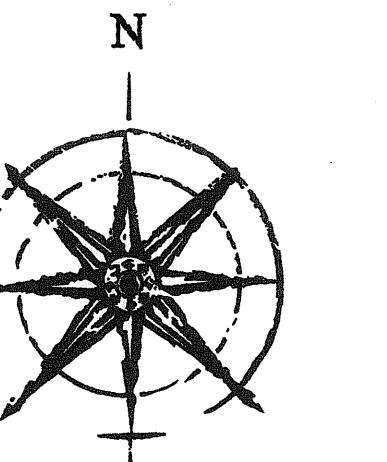
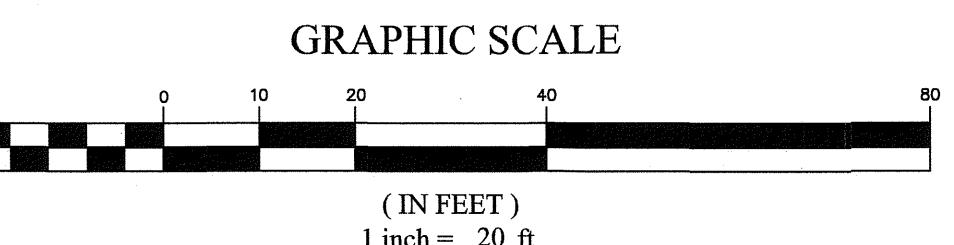


TELEGRAPH EXCHANGE TOWNHOMES

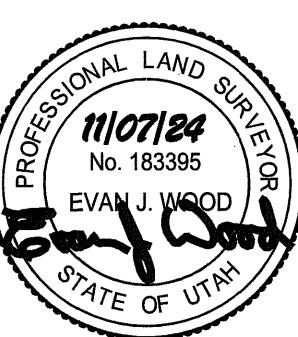
A PART OF LOTS 3 & 4, BLOCK 2, PLAT "B" SALT LAKE CITY SURVEY
LOCATED IN THE NW 1/4 OF SECTION 8, T1S, R1E,
SALT LAKE BASE & MERIDIAN
847 S 800 EAST
SALT LAKE CITY, SALT LAKE COUNTY, UTAH



FOUND 3" BRASS
CAP MONUMENT
800 SOUTH STREET
& 800 EAST STREET
(RING & LID)

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.



11/07/2024

Evan J. Wood
Professional Land Surveyor
License No. 183395

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°10'02"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"E 82.53 feet); thence East 9 rods and 2.8 feet (measured N89°56'35"E 151.37 feet); thence South 82.25 feet (measured S00°10'02"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°10'02"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

800 EAST STREET (PUBLIC)

BASIS OF BEARING: S0°00'59"E (MONUMENT LINE) 791.75' (792.03')

POINT OF BEGINNING
(SOUTHWEST CORNER OF LOT 4)
S0°01'02"E 330.13 (TIE)

POWER EASEMENT
ENTRY: 13996330

16-08-176-013
CODY V. DERRICK
10519/3126

N89°56'35"E 151.37'

16-08-176-017
SMITH'S FOOD KING
PROPERTIES, INC.
5949/1210

16-08-176-022
SMITH'S FOOD KING
PROPERTIES, INC.
5949/1209

16-08-176-023
SMITH'S FOOD KING
PROPERTIES, INC.
5949/1199

16-08-176-020
SMITH'S FOOD KING
PROPERTIES, INC.
5953/1288

16-08-176-025
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PROPERTIES,
INC.
6709/2054

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