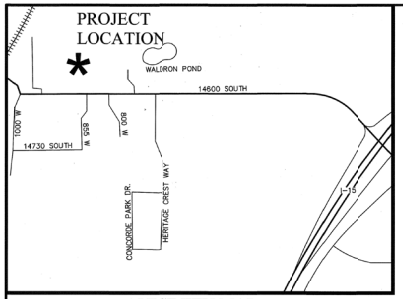
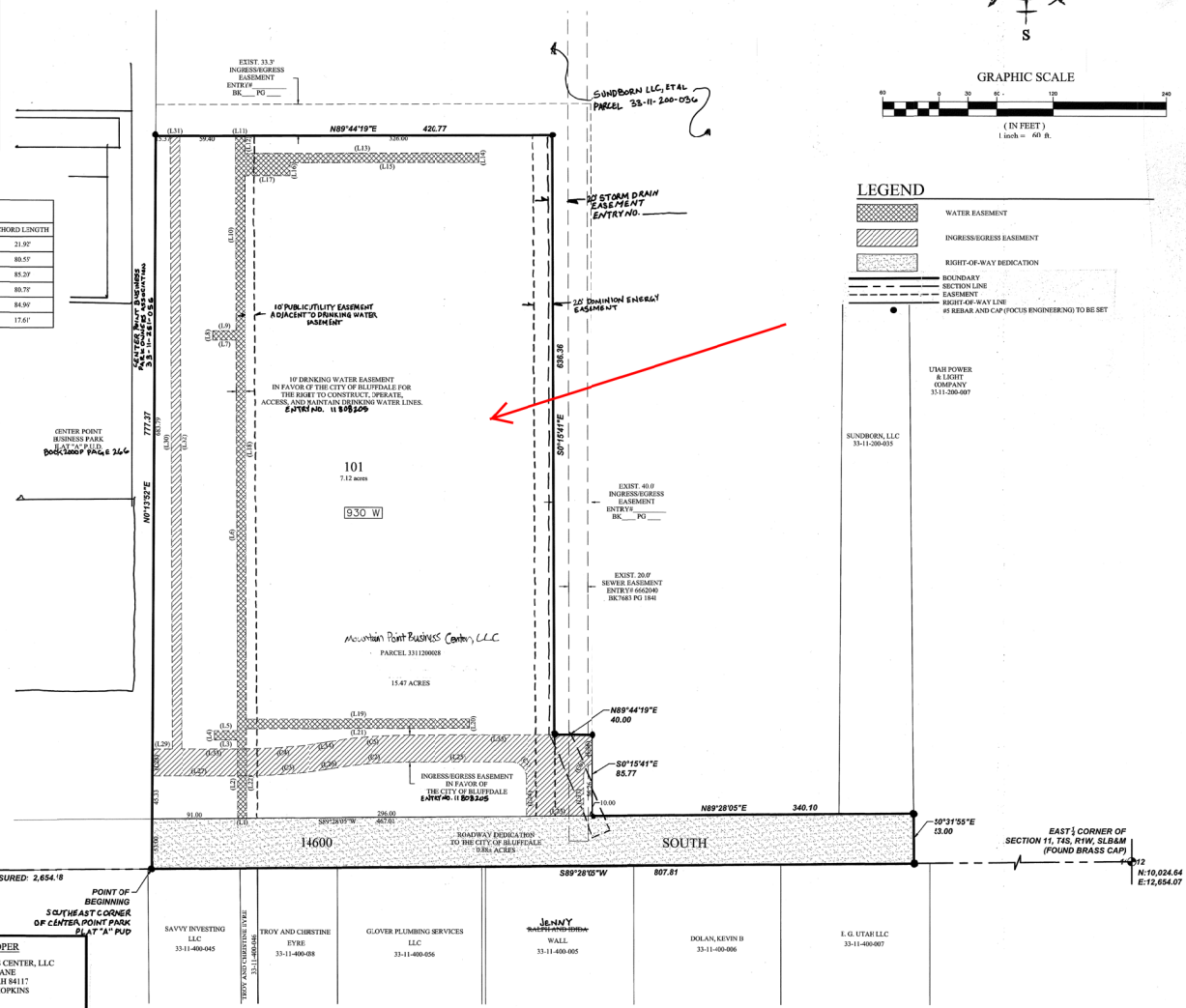
MOUNTAIN POINTE INDUSTRIAL SUBDIVISION
PHASE 1

LOCATED IN THE NE 1/4 OF SECTION 11, T4S, R1W, S.L.B.&M.
THE CITY OF BLUFFDALE, SALT LAKE COUNTY, UTAH

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.



