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

South Jordan, Utah

Master Subdivision Plat

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

OWNER AND DEVELOPER

Kennecott Devcelopment 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

LAND USE LEGEND

1002.37 AC.	T	Town
323.94 AC.	B	Business - Research Parkway
2181.94 AC.	V	Village
450.36 AC.	OS	Open Space
167.95 AC.	WTC	Western Transportation Corridor
4126.55 AC.		Total Acreage

OS3 Open Space System 3 (See Description Below)

OS4 Open Space System 4 (See Description Below)

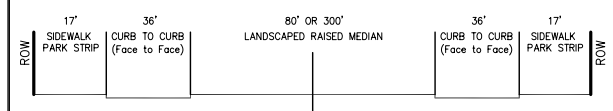
Trail and Walkway System

Waterways

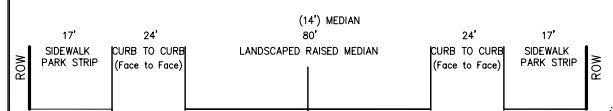
Roads

Railroad

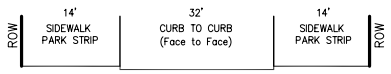
ROADWAY SECTIONS



ARTERIAL SECTION
186' RIGHT OF WAY



MAIN COLLECTOR SECTION
162' RIGHT OF WAY
(96') RIGHT OF WAY WITH 14' MEDIAN



RESIDENTIAL CONNECTOR SECTION
60' RIGHT OF WAY

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:

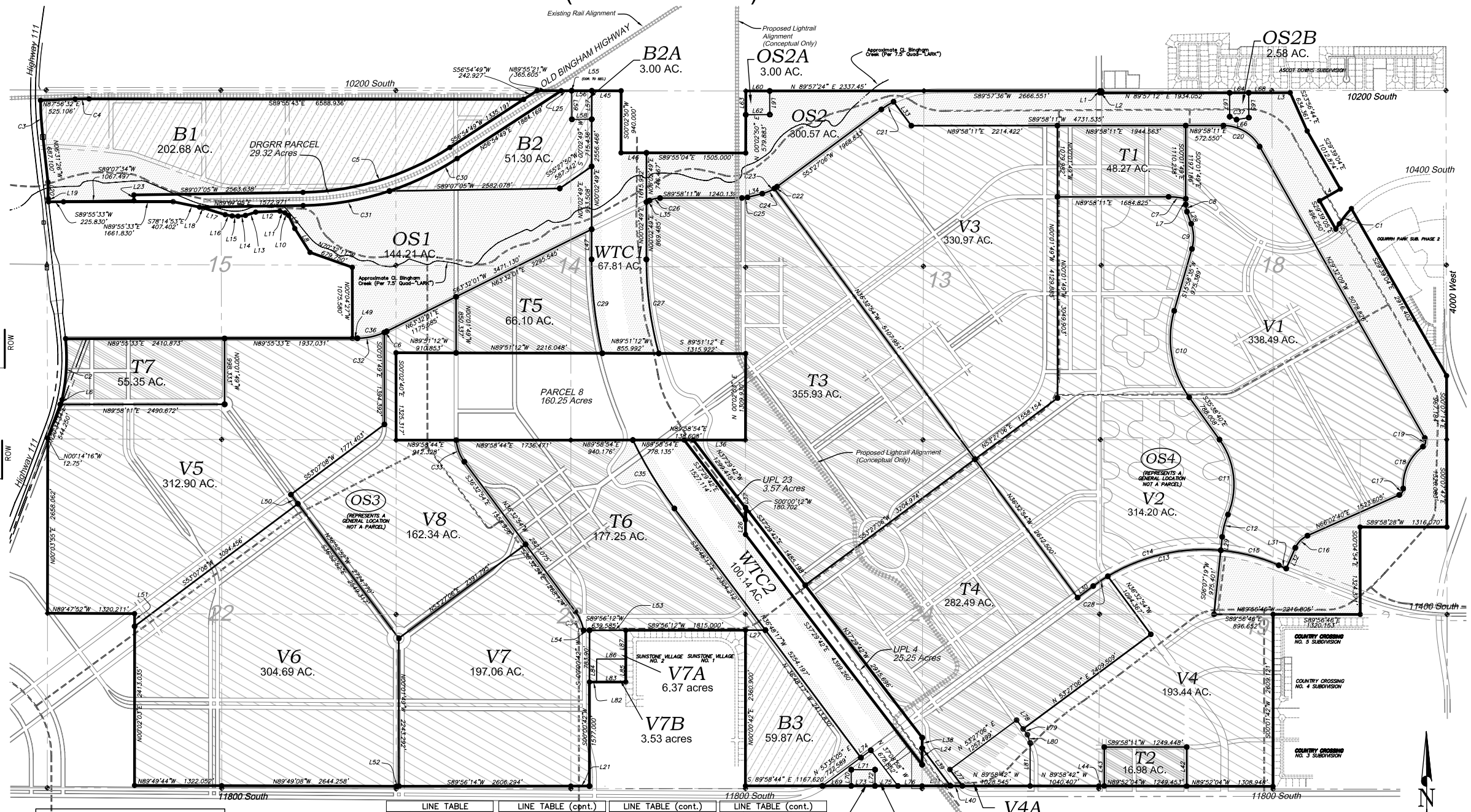
1. At the East boundary of the project at 10400 South.
2. At the East boundary of the project at 11400 South.
3. At the North boundary of the project at 4800 West.
4. At the South boundary of the project, along 11800 South, entering at approximately 4500 West.
5. At the South boundary of the project,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

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	2500 WEST 10200 SOUTH
WTC2	2500 WEST 11800 SOUTH
OS1	6400 WEST 10800 SOUTH
OS2	4400 WEST 10200 SOUTH

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.

LINE TABLE

LINE	BEARING	LENGTH
L1	S00°10'56"W	33.000'
L2	N89°57'36"E	33.178'
L3	N89°58'34"E	278.781'
L4	S80°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	366.080'
L13	S71°57'46"W	162.800'
L14	S84°04'01"W	113.990'
L15	N87°25'43"W	89.280'
L16	N79°38'44"W	107.140'
L17	N72°57'41"W	348.270'
L18	N78°14'53"W	58.381'
L19	N06°31'26"W	48.941'
L20	N00°46'48"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"E	146.669'
L26	S00°00'12"W	219.708'
L27	N89°56'12"E	302.531'

LINE TABLE (cont.)

LINE	BEARING	LENGTH
L28	S19°18'36"E	193.436'
L29	S00°50'06"W	204.756'
L30	S53°27'06"W	294.558'
L31	S86°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	385.000'
L47	N00°02'49"E	455.422'
LINE LEFT INTENTIONALLY BLANK		
L49	S89°55'33"E	75.200'
L50	S36°52'52"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	N89°55'04"W	353.182
L57	N00°02'49"E	432.100
L58	S89°37'44"W	300.021
L59	N00°02'16"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	366.856
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°12'48"	N38°17'57"E	294.249'
C2	2934.930'	932.187'	18°11'52"	N03°16'41"E	928.261'
C3	5654.580'	557.221'	5°38'46"	N03°42'03"W	556.993'
C4	5679.650'	211.061'	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°23'08"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°37'48"	N39°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'	1787.815'	36°21'23"	N77°02'52"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"	S73°30'31"E	907.298'
C16	360.000'	265.700'	42°17'15"	S44°54'03"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"	N58°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°10'96"	N77°50'02"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

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.
3995 S 700 E Ste. 300
Salt Lake City, UT
84107-2540
Tel. 801.261.0090
Fax. 801.266.1671
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	3/12/02

SHEET NUMBER 3 OF 6

SCALE 1" = 800'

PROJECT NUMBER 86302000

PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____ A.D., _____ BY THE SOUTH JORDAN CITY PLANNING COMMISSION.

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.

DATE — SOUTH JORDAN CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D., _____

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 #

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF : _____

DATE:_____ TIME: _____ BOOK: _____ PAGE: _____

FEE$ — DEPUTY SALT LAKE COUNTY RECORDER