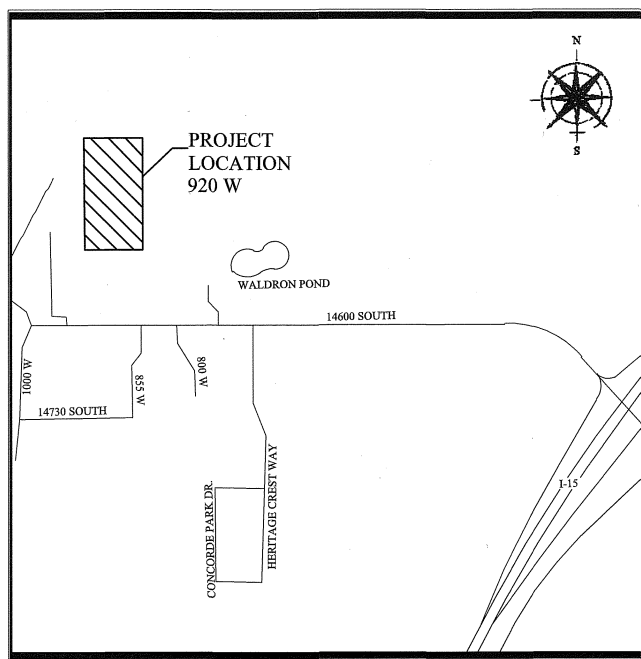


MOUNTAIN POINTE INDUSTRIAL SUBDIVISION PHASE 2

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



VICINITY MAP
N.T.S.

LINE	DIRECTION	LENGTH
(L.1)	S89°28'05"W	10.00
(L.2)	N00°15'41"W	129.60
(L.3)	N89°24'18"W	26.72
(L.4)	N00°16'54"E	10.00
(L.5)	S89°24'18"E	26.62
(L.6)	N00°15'41"W	314.36
(L.7)	N00°00'00"W	27.49
(L.8)	N00°00'00"E	10.00
(L.9)	N00°00'00"E	27.45
(L.10)	N00°15'13"W	236.04
(L.11)	N89°44'19"E	10.00
(L.12)	S00°14'07"E	70.91
(L.13)	N89°48'20"E	271.70
(L.14)	S00°11'40"E	10.00
(L.15)	S89°48'20"W	271.69
(L.16)	S00°15'41"E	576.32
(L.17)	N89°44'19"E	226.00
(L.18)	N00°15'41"W	3.00
(L.19)	N89°44'19"E	10.00
(L.20)	S00°15'41"E	13.00
(L.21)	S89°44'19"W	236.00
(L.22)	S00°15'41"E	32.76

LINE	DIRECTION	LENGTH
(L.23)	S89°44'19"W	10.00
(L.24)	N00°17'45"W	660.37
(L.25)	N89°44'19"E	10.00
(L.26)	S00°17'45"E	660.32
(L.27)	N00°18'05"W	648.21
(L.28)	N89°44'29"E	10.00
(L.29)	S00°18'04"E	648.21
(L.30)	S89°44'19"W	10.00

LINE	DIRECTION	LENGTH
(L.31)	N89°46'19"E	20.00
(L.32)	S00°08'01"E	691.40
(L.33)	S89°44'19"W	20.00
(L.34)	N00°08'01"W	691.41

LINE	DIRECTION	LENGTH
(L.35)	N00°18'59"W	10.00
(L.36)	N89°47'49"E	15.40
(L.37)	S00°24'59"E	10.00
(L.38)	S89°47'49"W	15.44

