

VICINITY MAP

N.T.S.

NOTES

- #5 REBAR AND CAP (FOCUS ENGINEERING) ARE SET AT ALL PROPERTY CORNERS, UNLESS OTHERWISE NOTED.
- THE HOA IS RESPONSIBLE FOR THE MAINTENANCE OF ALL SHARED UTILITIES.
- ALL AREAS ARE COMMON AREAS AND FACILITIES EXCEPT AS OTHERWISE SPECIFICALLY DESIGNATED.
- ALL COMMON AREAS ARE CONVEYED TO AND MAINTAINED BY THE HOA.
- COMMON AREAS ARE EFFECTUATED BY THE RECORDING OF THIS PLAT AS EASEMENTS FOR SHARED, PRIVATE UTILITIES THAT SERVE MORE THAN ONE LOT, INCLUDING WATER, SEWER, STORM DRAIN AND SURFACE DRAINAGE.
- STATEMENT OF ACCURACY: FIELD MEASUREMENTS ON THE GROUND, SHALL CLOSE WITHIN A TOLERANCE OF ONE FOOT (1') TO FIFTEEN THOUSAND FEET (15,000') OF PERIMETER; (ORDINANCE 20.20.030, C.)
- PARCEL NO. 16-08-176-028
- PER ENTRY NO. 11105448, THE MINERAL RIGHTS ARE RESERVED. IN THE PORTION OF THE PLAT THAT IS INCLUDED IN LOT 3 OF BLOCK 2, PLAT B SALT LAKE CITY SURVEY.
- ALL UTILITY COMPANIES INVOLVED IN THIS SUBDIVISION HAVE BEEN NOTIFIED REGARDING THE FILING OF THIS PLAT.

LIEN HOLDER CONSENT TO RECORD

ON THE 30TH DAY OF MARCH, 2021, THE CLEARWATER HOMES, LLC, A UTAH LIMITED LIABILITY COMPANY, ENTERED INTO A CONSTRUCTION DEED OF TRUST ("DEED OF TRUST") WITH UNIVERSITY FIRST FEDERAL CREDIT UNION, WHICH DEED OF TRUST IS SECURED BY THE PROPERTY MORE PARTICULARLY DESCRIBED IN THE ABOVE IDENTIFIED DEED OF TRUST. SAID DEED OF TRUST WAS RECORDED ON 03/31/2021, ENTRY NO. 13616802 IN BOOK 11147 AT PAGE 8394, IN THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER'S OFFICE.

SAID DEED OF TRUST WAS MODIFIED ON 12/22/2022, ENTRY NO. 14055847 IN BOOK 11392 AT PAGE 5338, IN THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER'S OFFICE.

UNIVERSITY FIRST FEDERAL CREDIT UNION IS FULLY AWARE THAT CLEARWATER HOMES, LLC, IS IN THE PROCESS OF RECORDING A PLAT CREATING A PROJECT KNOWN AS TELEGRAPH EXCHANGE TOWNHOMES, AND UNIVERSITY FIRST FEDERAL CREDIT UNION, HEREBY CONSENTS TO THE RECORDING OF THE PLAT FOR ALL PURPOSES SHOWN THEREON.

DATED THIS 3rd DAY OF November 2024

UNIVERSITY FIRST FEDERAL CREDIT UNION

BY: L. Gadsby

PRINT NAME: Luke Gadsby

TITLE: ANP Commercial Lending

Notary Acknowledgment

STATE OF UTAH)

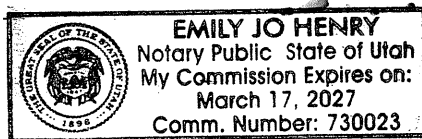
COUNTY OF SALT LAKE)

On this 03rd day of November, in the year 2024, before me Emily Henry, a notary public, personally appeared Luke Gadsby, the ANP Lending, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing Lien Holder Consent to Record regarding the TELEGRAPH EXCHANGE TOWNHOMES and was signed by him/her on behalf of said UNIVERSITY FIRST FEDERAL CREDIT UNION, and acknowledged that he/she/they executed the same.

Commission Number 130023

My Commission Expires March 17, 2027

Print Name: Emily Henry
A Notary Public Commissioned in Utah



PREPARED FOR:

CLEAR WATER HOMES
MICAH PETERS
847 S 800 EAST, SALT LAKE CITY, UTAH

PREPARED BY:

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

CITY ATTORNEY

NUMBER _____

ACCOUNT _____

SHEET 1 OF 1

APPROVED AS TO FORM THIS 4th DAY OF December A.D. 2024

[Signature]
SALT LAKE CITY ATTORNEY

PUBLIC UTILITIES DEPT.

APPROVED AS TO SANITARY SEWER, STORM DRAINAGE AND WATER UTILITY DETAIL THIS 14th DAY OF November A.D. 2024 BY THE SALT LAKE PUBLIC UTILITIES DIRECTOR.

[Signature]
SALT LAKE PUBLIC UTILITIES DIRECTOR

SALT LAKE COUNTY HEALTH DEPARTMENT

APPROVED THIS 1st DAY OF November A.D. 2024

[Signature]
SALT LAKE COUNTY HEALTH DEPT.

