AMENDED LOTS B2, B3, OS2, T4, V4, V7 & WTC2
KENNECOTT MASTER SUBDIVISION #1
(SHEET 3 OF 6)

AMENDED LOTS B2, B3, OS2, T4, V4, V7 & WTC2
KENNECOTT MASTER SUBDIVISION #1

South Jordan, Utah

Master Subdivision Plat

OWNER AND DEVELOPER

Kennecott Development Company
Chuck Johnson - Real Estate Advisor
5295 South 300 West
Suite 475
Murray, Utah 84107

Phone (801) 743-4624
Fax (801) 743-4659

P-C ZONE PLAN LAND USE TABLE	
Total Acres	4,127
Open Space Acres (30%)	1,250
Residential Units	13,667
Retail (Square Feet)	2,390,000
Office (Square Feet)	5,185,000
Industrial (Square Feet)	1,500,000

OWNER'S DEDICATION

Know all men by these presents that WE, the SOLE undersigned owner (S) of the above described tract of land, having caused same to be subdivided into lots and streets to be hereafter known as the

KENNECOTT MASTER SUBDIVISION #1
AMENDED LOTS B2, B3, OS2, T4, V4, V7 & WTC2

do hereby dedicated for perpetual use of the public all parcels of land shown on this plat as intended for public use.

In witness whereof, I/we have hereunto set my/our hand(s) this 19TH day of SEPTEMBER A.D., 2003.

KENNECOTT LAND RESIDENTIAL DEVELOPMENT COMPANY
KENNECOTT LAND RESIDENTIAL DEVELOPMENT COMPANY
A DELAWARE Corporation ( ), that HE signed the owners dedication freely and voluntarily for and in behalf of said Corporation for the purposes therein mentioned.
MY COMMISSION EXPIRES 3-17-03
NOTARY PUBLIC RESIDING IN SALT LAKE COUNTY

OM ENTERPRISES COMPANY
OM ENTERPRISES COMPANY
A DELAWARE Corporation ( ), that HE signed the owners dedication freely and voluntarily for and in behalf of said Corporation for the purposes therein mentioned.
MY COMMISSION EXPIRES 3-17-03
NOTARY PUBLIC RESIDING IN SALT LAKE COUNTY

STEPHANIE SANT NOTARY PUBLIC • STATE of UTAH 5295 SOUTH 300 WEST STE 475 MURRAY UT 84107 COMMISSION EXPIRES: 03-17-2007

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH, COUNTY OF SALT LAKE S.S.
On the 19th day of SEPTEMBER A.D., 2003 personally appeared before me, the undersigned Notary Public in and for said County of Salt Lake in said State of Utah: JOHN POTTS who after being duly sworn, acknowledged to me that HE IS VICE PRESIDENT OF KENNECOTT LAND RESIDENTIAL DEVELOPMENT COMPANY A DELAWARE Corporation ( ), that HE signed the owners dedication freely and voluntarily for and in behalf of said Corporation for the purposes therein mentioned.
MY COMMISSION EXPIRES 3-17-03
NOTARY PUBLIC RESIDING IN SALT LAKE COUNTY

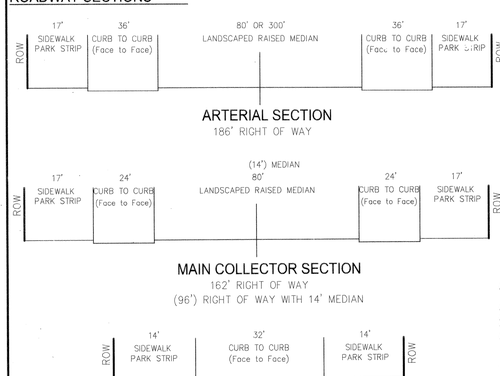
STATE OF UTAH, COUNTY OF SALT LAKE S.S.
On the 19th day of SEPTEMBER A.D., 2003 personally appeared before me, the undersigned Notary Public in and for said County of Salt Lake in said State of Utah: BRUCE SNYDER who after being duly sworn, acknowledged to me that HE IS VICE PRESIDENT FINANCE OF OM ENTERPRISES COMPANY A DELAWARE Corporation ( ), that HE signed the owners dedication freely and voluntarily for and in behalf of said Corporation for the purposes therein mentioned.
MY COMMISSION EXPIRES 3-17-03
NOTARY PUBLIC RESIDING IN SALT LAKE COUNTY