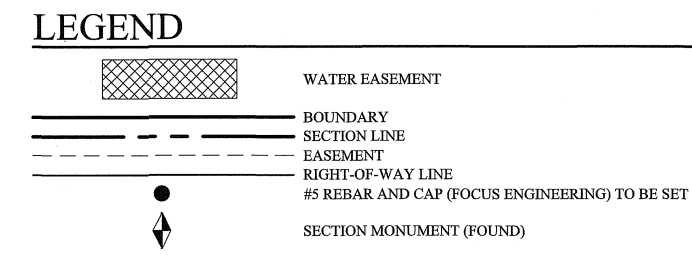
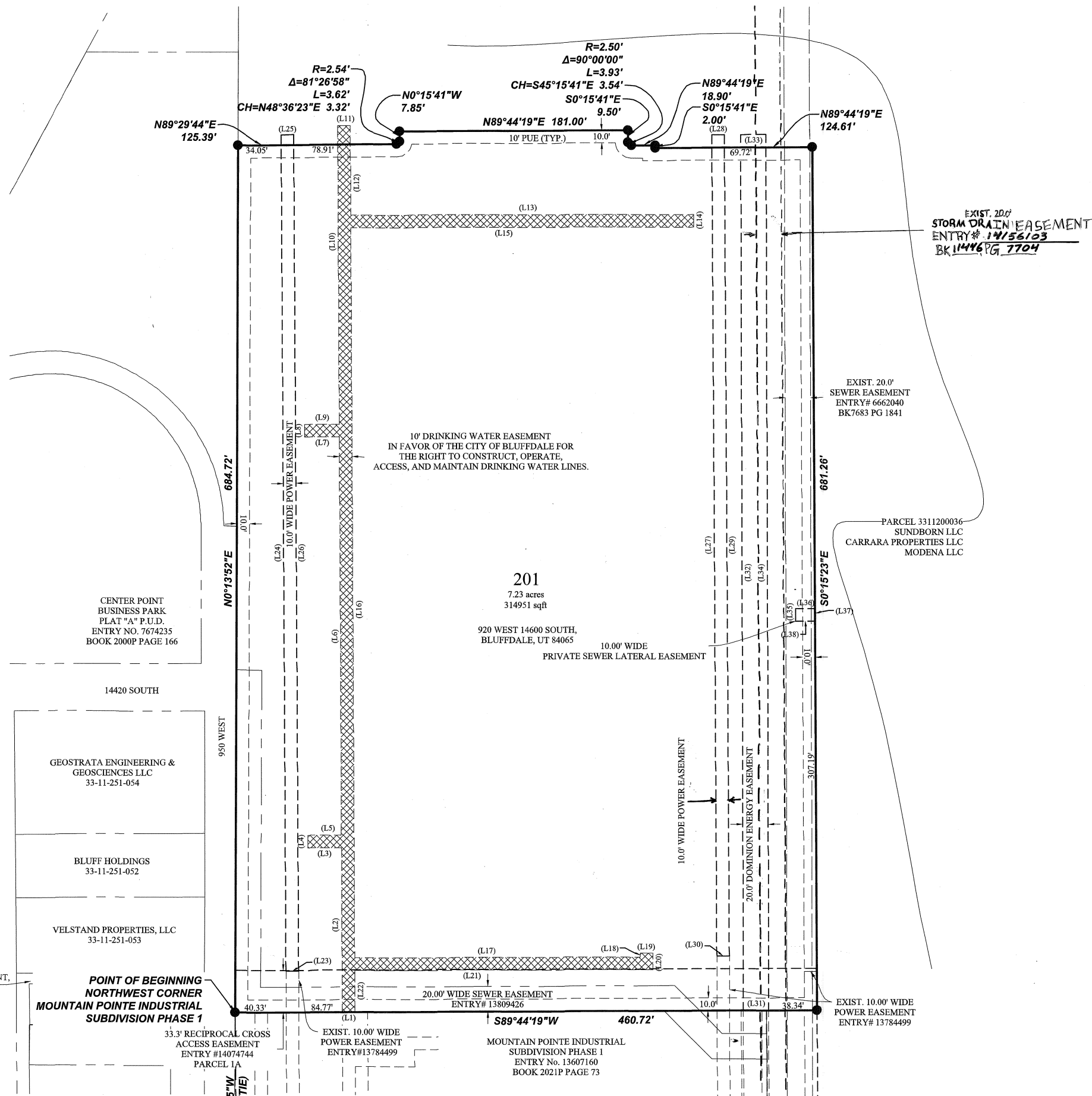
DOMINION ENERGY UTAH:
Questar Gas Company dba Dominion Energy Utah, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements. Dominion Energy Utah may require additional easements in order to serve this development. The approval does not constitute 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 acknowledgment of any terms contained in the plat, including those set forth in the Owners Dedication or the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information contact Dominion Energy Utah's Right-of-Way Department at 801-366-8552.

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH
Approved this 18 DAY OF May A.D. 2023
By: Jason Sander
Title: Sec - Law Rep.

CENTER CORNER OF SECTION 11, T4S, R1W, SLB&M (FOUND BRASS CAP) (451W1102)
N:10,000.00
E:10,000.00

OWNER/DEVELOPER
MOUNTAIN POINT BUSINESS CENTER 2, 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, #200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com



- NOTES:
- OWNER/BUILDER OF LOT 201 WILL BE REQUIRED TO CONNECT TO THE SEWER MAIN. CURRENTLY NO LATERAL HAS BEEN LEFT TO THIS LOT.
 - #5 x 24" REBAR & CAP (FOCUS ENG) TO BE SET AT CORNERS UNLESS NOTED OTHERWISE.
 - 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.

BLUFFDALE BLVD (4600)
BASIS OF BEARING: N89°28'05"E
MEASURED: 2,654.18
(RECORD: N89°26'15"E 2588.06)

UTILITY APPROVAL

Jason Sander 5-18-23
DOMINION ENERGY DATE

Jeffrey 5/11/23
ROCKY MOUNTAIN POWER DATE

Paul Bisping 4-21-2023
CENTURY LINK DATE

Elad 5-16-23
COMCAST DATE

SALT LAKE COUNTY SURVEYOR
R.O.S. NO. S2005-10-0718
BY J. MICHAEL DEMASS, STANTEC CONSULTING
Stan Demass 5/21/23
PLAT REVIEWER DATE

