 0	0	0	0.563 0.58	2 891.76 0 0	VILLAGE 8 PLAT 7  EAST TOWN CENTER ROADWAY	2.72	0	0	0.705	0	0	3.425	5 2299.49
⚠ PLAT 10F VILLAGE 5 PLAT 2	6.7848 0.3984	0	0 0.13	0 0.72	0	0	6.7848	0 0	TOTALS	367.8319	177.9971	65.409	66.544	0 <b>26.0377</b>	0	0 <b>685.488</b>	0 0.00 611 189277.338
VILLAGE 5 PLAT 3	1.2195	0	0.22	1.11	0	0	1.2484 2.5495	7 2,583.35 16 3,781.25							EACT TO: "!		
PLAT 10G	0	0	0.33	0.29	0	0	0.62	4 1,208.13	7								DADWAY DEDICATION



- 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) AS ADDED TO THE TOTAL AT THE BOTTOM OF THE TABLE.

Sheet **3** of 3

- INFORMATION SHOWN ON A FINAL PLAT PREPARED BY DOMINION.
- INFORMATION SHOWN ON A FINAL PLAT PREPARED BY FOCUS ENGINEERING AND SURVEYING.
- THIS PLAT VACATED (5) P-LOTS WHICH WERE SUBTRACT FROM THE TABLE.
- THIS PLAT AMENDED P-LOTS FROM THE ORIGINAL PLAT AND THE ACREAGE SHOWN IS THE NET DIFFERENCE.

AST TOWN CENTER ROADWAY DEDICATION
PLAT IN LIEU OF CONDEMNATION
AMENDING LOT T3 OF THE KENNECOTT
MASTER SUBDIVISION #1 AMENDED

Located in the Southwest Quarter of Section 13, the Northeast Quarter of Section 23 and the Northwest Quarter of Section 24, T3S, R2W, Salt Lake Base and Meridian

RECORDED # 13061698

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF: OLD REPUBLIC TITLE DRAPER/OREM DATE: 08.28.2019 TIME: 3:07 BOOK: 2019 PAGE: 238 \$158.00 FEE \$ SALT LAKE COUNTY RECORDER