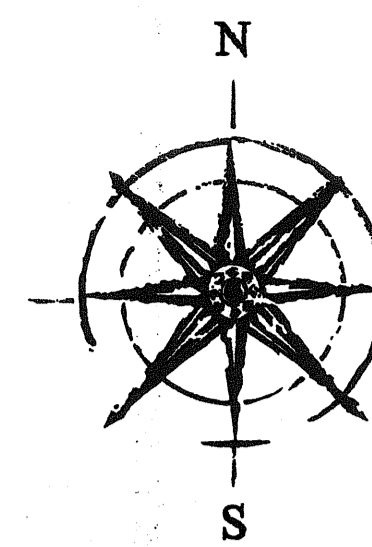


MOUNTAIN POINTE INDUSTRIAL SUBDIVISION PHASE 1

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



GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

SURVEYOR'S CERTIFICATE
I, SPENCER W. LLEWELYN, A PROFESSIONAL LAND SURVEYOR, HOLDING LICENSE NO. 10516507, 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 MADE A SURVEY 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 1, AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

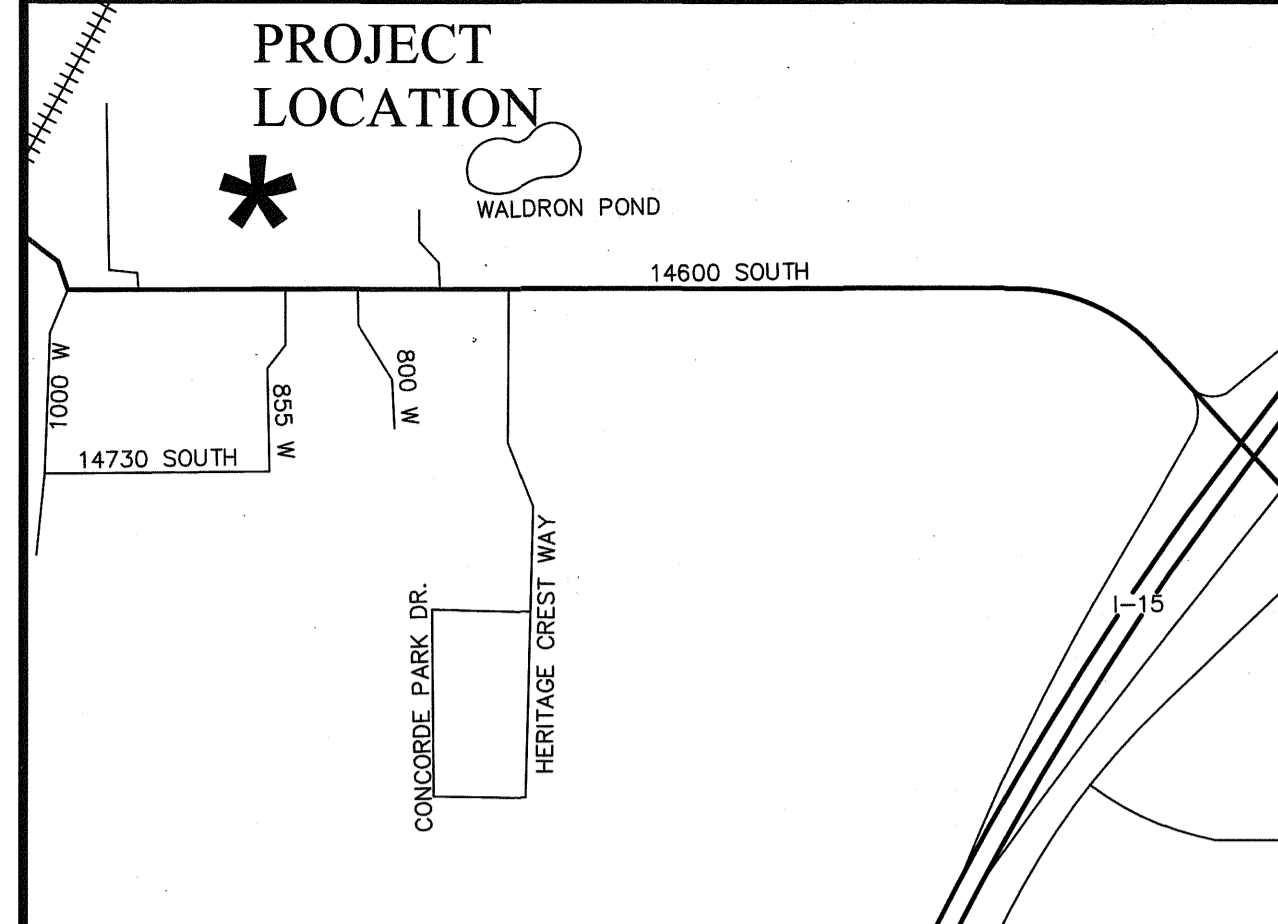
[Signature]
SPENCER W. LLEWELYN
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 10516507
DATE: 05/13/2020

