

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

STEPHANIE SANT
NOTARY PUBLIC - STATE OF UTAH
5085 SOUTH 300 WEST STE 475
MURRAY UT 84107
COMMISION EXPIRES: 03-31-2007

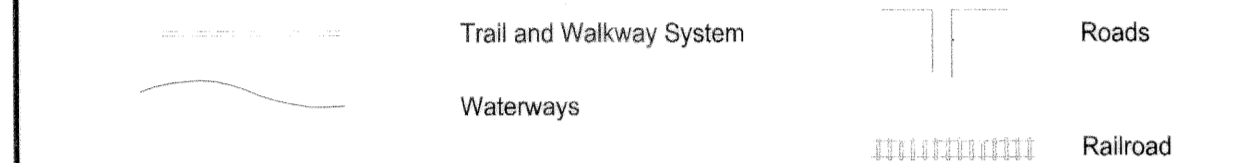
CORPORATE ACKNOWLEDGMENT
STATE OF UTAH
COUNTY OF SALT LAKE
I, STEPHANIE SANT, Notary Public for the State of Utah, do hereby certify that I am a duly qualified and commissioned Notary Public for the State of Utah, and that I am duly qualified and commissioned to perform the duties of a Notary Public for the State of Utah.

STEPHANIE SANT
NOTARY PUBLIC - STATE OF UTAH
5085 SOUTH 300 WEST STE 475
MURRAY UT 84107
COMMISION EXPIRES: 03-31-2007

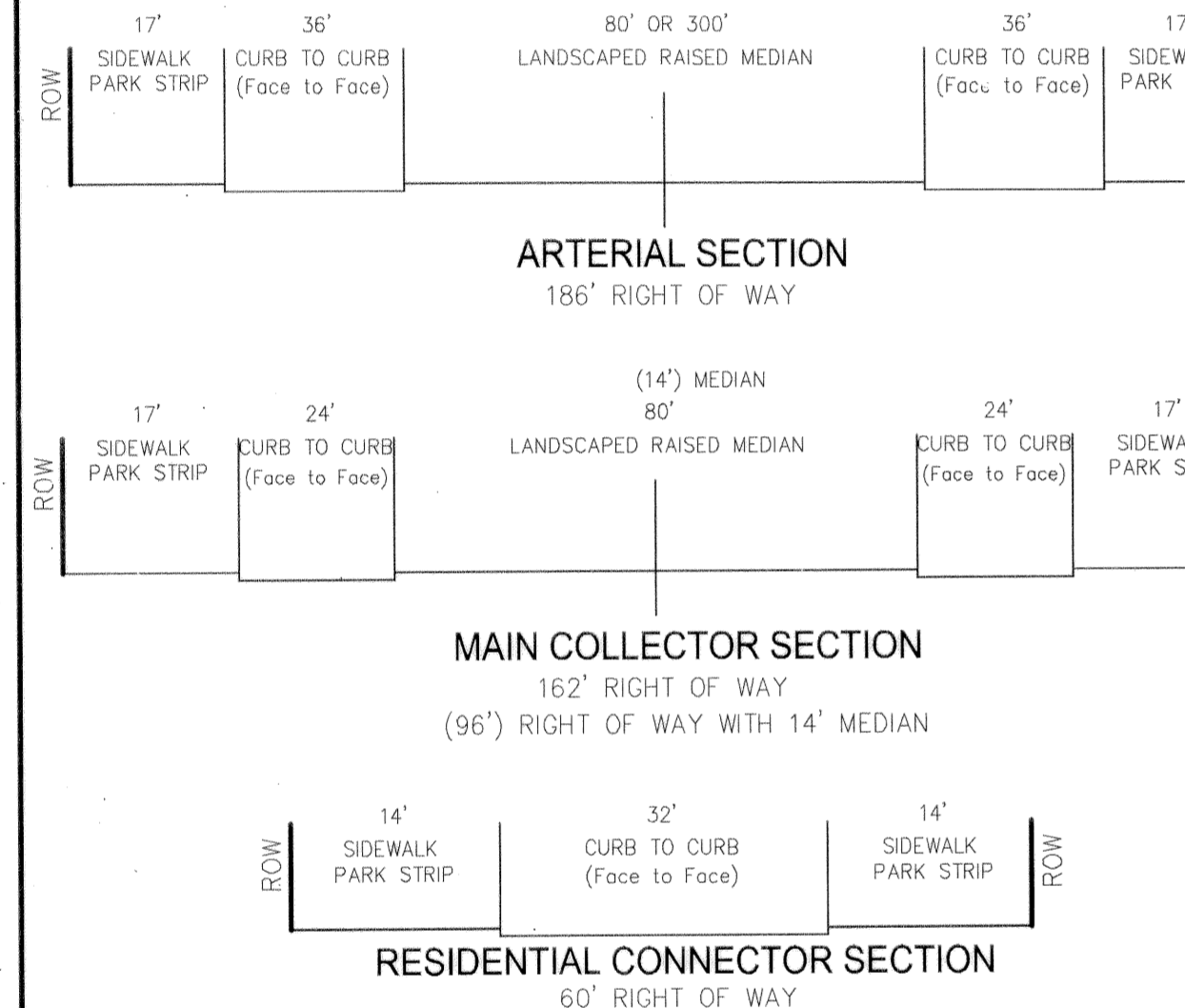
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KENNECOTT MASTER SUBDIVISION #1
(SHEET 3 OF 6)

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		
167.90 AC.	WTC	Western Transportation Corridor		
4126.55 AC.		Total Acreage		



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
R.L.S. No. 172483
Date: 9/10/03

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:

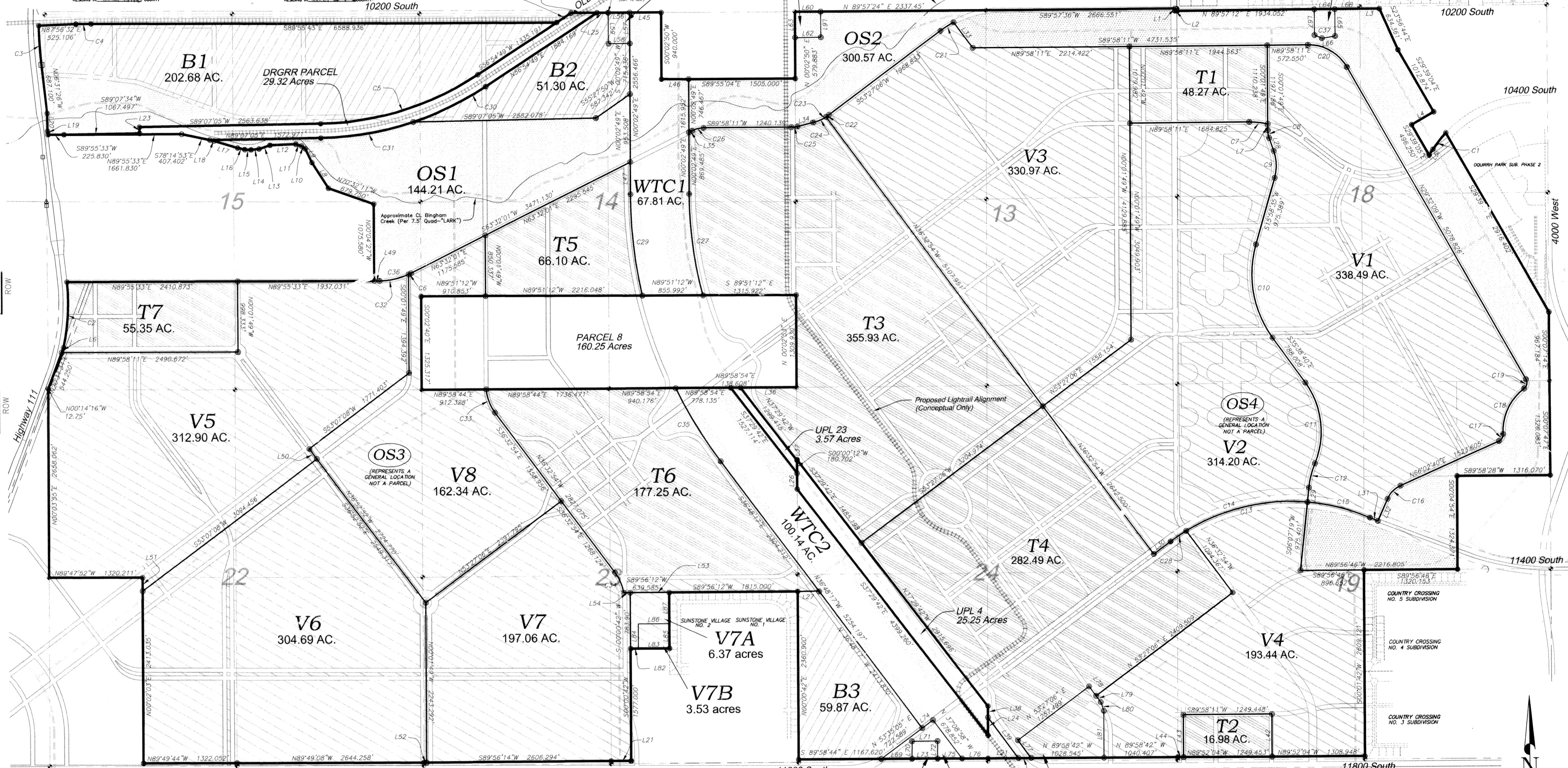
- At the East boundary of the project at 10400 South.
- At the East boundary of the project at 11400 South.
- At the North boundary of the project at 4800 West.
- At the North boundary of the project, along 11800 South, entering at approximately 4500 West.
- At the South boundary of the project, along 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 - 3/4" set bar 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	5200 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 10900 SOUTH
V4	4600 WEST 11800 SOUTH
V5	6800 WEST 11800 SOUTH
V6	6200 WEST 11800 SOUTH
V7	6400 WEST 11800 SOUTH
V8	6200 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 (cont.)

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S00°15'56" W	33.000'	L28	S19°19'36" E	193.436'	L55	S89°55'04" E	13.112'	L82	N89°56'12" E	108.800'
L2	N89°57'36" E	33.178'	L29	S05°50'09" W	204.756'	L56	S89°55'04" E	303.192'	L83	N89°56'12" E	441.200'
L3	N89°58'34" E	276.761'	L30	S53°27'06" W	284.538'	L57	N00°02'49" E	432.100'	L84	N00°02'42" E	348.640'
L4	S89°59'34" E	360.045'	L31	S66°14'35" E	123.220'	L58	S89°37'44" W	300.021'	L85	N00°00'42" E	348.640'
L5	N33°11'06" E	98.042'	L32	N23°45'25" E	343.311'	L59	N00°22'16" W	434.467'	L86	N89°56'12" E	441.200'
L6	N20°34'34" W	74.534'	L33	N36°32'54" W	452.521'	L60	N89°57'24" E	362.510'	L87	N00°00'42" E	435.260'
L7	S00°14'49" E	86.948'	L34	S78°09'06" W	229.599'	L61	S00°17'30" E	358.540'			
L8	N32°28'51" W	429.340'	L35	S83°32'01" W	52.044'	L62	S89°42'30" W	364.637'			
L9	N25°09'37" W	219.480'	L36	N89°58'54" E	791.000'	L63	N00°02'50" E	360.110'			
L10	N54°23'27" W	67.210'	L37	S00°00'12" W	10.277'	L64	N89°57'12" E	289.710'			
L11	N17°54'33" W	83.180'	L38	N00°08'33" E	159.488'	L65	S00°19'26" E	376.950'			
L12	S87°43'11" W	366.060'	L39	S36°48'17" E	714.963'	L66	S03°53'15" W	188.240'			
L13	S71°57'48" W	182.800'	L40	N89°58'42" W	179.159'	L67	N00°19'26" W	361.161'			
L14	S84°04'03" W	113.990'	L41	N51°10'19" E	486.575'	L68	N89°57'12" E	350.999'			
L15	N87°25'44" W	89.260'	L42	N00°01'49" W	593.755'	L69	S89°58'44" E	436.022'			
L16	N79°38'44" W	107.140'	L43	S00°01'49" W	590.214'	L70	N00°19'18" E	246.000'			
L17	N72°57'41" W	346.270'	L44	N89°52'04" W	83.715'	L71	S89°58'44" E	360.000'			
L18	N78°14'54" W	26.380'	L45	S89°55'04" E	445.000'	L72	S00°01'16" W	246.000'			
L19	N06°31'28" W	48.941'	L46	N89°55'04" W	385.005'	L73	S89°58'44" E	360.000'			
L20	N00°48'48" W	251.290'	L47	N00°02'49" E	456.422'	L74	N53°55'05" E	188.185'			
L21	S89°56'12" W	282.297'	L48	S89°56'12" W	550.000'	L75	S89°58'44" E	366.886'			
L22	N17°14'54" W	26.380'	L49	S89°55'33" W	75.200'	L76	S89°58'44" E	366.886'			
L23	S00°12'08" E	87.624'	L50	S36°52'52" E	176.533'	L77	N36°48'17" W	311.509'			
L24	N00°08'33" E	249.895'	L51	N00°02'03" E	192.379'	L78	S36°32'54" E	166.065'			
L25	S89°56'12" E	146.669'	L52	S89°56'14" W	41.619'	L79	S36°32'54" E	108.499'			
L26	S00°00'12" W	219.700'	L53	S89°56'12" W	550.000'	L80	S18°21'36" E	131.584'			
L27	N89°56'12" E	306.531'	L54	S89°56'12" W	89.585'	L81	S00°00'00" W	653.196'			

CURVE TABLE (cont.)

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	1653.000'	294.639'	101°24'46"	N381°17'57" E	284.249'
C2	2934.900'	932.167'	181°15'22"	N03°16'41" E	928.261'
C3	5654.580'	557.221'	5°38'46"	N03°42'03" W	556.993'
C4	5679.690'	211.061'	2°07'44"	N89°00°25" E	211.049'
C5	4197.183'	2359.126'	321°21'16"	S73°00'57" W	2328.199'
C6	1000.000'	38.527'	21°2'26"	N64°38'14" E	38.523'
C7	1130.000'	262.081'	131°17'19"	N83°23'59" W	261.494'
C8	360.000'	166.103'	26°28'11"	S76°45'08" W	164.839'
C9	630.000'	388.177'	35°18'11"	S01°40'31" E	382.066'
C10	1150.000'	1376.459'	51°37'15"	S09°50'03" E	1332.308'
C11	1170.000'	1194.602'	98°20'02"	N11°45'27" E	1143.385'
C12	1180.000'	500.531'	170°11'31"	S14°20'46" W	349.242'
C13	2817.500'	1787.813'	36°21'23"	N77°02'52" E	1757.968'
C14	2817.500'	2054.236'	41°46'37"	S74°20'16" W	2009.038'
C15	2817.500'	911.261'	18°31'52"	S72°30'31" W	897.298'
C16	360.000'	265.700'	42°17'15"	S44°54'03" W	259.710'
C17	100.000'	120.614'	89°08'24"	N91°29'28" E	119.435'
C18	749.000'	731.911'	58°40'10"	N20°16'21" E	709.440'

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'	49.833'	4°02'50"	N55°42'31" E	49.821'
C23	630.000'	248.869'	22°38'01"	S64°46'06" W	247.254'
C24	630.000'	199.234'	18°07'10"	N87°01'31" E	198.406'
C25	360.000'	87.240'	13°53'04"	N83°01'36" E	87.027'
C26	360.000'	166.103'	26°28'11"	S76°45'08" W	164.839'
C27	5465.000'	1441.676'	15°06'53"	N07°30'38" W	1437.499'
C28	2817.500'	266.417'	5°23'05"	N56°09'38" E	266.327'
C29	6295.000'	1435.942'	13°04'11"	S06°29'17" E	1432.830'
C30	4997.183'	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°15'11"	S20°25'58" 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°23'39"	S76°45'47" W	456.571'
C37	762.980'	115.508'	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

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: 21133 PAGE: 303

PLAT WAS APPROVED AND ACCEPTED.

APPROVED AS TO FORM: 9/15/03

APPROVED AS TO FORM THIS DAY OF September, A.D., 2003

PRESENTED TO THE SOUTH JORDAN CITY COUNCIL ON THIS DAY OF September, A.D., 2003

PLAT WAS APPROVED AND ACCEPTED.

STANTEC CONSULTING INC.
9100 S 20th Ave, Suite 300, Salt Lake City, UT 84141
Tel: (801) 249-1800
Fax: (801) 249-1801
www.stantec.com

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

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

HEALTH
APPROVED AS TO FORM THIS DAY OF September, A.D., 2003.

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

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS DAY OF September, A.D., 2003

SOUTH JORDAN CITY COUNCIL
APPROVED AS TO FORM THIS DAY OF September, A.D., 2003

RECORDED AT THE OFFICE OF THE COUNTY RECORDER, SALT LAKE COUNTY, UTAH, ON THIS DATE: 9-19-03 TIME: 4:39 PM BOOK: 21133 PAGE: 303

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

Stantec Consulting Inc. 9100 S 20th Ave, Suite 300, Salt Lake City, UT 84141 Tel: (801) 249-1800 Fax: (801) 249-1801 www.stantec.com

3 OF 6 SHEET NUMBER

SCALE 1" = 800'

PROJECT NUMBER 86302000

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

HEALTH APPROVED AS TO FORM THIS DAY OF September, A.D., 2003.

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

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