

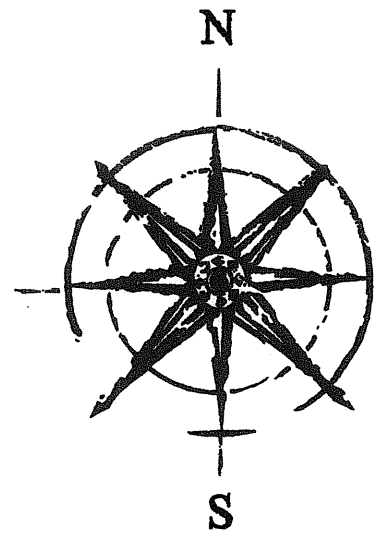
VICINITY MAP
N.T.S

LEGEND

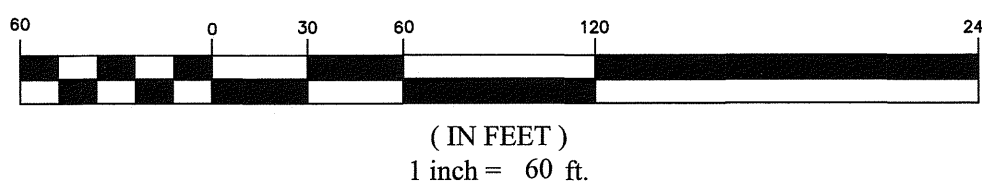
- BOUNDARY
SECTION LINE
EASEMENT
RIGHT-OF-WAY LINE
#5 REBAR AND CAP (FOCUS ENGINEERING) TO BE SET (NAIL AND WASHER IN CONCRETE)
SECTION MONUMENT (FOUND)

NOTES:

- #5 x 24" REBAR & CAP (FOCUS ENG.) TO BE SET AT CORNERS UNLESS NOTED OTHERWISE. NAIL AND WASHER TO BE USED WHEN CORNERS ARE IN CONCRETE.
- THE SIGNATURE OF JORDAN BASIN IMPROVEMENT 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.