LEGAL DESCRIPTION
ALL OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 13550425 OF THE OFFICIAL RECORDS OF SALT LAKE COUNTY, LOCATED IN THE NE 1/4 OF SECTION 11, T4S, R1W, S.L.B.&M, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE OFFICIAL RECORDS OF SALT LAKE COUNTY AS RECORDED MARCH 4, 2005 AS ENTRY NO. 9514856 IN BOOK 2005 PLAT PAGE 66 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT BEING LOCATED NORTH 89°28'05" EAST, 509.77 FEET ALONG THE SECTION LINE FROM THE CENTER OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE ALONG THE EAST BOUNDARY OF SAID CENTER POINT BUSINESS PARK PLAT "A" P.U.D. NORTH 89°44'19" EAST, 777.37 FEET; THENCE NORTH 89°44'19" EAST, 420.77 FEET; THENCE SOUTH 0°15'41" EAST, 636.36 FEET; THENCE NORTH 89°44'19" EAST, 40.00 FEET; THENCE SOUTH 0°15'41" EAST, 85.77 FEET; THENCE NORTH 89°28'05" EAST, 340.10 FEET; THENCE SOUTH 0°31'55" EAST, 53.00 FEET TO SAID SECTION LINE; THENCE ALONG SAID SECTION LINE SOUTH 89°28'05" WEST, 807.81 FEET TO THE POINT OF BEGINNING.
LESS AND EXCEPTING THAT PORTION OF 14600 SOUTH DEDICATED TO BLUFFDALE CITY BY SPECIAL WARRANTY DEED RECORDED AS ENTRY NO. 11808203 OF THE OFFICIAL RECORDS OF SALT LAKE COUNTY.
CONTAINS: 8.10 ACRES (GROSS) 7.22 ACRES (NET)

OWNER'S DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT I, 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 1**
DO HEREBY DEDICATE TO BLUFFDALE CITY ALL THESE TRACTS OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THROUGHFARES FOREVER. THE UNDERSIGNED OWNERS ALSO CONVEY TO BLUFFDALE CITY 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
HAND THIS 8th DAY OF DECEMBER A.D. 2020
BY: *[Signature]* **James G. Seaberg, Manager** BY: _____

LIMITED LIABILITY ACKNOWLEDGMENT
STATE OF UTAH
S.S.
COUNTY OF UTAH
ON THE 8th DAY OF DECEMBER A.D. 2020 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, 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: 8/20/2023
BY: *[Signature]* **Deanne Clayton**
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN UTAH COUNTY
MY COMMISSION No. 707812
DEANNE CLAYTON
PRINTED FULL NAME OF NOTARY

**MOUNTAIN POINTE INDUSTRIAL SUBDIVISION
PHASE 1**
LOCATED IN THE NE 1/4 OF SECTION 11, T4S, R1W, S.L.B.&M.
THE CITY OF BLUFFDALE, SALT LAKE COUNTY, UTAH
RECORDED # 13607160
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF
Mountain Point Business Center LLC
DATE: 03/20/21 TIME: 3:15 PM BOOK: 7021P PAGE: 073
FEE \$ 852.00 CLERK *[Signature]*
SALT LAKE COUNTY RECORDER

