

CENTER POINT BUSINESS PARK PLAT "A" P.U.D.

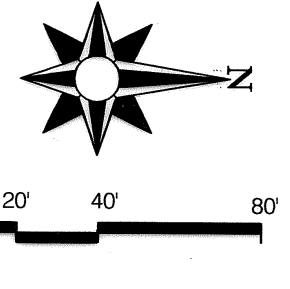
LOTS 9 AND 10 - AMENDED

LOCATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 1 WEST SALT LAKE BASE & MERIDIAN BLUFFDALE CITY, 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.

South Valley Sewer District Notes:

- 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.
- The existing building on Lot 9 of this plat is subject to a Commercial Sewer Connection Agreement(s) recorded as Entry #12330430.
- The buildings on these lots are required to connect to the sewer system by private sewer pumps and pressure laterals. These pumps and pressure laterals are owned, operated and maintained by the property owner(s). The owner(s) of the north structure will be required to pump sewage to the south building which will then be pumped to the district owned sewer main. All liability associated with the pump(s) and pressure lateral(s) is that of the owner(s). If the property is subdivided again, individual laterals to the sewer main will be required for each building.
- The North Building on Lot 9 of this plat is subject to a Commercial Sewer Connection Agreement(s) recorded as Entry #13035164.
- Buildings on Lot 9 of this plat are subject to an Assumption of Risk Agreement for Substandard Sewer Lateral Connection recorded as Entry #9471087.



CURVE #	RADIUS	LENGTH	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	120.00'	316.31'	151°01'29"	N75°30'31"W	232.37'
C2	138.00'	363.75'	151°01'29"	N75°30'31"W	267.22'

Domination Energy Utah - Note with an existing natural gas easement

Questar Gas Company, dba Domination Energy Utah, hereby approves this plat solely for the purpose of approximating the location, boundaries, course and dimensions of the rights-of-way and easements shown and existing underground facilities. Nothing herein shall be construed to warrant or verify the precise location of such lines. The rights-of-way and easements are subject to numerous restrictions appearing on the recorded Right-of-Way and Easement Grant(s). This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment 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 Domination Energy Utah's Right-of-Way Department at 800-366-8532.

QUESTAR GAS COMPANY
dba DOMINATION ENERGY UTAH

Approved this 30 day of October, 2019
By: [Signature]
Title: SE gas account sup rep

SURVEYOR'S CERTIFICATE

I, TRAVIS L. HANSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NUMBER 4854821 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE COMBINED LOTS 9 AND 10 OF THE "CENTER POINT BUSINESS PARK PLAT "A" P.U.D. LOTS 9 AND 10 - AMENDED" INTO ONE LOT AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE EAST BOUNDARY OF CENTER POINT BUSINESS PARK PLAT "A" P.U.D. - AMENDED SUBDIVISION, SAID POINT BEING N89°28'05"E 509.77 FEET ALONG THE QUARTER SECTION LINE AND N00°13'52"E 1161.49 FEET FROM THE CENTER OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N89°46'08"W 10.56 FEET; THENCE WEST 18.00 FEET; THENCE SOUTH 108.45 FEET; THENCE WEST 314.91 FEET; THENCE N28°21'46"E 189.32 FEET; THENCE N61°01'05"W 18.00 FEET; THENCE N61°38'16"W 13.77 FEET, MORE OR LESS TO THE WESTERLY BOUNDARY OF SAID CENTER POINT BUSINESS PARK PLAT "A" - AMENDED SUBDIVISION; THENCE ALONG SAID SUBDIVISION BOUNDARY N28°21'44"E 341.80 FEET; THENCE S89°54'41"E 120.54 FEET; THENCE ALONG SAID SUBDIVISION BOUNDARY S00°13'52"W 374.04 FEET, TO THE POINT OF BEGINNING.

CONTAINING 2.55 ACRES, MORE OR LESS.

10/09/19
TRAVIS L. HANSEN, PLS #4854821 DATE

OWNER'S DEDICATION

KNOWN ALL MEN BY THESE PRESENT THAT WE, ALL OF THE UNDERSIGNED OWNER(S) OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREIN AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, AND EASEMENTS AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 30th DAY OF October, A.D. 2019

THE NINE OF BLUFFDALE, LLC, A UTAH LIMITED LIABILITY COMPANY

BY: [Signature]
NAME: James R Moulton
ITS: Manager

CENTER POINT BUSINESS PARK OWNERS ASSOCIATION, INC.,
A UTAH NON-PROFIT CORPORATION

BY: [Signature]
NAME: [Signature]
ITS: [Signature]

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF Utah SALT LAKE

ON THE 30th DAY OF October, A.D. 2019, PERSONALLY APPEARED BEFORE ME, James R Moulton WHO ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE FOREGOING INSTRUMENT, AS AUTHORIZED SIGNATORY OF THE NINE OF BLUFFDALE, LLC.

MY COMMISSION EXPIRES 7-18-2020

[Signature]
NOTARY PUBLIC
(SEE SEAL BELOW)

STATE OF UTAH
COUNTY OF SALT LAKE

ON THE 31 DAY OF October, A.D. 2019, PERSONALLY APPEARED BEFORE ME, Justin Day WHO ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE FOREGOING INSTRUMENT, AS AUTHORIZED SIGNATORY OF CENTER POINT BUSINESS PARK OWNERS ASSOCIATION, INC.

