

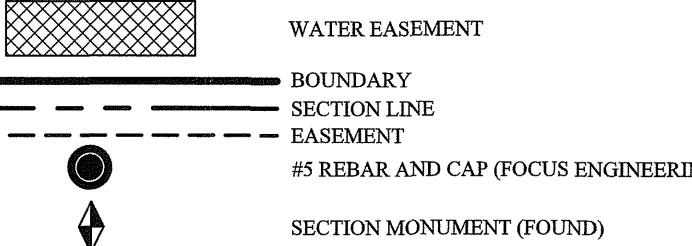
MOUNTAIN POINTE INDUSTRIAL SUBDIVISION PHASE 7

LOCATED IN THE NE 1/4 OF SECTION 11, T4S, R1W, S.L.B.&M.
BLUFFDALE CITY, SALT LAKE COUNTY, UTAH
APRIL 2025

VICINITY MAP

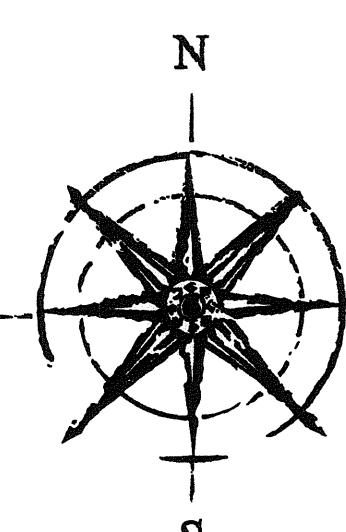
N.T.S.

LEGEND

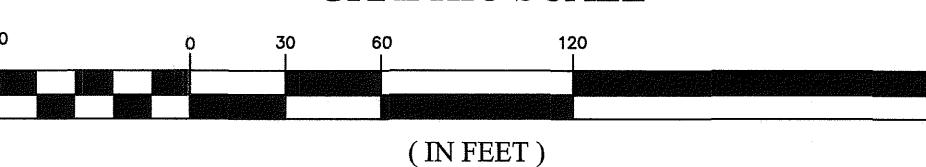


NOTES:

1. #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.
2. 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.
3. ALL UNDERSIGNED OWNERS ALSO CONVEY TO THE CITY OF BLUFFDALE ALL EASEMENTS IDENTIFIED HEREIN AS INTENDED FOR CITY USE.
4. OWNER/BUILDER OF LOT 701 WILL BE REQUIRED TO CONNECT TO THE SEWER MAIN. CURRENTLY NO LATERAL HAS BEEN LEFT TO THIS LOT.



GRAPHIC SCALE



(IN FEET)

1 inch = 60 ft.

Line Table		
LINE	DIRECTION	LENGTH
(L.1)	N00°19'11"W	11.80
(L.2)	N89°40'49"E	10.00
(L.3)	S00°19'11"E	11.81
(L.4)	S89°44'19"W	10.00
(L.5)	S89°27'37"W	10.00

OWNER/DEVELOPER
MOUNTAIN POINT BUSINESS CENTER LAND, LLC
978 E WOODOAK LANE
SALT LAKE CITY, UTAH 84117

UTILITY APPROVAL

ROCKY MOUNTAIN POWER
DATE: 9/21/25
By: *Karen Powell*
Title: Pre-Construction Rep
Paul Biering
CENTURY LINK
DATE: 9/24/25
By: *Paul Biering*
Title: Pre-Construction Rep
E. Valdez
COMCAST
DATE: 9/24/25
By: *E. Valdez*
Title: Pre-Construction Rep

PREPARED BY
FOCUS
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focus-es.com

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 14 DAY OF September A.D. 20 25

By: *Karen Powell*

Title: Pre-Construction Rep

JORDAN BASIN IMPROVEMENT DISTRICT
APPROVED THIS 6 DAY OF October
A.D. 2025 BY JORDAN BASIN IMPROVEMENT
DISTRICT
John G. Jones

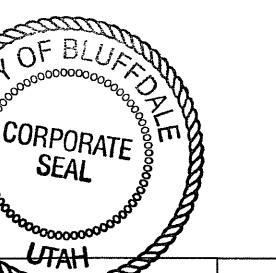
JORDAN BASIN IMPROVEMENT DISTRICT

SALT LAKE COUNTY HEALTH DEPARTMENT
APPROVED THIS 7 DAY OF October
A.D. 2025

JORDAN BASIN IMPROVEMENT DISTRICT

LAND USE AUTHORITY
APPROVED THIS 14 DAY OF November
A.D. 2025

JORDAN BASIN IMPROVEMENT DISTRICT



CITY OF BLUFFDALE
CORPORATE
SEAL

UTAH

CITY RECORDER-ATTEST
REPRESENTATIVE

Hawthorne

LAND USE AUTHORITY

REPRESENTATIVE

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 B. B.
CITY ENGINEER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 14 DAY OF
November A.D. 20 25.

Michael B. B.
CITY ENGINEER

12 NOV 2025
DATE

Michael B. B.
CITY ENGINEER

12 NOV 2025
DATE

Michael B. B.
CITY ENGINEER

BLUFFDALE CITY ATTORNEY

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