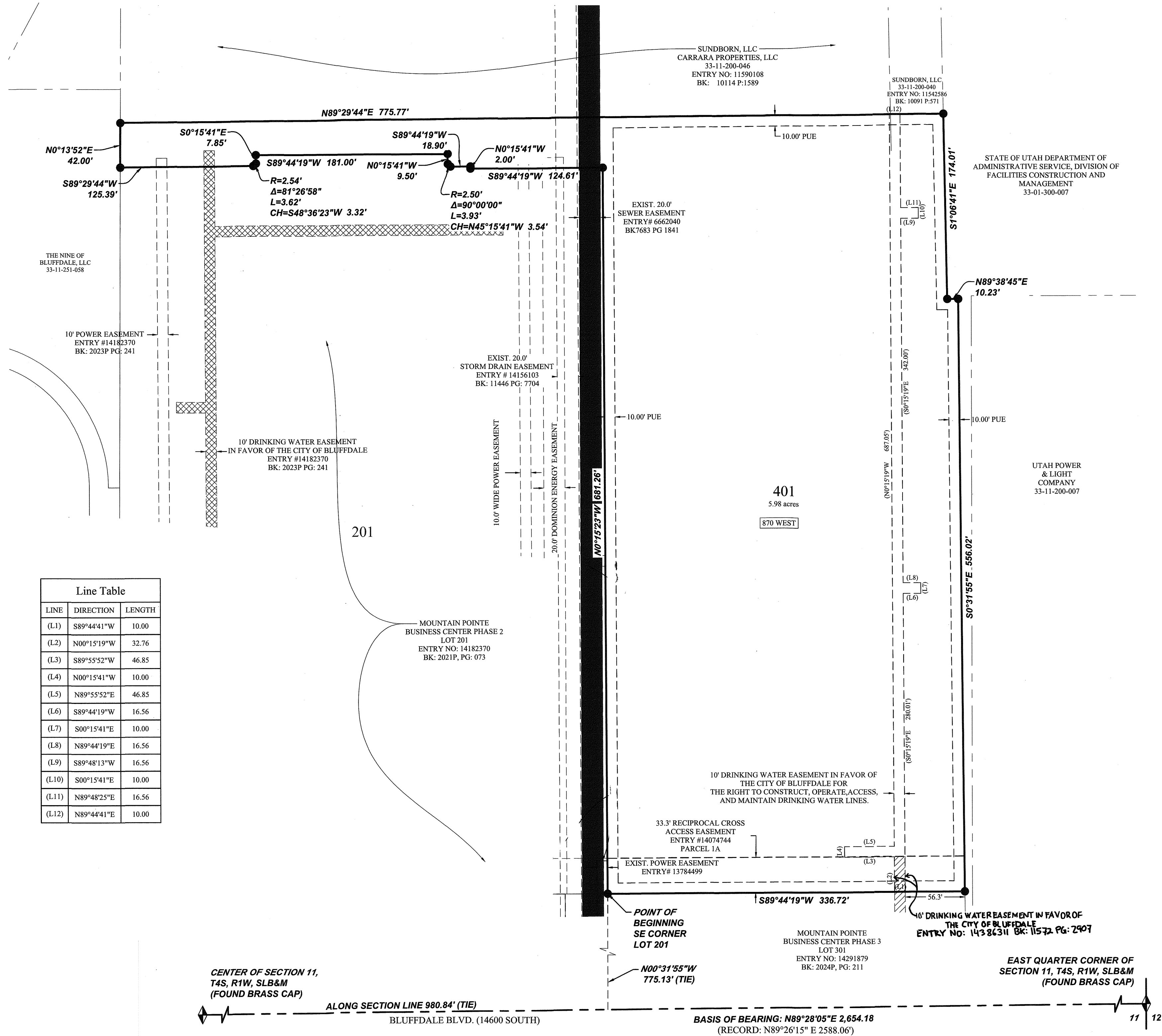


GRAPHIC SCALE



MOUNTAIN POINTE INDUSTRIAL SUBDIVISION PHASE 4

LOCATED IN THE NE 1/4 OF SECTION 11, T4S, R1W, S.L.B.&M.
CITY OF BLUFFDALE, SALT LAKE COUNTY, UTAH
MAY 2024



ENBRIDGE GAS UTAH

Questar Gas Company, dba Enbridge Gas Utah ("Enbridge"), approves this plat solely to confirm that the plat contains public utility easements. This approval does not (a) affect any right Enbridge has under Title 54, Chapter 8a, a recorded easement or right-of-way, prescriptive rights, or any provision of law; (b) constitute acceptance of any terms contained in any portion of the plat; and (c) guarantee any terms or waive Enbridge's right to require additional easements for gas service.

QUESTAR GAS COMPANY
dba ENBRIDGE GAS UTAH

Approved this 4 DAY OF June A.D. 20 26

By: Karyn Powell

Title: Pre Construction Rep

JORDAN BASIN IMPROVEMENT DISTRICT

APPROVED THIS 9 DAY OF June

A.D., 2025 BY JORDAN BASIN IMPROVEMENT DISTRICT

JORDAN BASIN IMPROVEMENT DISTRICT

SALT LAKE COUNTY HEALTH DEPARTMENT

APPROVED THIS 12 DAY OF June

A.D., 2025

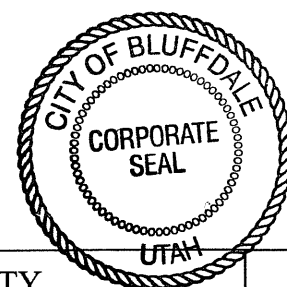
REPRESENTATIVE

LAND USE AUTHORITY

APPROVED THIS 14 DAY OF July

A.D., 2025

CITY RECORDER-ATTEST



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.

CITY ENGINEER

DATE

SALT LAKE COUNTY SURVEYOR

R.O.S. NO. S2005-10-0718

BY J. MICHAEL DEMASS, STANTEC CONSULTING

PLAT REVIEWER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 14 DAY OF July

A.D., 2025

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 VERIFY 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 4, 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
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 12554439