VICINITY MAP
NTS



GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

LEGEND

- WATER EASEMENT
- INGRESS/EGRESS EASEMENT
- RIGHT-OF-WAY DEDICATION
- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- #5 REBAR AND CAP (FOCUS ENGINEERING) TO BE SET

Water Easement Line Table		
LINE	DIRECTION	LENGTH
(L1)	S89°28'05"W	10.00'
(L2)	N00°15'41"W	82.79'
(L3)	S89°44'19"W	24.50'
(L4)	N00°15'41"W	10.00'
(L5)	N89°44'19"E	24.50'
(L6)	N00°15'41"W	414.00'
(L7)	S89°44'19"W	24.50'
(L8)	N00°15'41"W	10.00'
(L9)	N89°44'19"E	24.50'
(L10)	N00°15'41"W	207.12'
(L11)	N89°44'19"E	10.00'
(L12)	S00°15'41"E	19.75'
(L13)	N89°44'19"E	248.25'
(L14)	S00°15'41"E	10.00'
(L15)	S89°44'19"W	201.07'
(L16)	S00°15'41"E	13.50'
(L17)	S89°44'19"W	47.18'
(L18)	S00°15'41"E	576.00'
(L19)	N89°44'19"E	236.00'
(L20)	N00°15'41"W	10.00'
(L21)	S89°44'19"W	236.00'
(L22)	S00°15'41"E	94.61'

Ingress/Egress Easement Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
(C1)	15.50'	90°00'00"	24.35'	N45°15'41"W	21.92'
(C2)	519.50'	8°53'33"	80.63'	S85°17'31"W	80.55'
(C3)	549.50'	8°53'33"	85.28'	S85°17'31"W	85.20'
(C4)	521.30'	8°53'33"	80.86'	N85°17'22"E	80.78'
(C5)	548.30'	8°53'33"	85.05'	N85°17'22"E	84.96'
(C6)	15.50'	69°12'59"	18.72'	S34°20'41"W	17.61'

Ingress/Egress Easement Line Table		
LINE	DIRECTION	LENGTH
(L23)	S89°28'05"W	60.00'
(L24)	N00°15'41"W	42.10'
(L25)	S89°44'19"W	107.80'
(L26)	S80°50'46"W	8.41'
(L27)	S89°44'19"W	99.70'
(L28)	N00°13'52"E	28.50'
(L29)	N89°44'19"E	20.97'
(L30)	N00°15'41"W	650.51'
(L31)	N89°44'19"E	10.00'
(L32)	S00°15'41"E	650.51'
(L33)	N89°44'19"E	68.55'
(L34)	N80°50'46"E	8.41'
(L35)	N89°44'19"E	193.30'
(L36)	S00°15'41"E	29.51'
(L37)	S00°15'41"E	41.82'

Dominion Energy Utah – Note with NO existing natural gas easement

Questar Gas Company, dba Dominion Energy Utah, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements. Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities including prescriptive rights and other rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set forth in the Owner Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department at 800-366-8532

QUESTAR GAS COMPANY dba DOMINION ENERGY UTAH
Approved this 21 day of January 20 21
By: [signature]
Title: Rights of way Supervisor

Owner/builder of lots 101 will be required to connect to the sewer main located in 14600 South
Currently no laterals have been left to these lots

The signature of South Valley Sewer District on this Plat does not constitute approval of the owner(s) Sewer lines or facilities. The owner(s) of the property must provide satisfactory plans to the Sewer District for review and approval before connecting to the District's sewer system and will be required to comply with the District's rules and regulations.

OWNER/DEVELOPER
MOUNTAIN POINT BUSINESS CENTER, LLC
978 E WOODOAK LANE
SALT LAKE CITY, UTAH 84117
CONTACT: STEPHEN HOPKINS
(801)407-6813

PREPARED BY
FOCUS ©
ENGINEERING AND SURVEYING, LLC
6949 S. High Tech Drive Suite 200
MIDVALE, UTAH 84047 PH:(801) 352-0075
www.focusutah.com

SURVEYOR'S CERTIFICATE

I, SPENCER W. LLEWELYN, A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NO. 10516507 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND IN ACCORDANCE WITH SECTION 17-23-17, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, PARCELS, AND STREETS, TOGETHER WITH EASEMENTS TO BE HEREAFTER KNOWN AS MOUNTAIN POINT INDUSTRIAL SUBDIVISION PHASE 1, AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

PROFESSIONAL LAND SURVEYOR No. 10516507 SPENCER W. LLEWELYN 05/13/20 STATE OF UTAH

SPENCER W. LLEWELYN
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 10516507