LAND USE LEGEND

1002.37 AC.	T	Town	OS3 Open Space System 3 (See Description Below)
323.94 AC.	B	Business - Research Parkway	OS4 Open Space System 4 (See Description Below)
2181.94 AC.	V	Village	
450.36 AC.	OS	Open Space	
167.9o AC.	WTC	Western Transportation Corridor	
4126.55 AC.	Total Acreage		

Trail and Walkway System — Roads
Waterways — Railroad

ROADWAY SECTIONS



SURVEYORS CERTIFICATE

I, John R. Berry, hereby certify that I am a Registered Land Surveyor, and that I hold License No. 172483 as prescribed under the Laws of the State of Utah. I further certify that by the authority of the Owners I have subdivided the overall parcel, described on Sheets No. 1 and No. 2 of this set of drawings and surveyed by others, into smaller parcels in conformity with the minimum standards and requirements of the law.

John R. Berry — *Date*
R.L.S. No. 172483

PROJECT PHASING

Phasing of the South Jordan City, Kennecott Master Subdivision #1 will progress by incorporating the requisite housing, office space, retail, commercial, mixed use and industrial development space as the absorption rate for these types of land uses in the Southwest quadrant of the Salt Lake Valley allow.

The initial phases of development will most likely occur where there is adequate highway access and sufficient utility infrastructure already in place. In some of these entry points the roadways and utilities may require upgrading or extensions.

Village, Town and Mixed Use phasing starts could occur at the following locations:

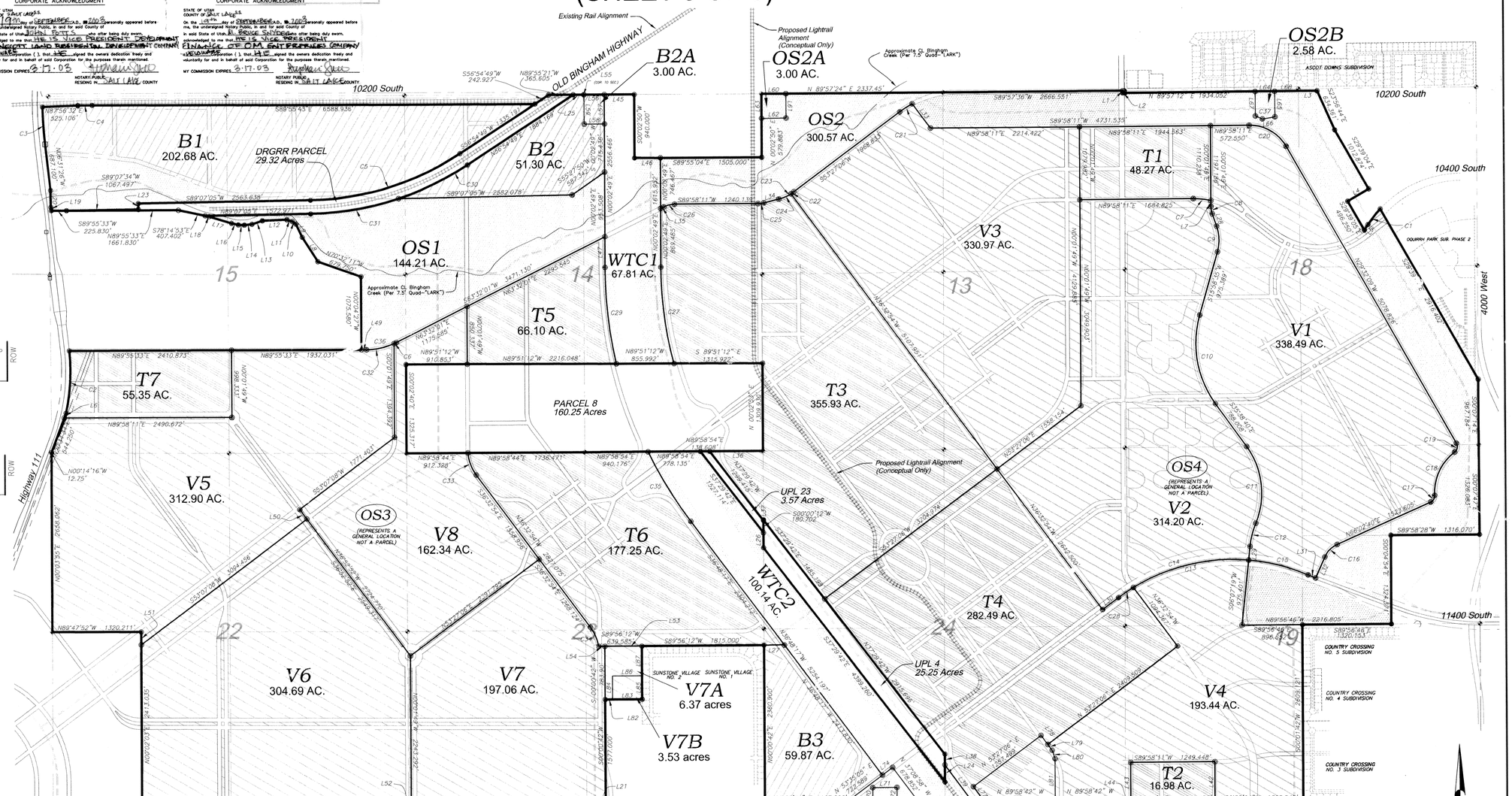
1. *At the East boundary of the project at 10400 South.*
2. *At the East boundary of the project at 11400 South.*
3. *At the North boundary of the project at 4800 West.*
4. *At the South boundary of the project, along 11800 South, entering at approximately 4500 West.*
5. *At the South boundary of the project, along 11800 South, entering at 6000 West.*

Roadway access and some utility tie–ins are available at these locations, but will require some upgrades, modifications or additions.

Some Business – Research Parkway starts could occur along the Old Bingham Highway, and are unencumbered by access. Utility tie–ins are available with some required upgrades, modifications or additions.

The Primary Town and Business – Research Parkway starts will be somewhat dependent on the completion of the Western Transportation Corridor through the project.

The designated Open Space systems, adjoining the respective Towns, Businesses – Research Parkways, Villages or Mixed Uses, will be developed in conjunction with these respective land uses as they are completed.



LEGEND

Symbols as designated for Lot description by Stantec Consulting

◎ Described Lot Corner –⅝" Rebar w/cap marked "STANTEC" to be set

OPEN SPACE SYSTEMS DESCRIPTIONS

OS3 (not shown here)– The Open Space Systems for area OS3 will generally be represented by the functions of a minimum 25 acre regional park which will accommodate a variety of uses from active recreational playfields of ball diamonds, playgrounds, soccer fields and pavilions, to passive recreational walking trails and picnic areas. This open space is to be centrally located in the West Village.

OS4 (not shown here)– The Open Space Systems for area OS4 will generally be represented by the functions of a minimum 25 acre regional park which will accommodate a variety of uses from active recreational playfields and man made water features to passive recreational walking trails and picnic areas. This open space is to be centrally located in the East Village.

The Open Space designations OS3 and OS4 are not synonymous with any Village, Town or Business–Research Park (V1, T1 or B1) land use designations.

ADDRESS TABLE

PARCEL	PARCEL ADDRESS
B1	6800 WEST 10200 SOUTH
B2	6200 WEST 10200 SOUTH
B3	5400 WEST 11800 SOUTH
T1	4600 WEST 10400 SOUTH
T2	4700 WEST 11800 SOUTH
T3	5400 WEST 10900 SOUTH
T4	5000 WEST 11800 SOUTH
T5	6200 WEST 10900 SOUTH
T6	5800 WEST 11200 SOUTH
T7	7000 WEST 10900 SOUTH
V1	4400 WEST 11000 SOUTH
V2	4600 WEST 11000 SOUTH
V3	5000 WEST 10800 SOUTH
V4	4600 WEST 11800 SOUTH
V5	6800 WEST 11200 SOUTH
V6	6800 WEST 11800 SOUTH
V7	6200 WEST 11800 SOUTH
V8	6400 WEST 11200 SOUTH
WTC1	5900 WEST 10200 SOUTH
WTC2	2500 WEST 11800 SOUTH
OS1	6400 WEST 10800 SOUTH
OS2	4400 WEST 10200 SOUTH

LINE TABLE

LINE	BEARING	LENGTH
L1	S00°15'56"W	33.000'
L2	N89°57'36"E	33.178'
L3	N89°58'34"E	278.761'
L4	S60°20'55"W	360.045'
L5	N33°11'06"E	98.042'
L6	N20°34'34"W	74.534'
L7	S00°01'49"E	86.948'
L8	N32°28'51"W	429.340'
L9	N25°09'37"W	219.480'
L10	N54°23'20"W	67.210'
L11	N71°54'33"W	83.160'
L12	S87°43'11"W	366.060'
L13	S71°57'46"W	162.800'
L14	S84°04'01"W	113.990'
L15	N87°25'43"W	89.260'
L16	N79°36'44"W	107.140'
L17	N72°37'41W	345.270'
L18	N78°14'53"W	58.381'
L19	N06°31'26"W	48.941'
L20	N00°48'48"W	251.250'
L21	S89°56'12"W	282.297'
LINE LEFT INTENTIONALLY BLANK		
L23	S00°12'08"E	87.624'
L24	N00°08'33"E	249.895'
L25	S89°55'21"W	146.669'
L26	S00°00'12"W	219.708'
L27	N89°56'12"E	302.531'

LINE TABLE (cont.)

LINE	BEARING	LENGTH
L28	S19°19'36"E	193.436'
L29	S05°50'09"W	204.756'
L30	S53°27'06"W	294.558'
L31	S66°14'35"E	123.220'
L32	N23°45'25"E	343.311'
L33	N36°32'54"W	452.521'
L34	S76°05'06"W	229.599'
L35	S63°32'01"W	52.044'
L36	N89°58'54"E	791.000'
L37	S00°00'12"W	10.277'
L38	N00°08'33"E	159.498'
L39	S36°48'17"E	714.963'
L40	N89°58'42"W	179.159'
L41	N51°10'19"E	486.575'
L42	N00°01'49"W	593.755'
L43	S00°01'49"E	590.214'
L44	N89°52'04"W	83.715'
L45	S89°55'04"E	445.000'
L46	N89°55'04"W	385.005'
L47	N00°02'49"E	455.422'
L48	N89°55'33"W	75.200'
L50	S36°52'22"E	175.453'
L51	N00°02'03"E	192.379'
L52	S89°56'14"W	41.515'
L53	S89°56'12"W	550.000'
L54	S89°56'12"W	89.585'

LINE TABLE (cont.)

LINE	BEARING	LENGTH
L55	S89°55'04"E	13.112
L56	S89°55'04"E	303.182'
L57	N00°02'49"E	432.100
L58	S89°37'44"W	300.021
L59	N00°22'16"W	434.487
L60	N89°57'24"E	362.510
L61	S00°17'30"E	358.540
L62	S89°42'30"W	364.637
L63	N00°02'50"E	360.117
L64	N89°57'12"E	289.710
L65	S00°19'26"E	376.950
L66	S80°53'15"W	188.240
L67	N00°19'26"W	361.161
L68	N89°57'12"E	350.999
L69	S89°58'44"E	436.022
L70	N00°01'16"E	246.000
L71	S89°58'44"E	360.000
L72	S00°01'16"W	246.000
L73	S89°58'44"E	360.000
L74	N53°35'05"E	188.185
L75	S89°58'44"E	346.864
L76	S89°58'44"E	366.886
L77	N36°48'17"W	311.509
L78	S36°32'54"E	166.065
L79	S36°32'54"E	108.499
L80	S18°21'36"E	131.584
L81	S00°00'00"W	653.196

LINE TABLE (cont.)

LINE	BEARING	LENGTH
L82	N89°56'12"E	108.800
L83	N89°56'12"E	441.200
L84	N00°00'42"E	348.640
L85	N00°00'42"E	348.640
L86	N89°56'12"E	441.200
L87	N00°00'42"E	435.260

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	1653.000'	294.639'	10°12'46"	N38°17'57"E	294.249'
C2	2934.930'	932.167'	18°11'52"	N03°16'41"E	928.261'
C3	5654.580'	557.227'	5°38'46"	N03°24'03"W	556.993'
C4	5679.650'	211.081'	2°07'45"	N89°00'25"E	211.049'
C5	4197.183'	2359.126'	32°12'16"	S73°00'57"W	2328.199'
C6	1000.000'	38.527'	2°12'26"	N64°38'14"E	38.523'
C7	1130.000'	262.081'	13°17'19"	N83°23'09"W	261.494'
C8	330.000'	111.140'	19°17'47"	S09°40'42"E	110.615'
C9	630.000'	388.177'	35°18'11"	S01°40'31"E	382.066'
C10	1530.000'	1378.459'	51°37'15"	S09°50'03"E	1332.308'
C11	1170.000'	1194.602'	58°30'02"	S06°23'39"E	1143.385'
C12	1180.000'	350.531'	17°01'13"	S14°20'46"W	349.242'
C13	2817.500'	871.813'	36°21'23"	N77°02'32"E	1757.968'
C14	2817.500'	2054.236'	41°46'27"	S74°20'19"W	2009.038'
C15	2817.500'	911.261'	18°31'52"	S75°40'31"E	907.298'
C16	360.000'	265.700'	42°17'15"	S44°52'03"W	259.710'
C17	100.000'	120.614'	69°06'24"	N31°29'28"E	113.435'
C18	740.000'	731.911'	56°40'10"	N25°16'21"E	702.440'

CURVE TABLE (cont.)

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C19	100.000'	145.112'	83°08'35"	N12°02'08"E	132.711'
C20	630.000'	665.171'	60°29'40"	N59°46'59"W	634.701'
C21	1430.000'	218.537'	8°45'22"	S57°49'47"W	218.327'
C22	630.000'	49.633'	4°30'50"	N55°42'31"E	49.621'
C23	630.000'	248.869'	22°38'01"	S64°46'06"W	247.254'
C24	630.000'	199.234'	18°07'10"	N67°01'31"E	198.406'
C25	360.000'	87.240'	13°53'04"	N83°01'39"E	87.027'
C26	360.000'	166.103'	26°26'11"	S76°45'06"W	164.635'
C27	5465.000'	1441.676'	15°06'53"	N07°30'38"W	1437.499'
C28	2817.500'	266.417'	5°25'05"	N56°09'38"E	266.327'
C29	6295.000'	1435.942'	13°04'11"	S06°28'17"E	1432.830'
C30	4397.183'	1140.243'	14°51'27"	N64°20'32"E	1137.050'
C31	4397.183'	1331.297'	17°20'49"	N80°26'40"E	1326.226'
C32	1000.000'	422.108'	24°11'06"	N77°50'00"E	418.979'
C33	630.000'	354.397'	32°13'51"	S20°25'59"E	349.744'
C34	690.000'	313.430'	26°01'35"	N23°32'07"W	310.742'
C35	6295.000'	1214.871'	11°03'27"	S31°16'34"E	1213.010'
C36	1000.000'	460.633'	26°23'32"	S76°43'47"W	456.571'
C37	762.980	113.508	8°31'26"	N66°25'12"W	113.404

GRAPHIC SCALE
0 400 800 1600 3200
(IN FEET)
1 inch = 800 ft.

AMENDED LOTS B2, B3, OS2, T4, V4, V7 & WTC2
KENNECOTT MASTER SUBDIVISION #1

A TRACT OF LAND SITUATED IN SECTIONS 18 AND 19, TOWNSHIP 3 SOUTH, RANGE 1 WEST, AND SECTIONS 13 14, 15, 22, 23 AND 24, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
SALT LAKE COUNTY, UTAH

Stantec Consulting Inc.
Stantec
Suite 400
10714 South Jordan Gateway
South Jordan, UT 84095
Tel. 801-566-2446
Fax. 801-566-2474
www.stantec.com

No.	Revisions	By	Date
2	REVISED	JRB	9/10/03
1	Issue for South Jordan Signature	JRB	5/07/02
0	South Jordan Submittal	CLR	7/12/02

SHEET NUMBER 3 OF 6
SCALE 1" = 800'
PROJECT NUMBER 86302000

PLANNING COMMISSION
APPROVED THIS 9TH DAY OF September A.D., 2003 BY THE SOUTH JORDAN CITY PLANNING COMMISSION.
Clark T. Mabey
CHAIRMAN, SOUTH JORDAN PLANNING COMM.

HEALTH
APPROVED AS TO FORM THIS _____ DAY OF _____ A.D., 20__
DIRECTOR, SALT LAKE CO. BOARD OF HEALTH

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.
9/15/03 — DATE
Leslie W. Dawson — SOUTH JORDAN CITY ENGINEER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 15th DAY OF September A.D., 2003
Paul Thompson — SOUTH JORDAN CITY ATTORNEY

SOUTH JORDAN CITY COUNCIL
PRESENTED TO THE SOUTH JORDAN CITY COUNCIL THIS _____ DAY OF _____, A.D. _____, AT WHICH TIME THIS PLAT WAS APPROVED AND ACCEPTED.
CITY RECORDER — MAYOR, CITY OF SOUTH JORDAN

RECORDED # 8824749
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF : SOUTH JORDAN
DATE: 9-19-03 TIME: 4:39 PM BOOK: 2003P PAGE: 303
FEE$ — SALT LAKE COUNTY RECORDER

27-19-300-003 26-24-400-003 26-13-100-002-4001,4002 26-24-300-008-4001,4002 26-33-300-002 26-14-100-003 26-24-300-007 27-0,26-m,26P,26L NO FEE

PLATMAN NOTE: ONLY SHEET 3 OF 6 RECORDED AT THIS TIME.