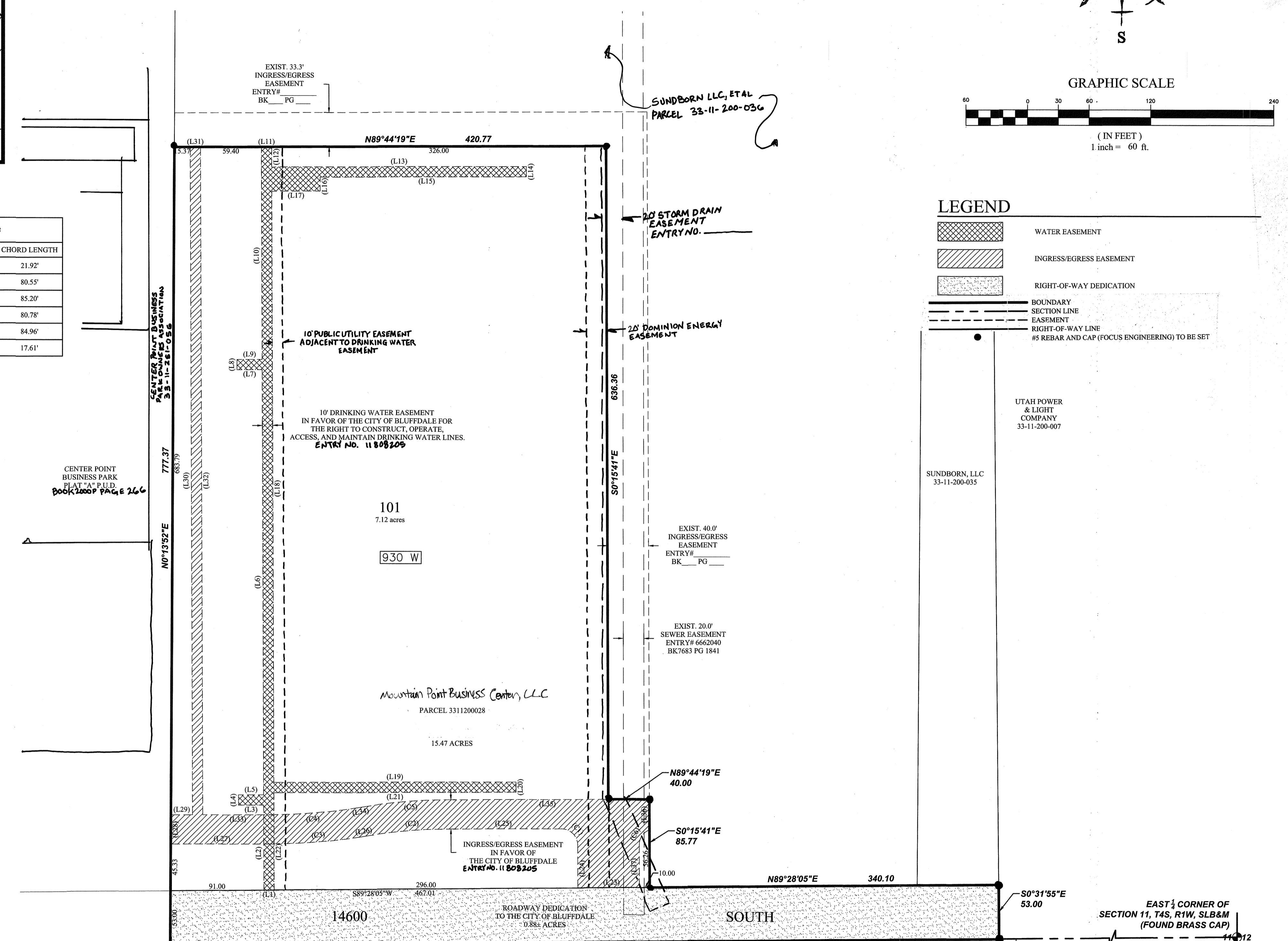


VICINITY MAP
NTS

Water Easement Line Table		
LINE	DIRECTION	LENGTH
(L1)	S89°28'05"W	10.00'
(L2)	N00°15'41"W	82.79'
(L3)	S89°44'19"W	24.50'
(L4)	N00°15'41"W	10.00'
(L5)	N89°44'19"E	24.50'
(L6)	N00°15'41"W	414.00'
(L7)	S89°44'19"W	24.50'
(L8)	N00°15'41"W	10.00'
(L9)	N89°44'19"E	24.50'
(L10)	N00°15'41"W	207.12'
(L11)	N89°44'19"E	10.00'
(L12)	S00°15'41"E	19.75'
(L13)	S89°44'19"E	248.25'
(L14)	S00°15'41"E	10.00'
(L15)	S89°44'19"W	201.07'
(L16)	S00°15'41"E	13.50'
(L17)	S89°44'19"W	47.18'
(L18)	S00°15'41"E	576.00'
(L19)	N89°44'19"E	236.00'
(L20)	N00°15'41"W	10.00'
(L21)	S89°44'19"W	236.00'
(L22)	S00°15'41"E	94.61'

Ingress/Egress Easement Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
(C1)	15.50'	90°00'00"	24.35'	N45°15'41"W	21.92'
(C2)	519.50'	8°53'33"	80.63'	S85°17'32"W	80.55'
(C3)	549.50'	8°53'33"	85.28'	S85°17'32"W	85.20'
(C4)	521.00'	8°53'33"	80.86'	N85°17'32"E	80.78'
(C5)	548.00'	8°53'33"	85.05'	N85°17'32"E	84.96'
(C6)	15.50'	69°12'59"	18.72'	S34°20'48"W	17.61'