05/30/25
DATE

BOUNDARY DESCRIPTION

A part of the Northeast Quarter of Section 11, Township 4 South, Range 1 West, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at the southeast corner of Lot 201, Mountain Pointe Industrial Subdivision Phase 2 according to the official plat thereof recorded December 6, 2023 as Entry No. 14182370 in Book 2023P at Page 241 in the Salt Lake County Recorder's Office, said point also being N89°28'05"E 980.84 feet along the Quarter Section line and N00°31'55"W 775.13 feet from the Center of Section 11, Township 4 South, Range 1 West, Salt Lake Base & Meridian; running thence along said Lot 201 the following ten (10) courses: (1) N00°15'23"W 681.26 feet; thence (2) S89°44'19"W 124.61 feet; thence (3) N00°15'41"W 2.00 feet; thence (4) S89°44'19"W 18.90 feet; thence (5) Northwesterly along the arc of a curve to the right having a radius of 2.50 feet a distance of 3.93 feet through a central angle of 90°00'00" Chord: N45°15'41"W 3.54 feet; thence (6) N00°15'41"W 9.50 feet; thence (7) S89°44'19"W 181.00 feet; thence (8) S00°15'41"E 7.85 feet; thence (9) Southwesterly along the arc of a non-tangent curve to the right having a radius of 2.54 feet (radius bears: N82°07'06"W) a distance of 3.62 feet through a central angle of 81°26'58" Chord: S48°36'23"W 3.32 feet; (10) thence S89°29'44"W 125.39 feet to the easterly lot line of Lot 10, Center Point Business Park Plat A according to the official plat thereof recorded March 4, 2005 as Entry No. 9314856 in Book 2005P at Page 61 of official records; thence along said Lot 10 N00°13'52"E 42.00 feet; thence N89°29'44"E 775.77 feet; thence S01°06'41"E 174.01 feet; thence N89°38'45"E 10.23 feet; thence S00°31'55"E 556.02 feet; thence S89°44'19"W 336.72 feet to the point of beginning.

Contains: 5.98 acres

OWNER'S DEDICATION

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

MOUNTAIN POINTE INDUSTRIAL SUBDIVISION PHASE 4

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC AND CITY ALL PARCELS, LOTS, STREETS, EASEMENTS, RIGHTS-OF-WAY, AND PUBLIC AMENITIES SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC OR CITY USE. THE OWNER(S) AND ALL AGENTS, SUCCESSORS, AND ASSIGNS VOLUNTARILY DEFEND, INDEMNIFY, AND SAVE HARMLESS THE CITY AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET, EASEMENT, OR RIGHT-OF-WAY THAT WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREET OR UTILITIES. THE OWNER(S) AND ALL AGENTS, SUCCESSORS, AND ASSIGNS ASSUME ALL LIABILITY WITH RESPECT TO THE CREATION OF THIS SUBDIVISION, THE ALTERATION OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SUBDIVISION, AND THE DEVELOPMENT ACTIVITY WITHIN THIS SUBDIVISION BY THE OWNERS AND ALL AGENTS, SUCCESSORS, AND ASSIGNS.

IN WITNESS WHEREOF I HAVE HEREUNTO SET my
HAND THIS 12th DAY OF JUNE A.D. 20 25

BY: Justin Lundberg, Manager
MOUNTAIN POINT BUSINESS CENTER 4, LLC

THE UNDERSIGNED OWNERS ALSO CONVEY TO THE CITY OF BLUFFDALE ALL EASEMENT IDENTIFIED HEREIN AS INTENDED FOR CITY USE.

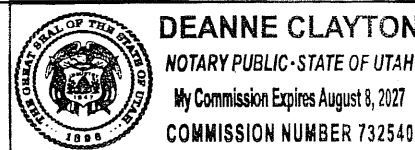
LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF UTAH

ON THE 12th DAY OF JUNE A.D. 2025 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 4, LLC L.L.C., 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: 8/8/2027

MY COMMISSION No. 732540



Deanne Clayton
A NOTARY PUBLIC COMMISSIONED IN
UTAH RESIDING IN UTAH COUNTY

DEANNE CLAYTON
PRINTED FULL NAME OF NOTARY

MOUNTAIN POINTE INDUSTRIAL SUBDIVISION PHASE 4

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 # 14409747
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF Bluffdale City

DATE: 7/15/2025 TIME: 1:52pm BOOK: 2025P PAGE: 176

\$ 52.00
FEE \$

Angela D. Dwyer
DEPUTY SALT LAKE COUNTY RECORDER

33-11-200-053

\$ 52.00

OWNER/DEVELOPER

MOUNTAIN POINT BUSINESS CENTER 4, LLC
978 E WOODOAK LANE
SALT LAKE CITY, UTAH 84117

PREPARED BY

FOCUS
ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

UTILITY APPROVAL

Rocky Mountain Power 6-4-25
DATE
Century Link 6-3-2025
DATE
Comcast 6-5-2025
DATE