MY COMMISSION EXPIRES 09/22/2023

[Signature]
NOTARY PUBLIC
(SEE SEAL BELOW)

<p>COMCAST</p> <p>APPROVED THIS <u>21</u> DAY OF <u>Oct</u> A.D. 20<u>19</u></p> <p><u>[Signature]</u></p>	<p>CENTURY LINK</p> <p>APPROVED THIS <u>29</u> DAY OF <u>October</u> A.D. 20<u>19</u></p> <p><u>[Signature]</u></p>	<p>DOMINION ENERGY</p> <p>APPROVED THIS <u>30</u> DAY OF <u>October</u> A.D. 20<u>19</u></p> <p><u>[Signature]</u></p>	<p>PLANNING COMMISSION</p> <p>APPROVED THIS <u>4th</u> DAY OF <u>December</u> A.D. 2019, BY THE BLUFFDALE CITY PLANNING COMMISSION</p> <p><u>[Signature]</u> CHAIR, CITY PLANNING COMMISSION</p>	<p>CITY COUNCIL</p> <p>PRESENTED TO THE BOARD OF BLUFFDALE CITY COUNCIL THIS <u>5</u> DAY OF <u>Dec</u>, A.D. 2019, AT WHICH TIME THE SUBDIVISION WAS APPROVED AND ACCEPTED.</p> <p><u>[Signature]</u> MAYOR, BLUFFDALE UT</p>
<p>ROCKY MOUNTAIN POWER</p> <p>APPROVED THIS <u>28th</u> DAY OF <u>October</u> A.D. 20<u>19</u></p> <p><u>[Signature]</u></p>	<p>BOARD OF HEALTH</p> <p>APPROVED THIS <u>29</u> DAY OF <u>October</u> A.D. 20<u>19</u></p> <p><u>[Signature]</u> SALT LAKE COUNTY BOARD OF HEALTH</p>	<p>SOUTH VALLEY SEWER DISTRICT</p> <p>APPROVED THIS <u>23</u> DAY OF <u>October</u> A.D. 20<u>19</u></p> <p><u>[Signature]</u> DIRECTOR, SOUTH VALLEY SEWER DISTRICT</p>	<p>BLUFFDALE CITY ENGINEER</p> <p>I, HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.</p> <p>19 Nov 19 DATE: <u>[Signature]</u> CITY ENGINEER</p>	<p>APPROVAL AS TO FORM</p> <p>APPROVED AS TO FORM THIS <u>21</u> DAY OF <u>November</u> A.D. 20<u>19</u></p> <p><u>[Signature]</u> BLUFFDALE CITY ATTORNEY</p>

CENTER POINT BUSINESS PARK PLAT "A" P.U.D.
LOTS 9 AND 10 - AMENDED

LOCATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 1 WEST SALT LAKE BASE & MERIDIAN BLUFFDALE CITY, SALT LAKE COUNTY, UTAH

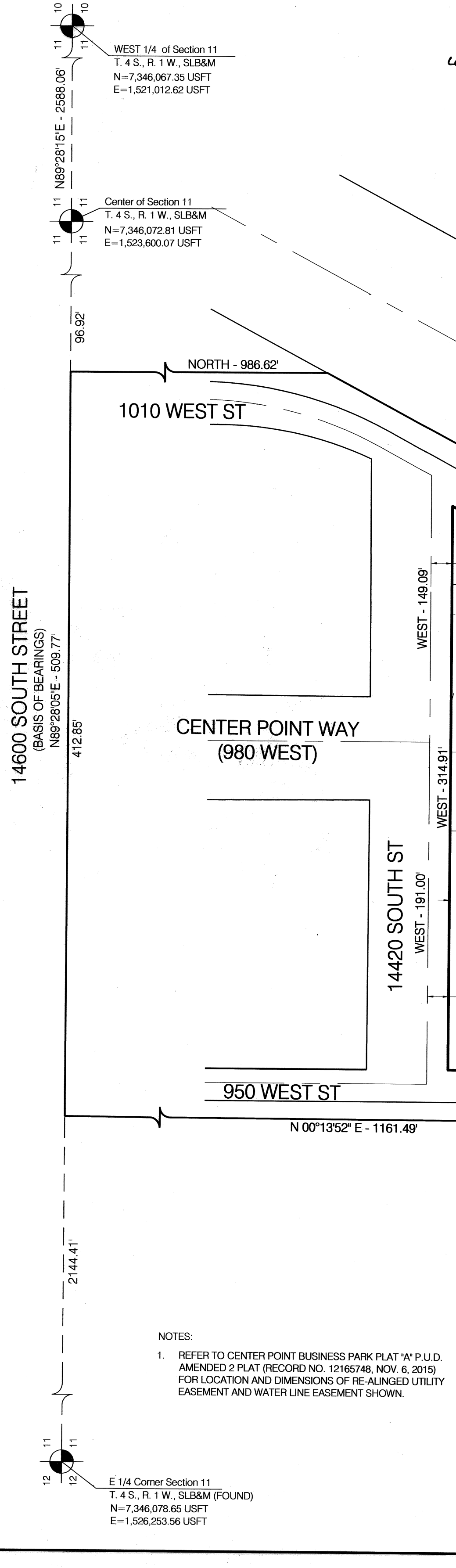
SCALE 1" = 40 FEET

RECORDED # 13141534

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF:
THE NINE OF BLUFFDALE, LLC

DATE 12/06/2019 TIME 3:39 PM BOOK 2019P PAGE 335
FEE 54.00
[Signature] SALT LAKE COUNTY RECORDER DEPUTY

33-11-251-039,055,057 33-11-21



NOTES:
1. REFER TO CENTER POINT BUSINESS PARK PLAT "A" P.U.D. AMENDED 2 PLAT (RECORD NO. 12165748, NOV. 6, 2015) FOR LOCATION AND DIMENSIONS OF REALIGNED UTILITY EASEMENT AND WATER LINE EASEMENT SHOWN.

E 1/4 Corner Section 11
T. 4 S., R. 1 W., SLB&M (FOUND)
N=7,346,078.65 USFT
E=1,526,253.56 USFT