Ingress/Egress Easement Line Table		
LINE	DIRECTION	LENGTH
(L23)	S89°28'05"W	60.00'
(L24)	N00°15'41"W	42.10'
(L25)	S89°44'19"W	107.80'
(L26)	S80°50'46"W	8.41'
(L27)	S89°44'19"W	99.76'
(L28)	N00°13'52"E	28.50'
(L29)	N89°44'19"E	20.97'
(L30)	N00°15'41"W	650.51'
(L31)	N89°44'19"E	10.00'
(L32)	S00°15'41"E	650.51'
(L33)	N89°44'19"E	68.55'
(L34)	N80°50'46"E	8.41'
(L35)	N89°44'19"E	193.30'
(L36)	S00°15'41"E	29.51'
(L37)	S00°15'41"E	41.82'



SAVVY INVESTING LLC 33-11-400-045	TROY AND CHRISTINE EYRE 33-11-400-038	GLOVER PLUMBING SERVICES LLC 33-11-400-056	JENNY WALL 33-11-400-005	DOLAN, KEVIN B 33-11-400-006	E. G. UTAH LLC 33-11-400-007
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Dominion Energy Utah - Note with NO existing natural gas easement
Questar Gas Company, dba Dominion Energy Utah, hereby approves this plat solely for the purpose of confirming that the plat contains public utility easements. Dominion Energy Utah may require additional easements in order to serve this development. This 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 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 Dominion Energy Utah's Right-of-Way Department at 800-366-8532.
QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH
Approved this 21 day of January, 2021
By: *[Signature]*
Title: *[Signature]*

PREPARED BY
FOCUS ENGINEERING AND SURVEYING, LLC
6949 S. High Tech Drive Suite 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

RECORD OF SURVEY R.O.S. NO. S2005-10-0718 COUNTY SURVEYOR REVIEWER: _____ DATE: _____	SOUTH VALLEY SEWER DISTRICT APPROVED THIS 17 DAY OF June A.D., 2020 BY SOUTH VALLEY SEWER DISTRICT <i>[Signature]</i> SOUTH VALLEY SEWER DISTRICT	DOMINION ENERGY APPROVED THIS 21 DAY OF January A.D., 2021 BY DOMINION ENERGY. <i>[Signature]</i> DOMINION ENERGY	CENTURYLINK COMMUNICATIONS APPROVED THIS 26 th DAY OF MAY A.D., 2020 BY CENTURYLINK COMMUNICATIONS. <i>[Signature]</i> CENTURYLINK COMMUNICATIONS	ROCKY MOUNTAIN POWER APPROVED THIS 20 DAY OF May A.D., 2020 BY ROCKY MOUNTAIN POWER. <i>[Signature]</i> ROCKY MOUNTAIN POWER	COMCAST APPROVED THIS 14 DAY OF June A.D., 2020 BY COMCAST. <i>[Signature]</i> COMCAST
SALT LAKE COUNTY HEALTH DEPARTMENT APPROVED THIS 24 DAY OF June A.D., 2020 BY SALT LAKE COUNTY HEALTH DEPT. <i>[Signature]</i> DIRECTOR	PLANNING COMMISSION APPROVED THIS 19 DAY OF July A.D., 2020 BY THE CITY OF BLUFFDALE PLANNING COMMISSION. <i>[Signature]</i> CHAIR, CITY OF BLUFFDALE PLANNING COMMISSION	CITY ENGINEER APPROVED AS TO COMPLIANCE WITH CITY OF BLUFFDALE CITY ORDINANCE. 20 Jan 2021 <i>[Signature]</i> DATE CITY OF BLUFFDALE CITY ENGINEER	APPROVAL AS TO FORM APPROVED AS TO FORM THIS 17 th DAY OF May A.D., 2020 BY THE CITY OF BLUFFDALE CITY ATTORNEY. <i>[Signature]</i> CITY OF BLUFFDALE CITY ATTORNEY	CITY OF BLUFFDALE CITY COUNCIL PRESENTED TO THE CITY OF BLUFFDALE CITY COUNCIL THIS 22 DAY OF July, 2020 AT WHICH TIME THIS PLAT WAS APPROVED AND ACCEPTED. <i>[Signature]</i> CITY OF BLUFFDALE CITY COUNCIL	