05/13/2020
DATE

LEGAL DESCRIPTION

ALL OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 8550425 OF THE OFFICIAL RECORDS OF SALT LAKE COUNTY, LOCATED IN THE NE1/4 OF SECTION 11, T4S, R1W, SLB&M, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE CENTER POINT BUSINESS PARK PLAT "A" PUD AS RECORDED MARCH 4, 2005 AS ENTRY NO. 9014854 IN BOOK 2005P OF PLATS AT PAGE 68 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT BEING LOCATED NORTH 0°15'41" WEST, 509.77 FEET ALONG THE SECTION LINE FROM THE CENTER OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE ALONG THE EAST BOUNDARY OF SAID CENTER POINT BUSINESS PARK PLAT "A" PUD NORTH 0°13'52" EAST, 777.37 FEET; THENCE NORTH 89°44'19" EAST, 426.77 FEET; THENCE SOUTH 0°15'41" EAST, 636.36 FEET; THENCE NORTH 89°44'19" EAST 40.00 FEET; THENCE SOUTH 00°15'41"E 85.77 FEET; THENCE NORTH 89°28'05" EAST 340.10 FEET; THENCE SOUTH 0°31'55" EAST, 53.00 FEET TO SAID SECTION LINE; THENCE ALONG SAID SECTION LINE SOUTH 89°28'05" WEST, 807.81 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THAT PORTION OF 14600 SOUTH DEDICATED TO BLUFFDALE CITY BY SPECIAL WARRANTY DEED RECORDED AS ENTRY NO. 11808203 OF THE OFFICIAL RECORDS OF SALT LAKE COUNTY.

CONTAINS: 8.10 ACRES (GROSS) 7.22 ACRES (NET)

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, AND STREETS TOGETHER WITH EASEMENTS TO BE HEREAFTER KNOWN AS

MOUNTAIN POINTE INDUSTRIAL SUBDIVISION
PHASE 1

DO HEREBY DEDICATE TO BLUFFDALE CITY ALL THESE TRACTS OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER. THE UNDERSIGNED OWNERS ALSO CONVEY TO BLUFFDALE CITY AND TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND
HAND THIS 8th DAY OF DECEMBER A.D. 2020

Mountain Point Business Center, LLC
BY: [signature], Manager BY: _____

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF UTAH

ON THE 8th DAY OF DECEMBER A.D. 20 20 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF UTAH, IN SAID STATE OF UTAH, JAMES G SEABERG, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE MANAGER OF Mountain Point Business Center, L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: 8/20/2023
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN UTAH COUNTY
MY COMMISSION No. 707812
DEANNE CLAYTON
PRINTED FULL NAME OF NOTARY

DEANNE CLAYTON NOTARY PUBLIC-STATE OF UTAH COMMISSION# 707812 COMM. EXP. 08-20-2023

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LOCATED IN THE NE 1/4 OF SECTION 11, T4S, R1W, S.L.B.&M.
THE CITY OF BLUFFDALE, SALT LAKE COUNTY, UTAH

RECORDED # 13697160
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF
Mountain Point Business Center LLC
DATE: 03/22/21 TIME: 3:15PM BOOK: 2021P PAGE: 073
$52.00
FEE $ CLERK
SALT LAKE COUNTY RECORDER

$52.00 33-11-21,22,41,42 33-11-200-035, 037

RECORD OF SURVEY
R.O.S. NO. S2005-10-0718
COUNTY SURVEYOR REVIEWER DATE

SOUTH VALLEY SEWER DISTRICT
APPROVED THIS 17 DAY OF June
A.D., 2020 BY SOUTH VALLEY SEWER DISTRICT
SOUTH VALLEY SEWER DISTRICT

DOMINION ENERGY
APPROVED THIS 21 DAY OF January
A.D., 2021 BY DOMINION ENERGY.
Lee Hacker
DOMINION ENERGY

CENTURYLINK COMMUNICATIONS
APPROVED THIS 26th DAY OF MAY
A.D., 2020 BY CENTURYLINK COMMUNICATIONS.
Paul Bissing
CENTURYLINK COMMUNICATIONS

ROCKY MOUNTAIN POWER
APPROVED THIS 20 DAY OF May
A.D., 20 BY ROCKY MOUNTAIN POWER.
ROCKY MOUNTAIN POWER

COMCAST
APPROVED THIS 4 DAY OF June
A.D., 20 BY COMCAST.
COMCAST

SALT LAKE COUNTY HEALTH DEPARTMENT
APPROVED THIS 24 DAY OF June
A.D., 20 BY SALT LAKE COUNTY HEALTH DEPT.
Rick Ledesma
DIRECTOR

PLANNING COMMISSION
APPROVED THIS 15 DAY OF July
A.D., 20 BY THE CITY OF BLUFFDALE PLANNING COMMISSION.
Debbie Tragun
CHAIR, CITY OF BLUFFDALE PLANNING COMMISSION

CITY ENGINEER
APPROVED AS TO COMPLIANCE WITH CITY OF BLUFFDALE CITY ORDINANCE.
20 JAN 2021
DATE
Michael Davis
CITY OF BLUFFDALE CITY ENGINEER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 17TH DAY OF March A.D., 20
CITY OF BLUFFDALE CITY ATTORNEY

CITY OF BLUFFDALE CITY COUNCIL
PRESENTED TO THE CITY OF BLUFFDALE CITY COUNCIL THIS 22 DAY OF July A.D., 20 15. AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
ATTEST: