

NOTES:

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 the 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 roadways across property owned by Owner without altering the current investment status of the property. Therefore, Owner 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.

1. 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 herein, 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 herein 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 be 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. 8581957, 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 easements, 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 owner's 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 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 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.

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 thereof 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 property shown on this Plat.

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 CONDEMNATION.

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 discontinued 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 Old Republic National Title Co. Order Number: 1558318 JN, 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 ("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.

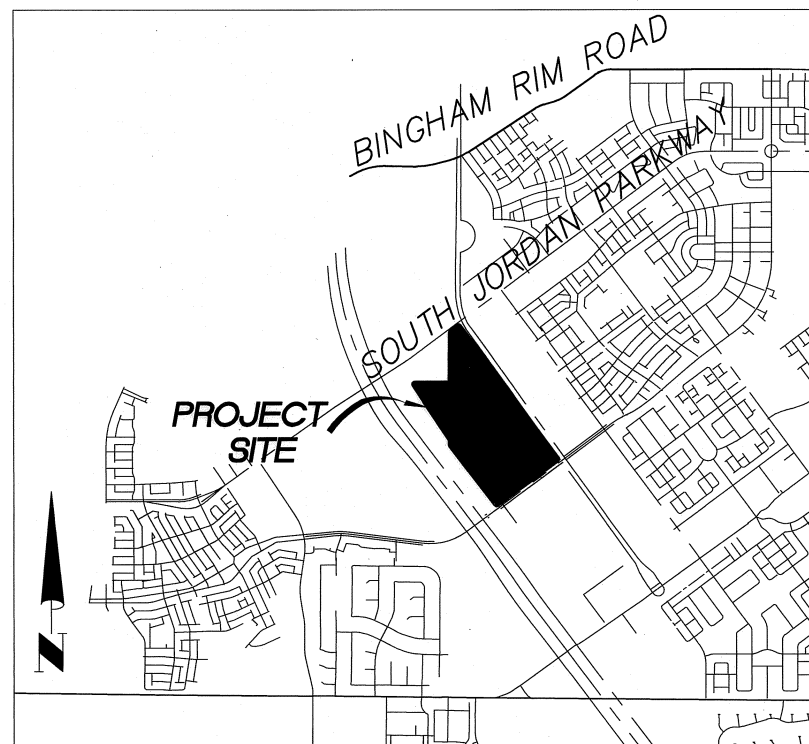
EAST TOWN CENTER ROADWAY DEDICATION PLAT IN LIEU OF CONDEMNATION AMENDING LOT T3 OF THE KENNECOTT MASTER SUBDIVISION #1 AMENDED

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) 3.541 acres
Total boundary acreage 67.894 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:

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 8th day of August, A.D., 2019.

VP Daybreak Investments 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 8th day of August, 2019, 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 liability company."

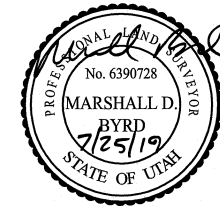
Notary Public

KATIE K MODERMOIT
Notary Public, State of Utah
My Comm. Exp. 09/17/2019
Commission # 685544

SURVEYOR'S CERTIFICATE

I, Marshall D. Byrd do hereby certify that I am a Professional Land Surveyor, and that I hold certificate No. 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 ground as shown on this plat.

Marshall D. Byrd
Professional Land Surveyor
Utah Certificate No. 6390728



7/25/2019
Date

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, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 3275.287 feet from the Southeast Corner of said Section 19, Township 3 South, Range 1 West, Salt Lake Base and Meridian and running thence North 33°40'19" West 117.454 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 north 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 beginning.

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

Less and Except Parcel A
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, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 4500.702 feet from the Southeast Corner of Section 19, Township 3 South, Range 1 West, Salt Lake Base and Meridian and running thence North 33°40'19" West 117.454 feet to a Northerly Line of Lot T3 of the Kennecott Master Subdivision #1 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°27'06" 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 north 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 the point of beginning.

Property contains 20.061 acres.

Also Less and excepting SOUTH JORDAN CITY PARCEL (APN 28-13-351-001) herefrom 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 1 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 155.151 feet; thence North 53°27'06" East 218.655 feet; thence North 31°27'06" East 880.564 feet; thence North 56°36'58" East 119.214 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.

Less and Except Parcel C

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 10252.121 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 3757.319 feet from the Southeast Corner of Section 19, Township 3 South, Range 1 West, Salt Lake Base and Meridian and running thence along said westerly line North 37°29'42" West 376.052 feet; thence North 53°27'06" East 409.929 feet; thence North 31°27'06" East 421.776 feet; thence North 53°27'06" East 480.150 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.

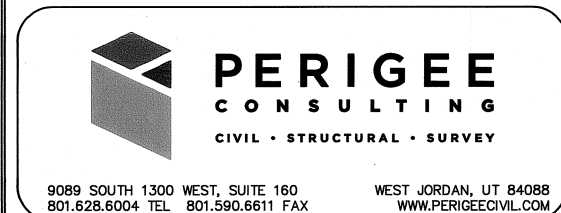
Property contains 13.489 acres.

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 1 West, Salt Lake Base and Meridian and running thence North 33°40'19" West 117.454 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 north 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 beginning.

Property contains 16.476 acres.

Net Property contains 3.541 acres.



EASEMENT APPROVAL
CENTURY LINK: Approved as to form this 8th day of August, A.D., 2019.
DOMINION ENERGY: Approved as to form this 8th day of August, A.D., 2019.

SALT LAKE VALLEY HEALTH DEPARTMENT
APPROVED AS TO FORM THIS 8th day of August, A.D., 2019.

SOUTH VALLEY SEWER DISTRICT
APPROVED AS TO FORM THIS 6th day of August, A.D., 2019.

PLANNING DEPARTMENT
APPROVED AS TO FORM THIS 14th day of August, A.D., 2019.

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.

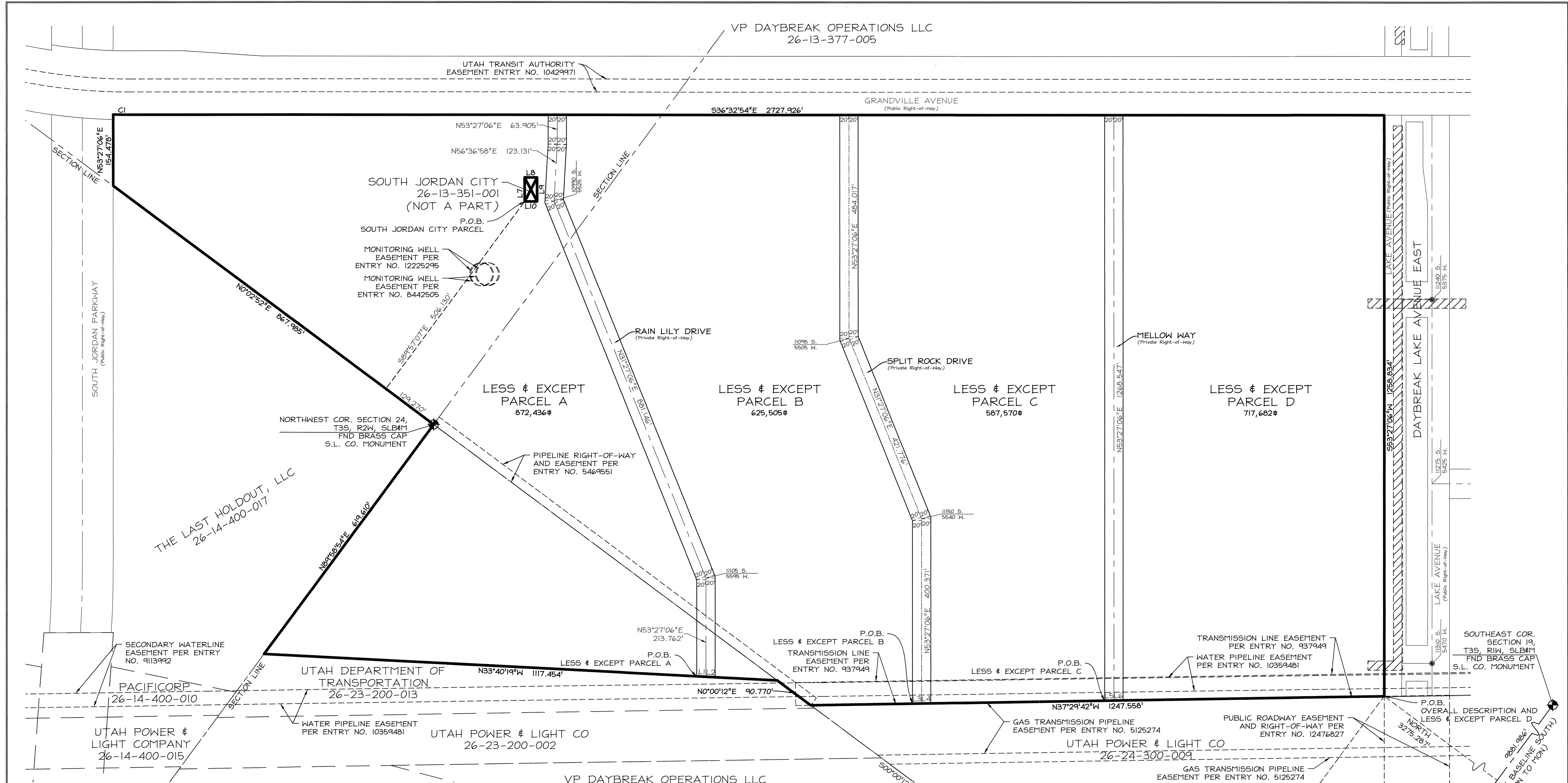
OFFICE OF THE CITY ATTORNEY
APPROVED AS TO FORM THIS 15th day of August, A.D., 2019.

