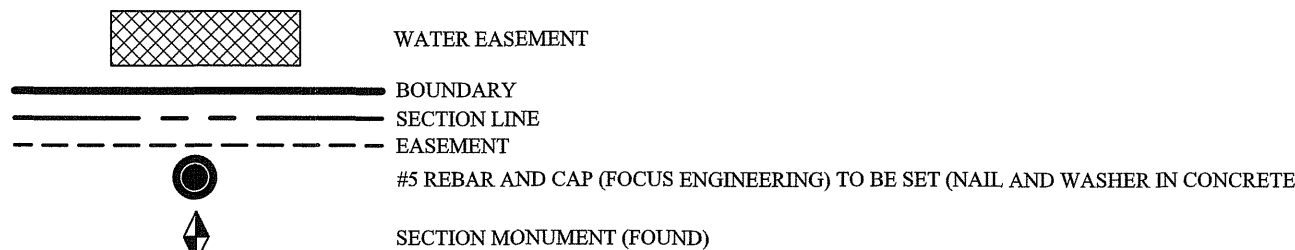


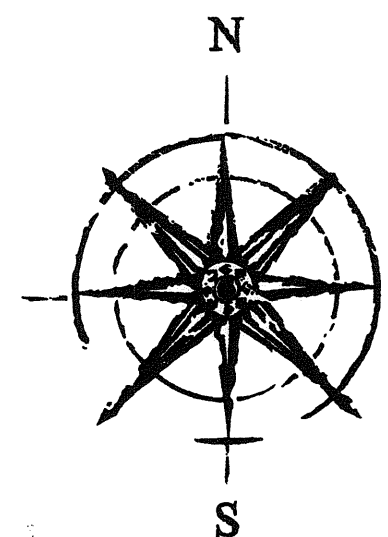
VICINITY MAP
N.T.S.

LEGEND

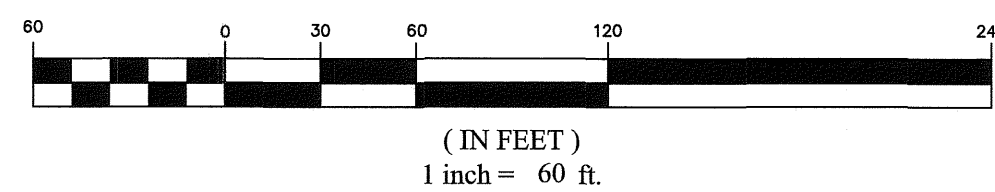


NOTES:

- #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 DISTRICTS SEWER SYSTEM AND WILL BE REQUIRED TO COMPLY WITH THE DISTRICTS RULES AND REGULATIONS.
- ALL UNDERSIGNED OWNERS ALSO CONVEY TO THE CITY OF BLUFFDALE ALL EASEMENTS IDENTIFIED HEREIN AS INTENDED FOR CITY USE.
- 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



Line Table		
LINE	DIRECTION	LENGTH
(L1)	N00°19'11"W	11.80
(L2)	N89°40'49"E	10.00
(L3)	S00°19'11"E	11.81
(L4)	S89°44'19"W	10.00
(L5)	S89°27'37"W	10.00

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: Kanya Powell
Title: Pre - Construction Rep

JORDAN BASIN IMPROVEMENT DISTRICT

APPROVED THIS 6 DAY OF October

A.D., 20 25 BY JORDAN BASIN IMPROVEMENT DISTRICT

JORDAN BASIN IMPROVEMENT DISTRICT

SALT LAKE COUNTY HEALTH DEPARTMENT

APPROVED THIS 7 DAY OF October

A.D., 20 25

REPRESENTATIVE

LAND USE AUTHORITY

APPROVED THIS 14 DAY OF November

A.D., 20 25 BY JORDAN BASIN IMPROVEMENT DISTRICT

JORDAN BASIN IMPROVEMENT DISTRICT

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 DATE

APPROVAL AS TO FORM

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

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 TOGETHER WITH EASEMENTS TO BE HEREAFTER KNOWN AS MOUNTAIN POINTE INDUSTRIAL SUBDIVISION PHASE 7, 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



09/18/25
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 a being N89°28'05"E 1301.81 feet along the Quarter Section line and N00°31'55"W 1876.04 feet from the Center of Section 11, Township 4 South, Range 1 West, Salt Lake Base & Meridian; running thence S89°44'19"W 701.95 feet; thence N28°19'44"E 889.95 feet; thence S89°59'25"E 264.50 feet; thence S1°06'41"E 780.27 feet to the point of beginning.

Contains: 8.66 acres±

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, PARCELS AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS:

MOUNTAIN POINTE INDUSTRIAL SUBDIVISION
PHASE 7

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNER HEREBY CONVEYS 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. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN AND/OR NOTED ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN AND/OR NOTED HEREON.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY

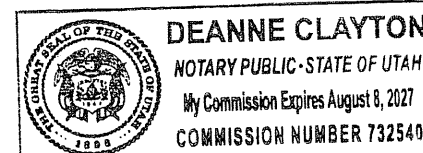
HAND THIS 7TH DAY OF OCTOBER A.D. 20 25

BY: James A Seaberg
MOUNTAIN POINT
BUSINESS CENTER LAND, LLC

BY: _____

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF UTAH



ON THE 7TH DAY OF OCTOBER A.D. 20 25 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF UTAH, IN SAID STATE OF UTAH, JAMES A SEABERG, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE MANAGER OF MOUNTAIN POINT BUSINESS CENTER LAND, L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: 8/18/2027

DEANNE CLAYTON
A NOTARY PUBLIC COMMISSIONED IN
UTAH RESIDING IN UTAH COUNTY

MY COMMISSION No. 732540

DEANNE CLAYTON
PRINTED FULL NAME OF NOTARY

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

SALT LAKE COUNTY RECORDER

RECORDED # 14465344
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF
Mountain Point Business Center Land, LLC

DATE: 11/19/2025 TIME: 10:34 AM BOOK: 2025P PAGE: 290

\$52.00
FEE \$

DEPUTY SALT LAKE COUNTY RECORDER

OWNER/DEVELOPER

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

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

UTILITY APPROVAL

ROCKY MOUNTAIN POWER
CENTURY LINK
COMCAST
DATE: 9/24/25
DATE: 9/24/25
DATE: 9/24/25