CITY PLANNING DIRECTOR

APPROVED THIS 22nd DAY OF November A.D. 2024

[Signature]
SALT LAKE CITY PLANNING DIRECTOR

CITY ENGINEERING DIVISION

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE

11/18/2024

DATE

11/19/24

DATE

[Signature]
CITY ENGINEER

[Signature]
CITY SURVEYOR

DATE OF PREPARATION: 12/07/2023

CITY APPROVAL

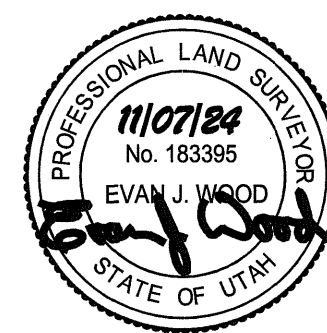
PRESENTED TO SALT LAKE CITY THIS 5th DAY OF December A.D. 2024 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

[Signature]
SALT LAKE CITY MAYOR

[Signature]
SALT LAKE CITY RECORDER

SURVEYOR'S CERTIFICATE

I, Evan J. Wood, with Focus Engineering & Surveying, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 183395 in accordance with Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Act; I further certify that by authority of the owners I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17, have verified all measurements and have subdivided said tract of land into lots, and parcels, together with easements, and the same has been correctly surveyed, and monumented on the ground as shown on this Plat.



Evan J. Wood
Professional Land Surveyor
License No. 183395

11/07/2024
Date

BOUNDARY DESCRIPTION

A portion of Lots 3 & 4, Block 2, Plat "B", Salt Lake City Survey, located in the Northwest Quarter of Section 8, Township 1 South, Range 1 East, Salt Lake Base & Meridian, comprised of a parcel identified by Salt Lake County Parcel No. 16-08-176-028 as described in a Special Warranty Deed, recorded as Entry No. 13489547, Book 11076, Page 2826-2828, in the Salt Lake County Recorder's Office (Basis of Bearing is S00°00'59"E along the Monument line between two (2) Salt Lake City Street Monuments found in 800 West Street at 800 South Street and 900 South Street), more particularly described as follows:

Beginning at the Southwest corner of Lot 4, Block 2, Plat "B", Salt Lake City Survey, located South 330.00 feet (measured S00°01'02"E 330.13 feet) along the Block line from the Northwest Corner of said Block 2 (Northwest Corner measured S00°00'59"E along the Monument line 67.84 feet and N89°59'01"E 68.43 feet from the Salt Lake City Monument found at the intersection of 800 South Street and 800 East Street), and running thence from said Southwest corner of Lot 4, North 5 rods (measured N00°01'02"W 82.53 feet); thence East 9 rods and 2.8 feet (measured N89°56'35"E 151.37 feet); thence South 82.5 feet (measured S00°01'02"E 82.54 feet) to the south line of said Lot 4, said point being East 9 rods and 2.8 feet (measured N89°56'35"E 151.37 feet) from the Southwest corner of said Lot 4; thence along said south line East 68.65 feet (measured N89°56'35"E 68.68 feet); thence South 6 rods (measured S00°01'02"E 99.05 feet) to the north right-of-way line of Chase Avenue; thence along said north right-of-way line West 13.33 rods (measured S89°56'35"W 220.05 feet) to the west line of said Block 2; thence along said west line North 6 rods (measured N00°01'02"W 99.05 feet) to the point of beginning.

Contains: 34,290 square feet or 0.79 acres +/-
18 Lots, 1 Parcel

OWNER'S DEDICATION

CLEARWATER HOMES, LLC, A UTAH LIMITED LIABILITY COMPANY, THE OWNER OF THE DESCRIBED TRACT OF LAND TO BE HEREAFTER KNOWN AS TELEGRAPH EXCHANGE TOWNHOMES, DOES HEREBY HEREBY CONSENT AND GIVE APPROVAL TO THE RECORDING OF THIS PLAT FOR ALL PURPOSES SHOWN HEREIN. THERE ARE NO STREETS, OR OTHER PROPERTY REFLECTED ON THIS PLAT TO BE DEDICATED TO THE PUBLIC.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS 12th DAY OF November, 2024

CLEARWATER HOMES, LLC

BY: Micah W. Peters

PRINT NAME: MICAH W. PETERS, aka Micah Wells Peters

TITLE: MANAGER/CEO

NOTARY ACKNOWLEDGMENT

STATE OF UTAH)

COUNTY OF SALT LAKE)

ON THIS 12th DAY OF November, in the year 2024, BEFORE ME Micah W. Peters, A NOTARY PUBLIC, PERSONALLY APPEARED MICAH W. PETERS THE MANAGER/CEO OF CLEARWATER HOMES, LLC PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THE FOREGOING OWNER'S DEDICATION REGARDING THE TELEGRAPH EXCHANGE TOWNHOMES AND WAS SIGNED BY HIM ON BEHALF OF SAID CLEARWATER HOMES, LLC AND ACKNOWLEDGED THAT HE EXECUTED THE SAME.

COMMISSION NUMBER 786266

MY COMMISSION EXPIRES 10/18/26

[Signature]
PRINT NAME: Dana K. Milovich
A NOTARY PUBLIC COMMISSIONED IN UTAH

TELEGRAPH EXCHANGE TOWNHOMES

A PART OF LOTS 3 & 4, BLOCK 2, PLAT "B" SALT LAKE CITY SURVEY
LOCATED IN THE NW1/4 OF SECTION 8, T1S, R1E,
SALT LAKE BASE & MERIDIAN
847 S 800 EAST
SALT LAKE CITY, SALT LAKE COUNTY, UTAH

SALT LAKE COUNTY RECORDER

RECORDED # 14322926
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF:

Clearwater Homes LLC

DATE: 12/19/24 TIME: 3:55 PM BOOK: 2024P PAGE: 263

FEE: \$ 84.00

[Signature]
DEPUTY SALT LAKE COUNTY RECORDER

NUMBER _____

ACCOUNT _____

SHEET 1 OF 1

16-08-176-028 16-08-113-12 2024P pg 263 19 Lots