SOUTH JORDAN CITY MAYOR
APPROVED AS TO FORM THIS 6th day of August, A.D., 2019.

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

RECORDED # 13061698
\$158.00 FEE
DEPUTY SALT LAKE COUNTY RECORDER

26-24-100-009 26-11-42, 26-13-31, 26-23-22, 26-24-11, 26-24-12 #158



**LEGEND**

- FOUND SALT LAKE COUNTY SECTION CORNER
- PROPOSED STREET MONUMENT
- EXISTING STREET MONUMENT
- EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 10493 PAGE 3926

**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. 801.590.6911 FAX. WWW.PERIGEECONSULTING.COM

**Line Table**

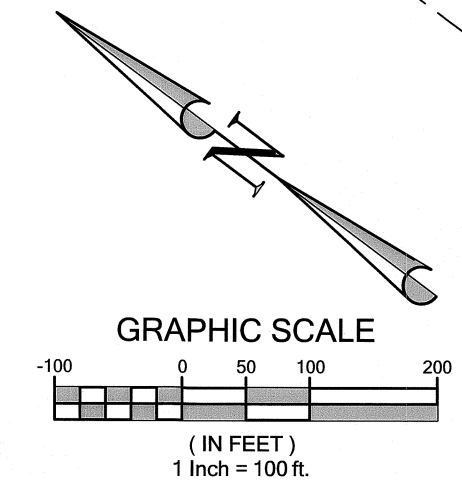
Line #	Length	Direction
L1	20.025	N33°40'19"W
L2	20.025	N33°40'19"W
L3	20.003	N37°29'42"W
L4	20.003	N37°29'42"W
L5	20.003	N37°29'42"W
L6	20.003	N37°29'42"W
L7	52.000	N53°27'06"E
L8	27.000	S36°32'54"E
L9	52.000	S53°27'06"W
L10	27.000	N36°32'54"W

**Curve Table**

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
CI	36.478	1263.500	001°39'15"	S35°43'17"E	36.477

**ADDRESS TABLE**

LESS & EXCEPT PARCEL	ADDRESS
A	10916 S. GRANDVILLE AVENUE
B	11012 S. GRANDVILLE AVENUE
C	11006 S. GRANDVILLE AVENUE
D	1155 S. GRANDVILLE AVENUE



Sheet 2 of 3

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

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  
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