SOUTH VALLEY SEWER
APPROVED THIS 9 DAY OF May
A.D. 2023 BY J. Demass
SOUTH VALLEY SEWER

SALT LAKE COUNTY HEALTH DEPARTMENT
APPROVED THIS 20 DAY OF May
A.D. 2023
Christina
REPRESENTATIVE

LAND USE AUTHORITY
APPROVED THIS 29 DAY OF November
A.D. 2023
Michelle
CITY RECORDER/ATTORNEY

CITY ENGINEER
I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THE OFFICE AND IT IS CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE AND IS HEREBY APPROVED.
Michael Boyd 22.4.2023
CITY ENGINEER DATE

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 5 DAY OF December
A.D. 2023
and
BLUFFDALE CITY ATTORNEY

SURVEYOR'S CERTIFICATE
I, JUSTIN LUNDBERG, A PROFESSIONAL LAND SURVEYOR, HOLDING LICENSE NO. 12554439 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 VERIFIED THE BOUNDARIES OF AN EXISTING RECORD OF SURVEY PLAT 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 POINTE INDUSTRIAL SUBDIVISION PHASE 2, AND THE SAME HAS BEEN CORRECTLY SURVEYED AS PER RECORD OF SURVEY NO. S2005-10-0718 AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

Justin Lundberg DATE 04/10/23
JUSTIN LUNDBERG
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 12554439

BOUNDARY DESCRIPTION
A PART OF THE REAL PROPERTIES DESCRIBED IN VESTING DEED ENTRY NO. 13972180 OF THE OFFICIAL RECORDS OF SALT LAKE COUNTY, LOCATED IN THE NE 1/4 OF SECTION 11, T4S, R1W, SLB&M, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF THE MOUNTAIN POINTE INDUSTRIAL SUBDIVISION PHASE 1 AS RECORDED MARCH 23, 2021 AS ENTRY NO. 13607160 IN BOOK 2021P AT PAGE 73 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT BEING LOCATED NORTH 89°28'05" EAST, 520.13 FEET AND N00°15'54"W 77.30 FEET FROM THE CENTER OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N00°15'52"E 684.72 FEET; THENCE N89°29'44"E 125.39 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2.54 FEET (RADIUS BEARS: N00°40'08"W) A DISTANCE OF 3.62 FEET THROUGH A CENTRAL ANGLE OF 81°26'59" CHORD: S45°36'23"E 3.32 FEET; THENCE N00°15'41"W 7.85 FEET; THENCE N89°44'19"E 181.00 FEET; THENCE S00°15'41"E 9.50 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 2.50 FEET A DISTANCE OF 3.93 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" CHORD: S45°15'41"E 3.54 FEET; THENCE N89°44'19"E 18.90 FEET; THENCE S00°15'41"E 2.00 FEET; THENCE N89°44'19"E 124.61 FEET; THENCE S00°15'23"E 681.26 FEET TO INTERSECT THE EASTERLY PROJECTION OF THE NORTHERLY LINE OF SAID MOUNTAIN POINTE INDUSTRIAL SUBDIVISION PHASE 1; THENCE S89°44'19"W 460.72 FEET ALONG SAID EASTERLY PROJECTION AND NORTHERLY LINE TO THE POINT OF BEGINNING.

PARCEL 1A:
CONTAINS: 7.23 ACRES±
A NON-EXCLUSIVE EASEMENT FOR VEHICULAR INGRESS AND EGRESS AS CREATED IN THAT CERTAIN RECIPROCAL CROSS ACCESS EASEMENT AGREEMENT RECORDED FEBRUARY 23, 2023 AS ENTRY NO. 14074744 IN BOOK 11402 AT PAGE 3311.

OWNER'S DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT I, J, 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 2**
DO HEREBY DEDICATE TO THE CITY OF BLUFFDALE ALL THESE TRACTS OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THROUGHFARES FOREVER. THE UNDERSIGNED OWNERS ALSO CONVEY TO THE CITY OF BLUFFDALE 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 THIS 2nd DAY OF June A.D. 2023
BY: Paul Decker, Mayor BY: _____

LIMITED LIABILITY ACKNOWLEDGMENT
STATE OF UTAH
S.S.
COUNTY OF UTAH
ON THE 2nd DAY OF JUNE A.D. 2023 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF UTAH, IN SAID STATE OF UTAH, JAMES G. SEIBER, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE MANAGER OF MOUNTAIN POINT BUSINESS CENTER 2, LLC, A UTAH L.L.C. AND THAT HE SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.
MY COMMISSION EXPIRES: 8/29/2023 Deanne Clayton
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

**MOUNTAIN POINTE INDUSTRIAL SUBDIVISION
PHASE 2**
LOCATED IN THE NE 1/4 OF SECTION 11, T4S, R1W, S.L.B.& M.
BLUFFDALE CITY, SALT LAKE COUNTY, UTAH

SALT LAKE COUNTY RECORDER
RECORDED # 1418 2370
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF Bluffdale City
DATE: 12/04/2023 TIME: 2:28 PM BOOK: 2023P PAGE: 241
\$52.00
FEE \$
Mike Zeiger
DEPUTY SALT LAKE COUNTY RECORDER