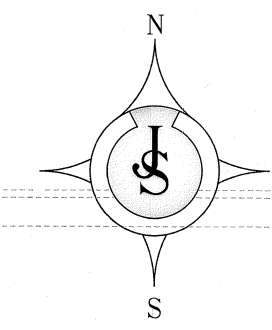
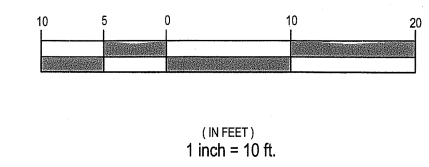


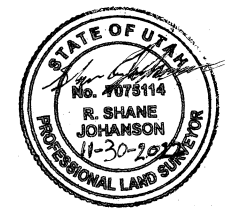
3RD AVENUE TOWNHOMES
 A 6 LOT PUD LOCATED WITHIN SALT LAKE CITY, SALT LAKE COUNTY, UTAH. A PART OF LOT 3 BLOCK 24, PLAT "G" SALT LAKE CITY SURVEY, ALSO APART OF THE S.W. 1/4 SEC. 32, T.1 N., R.1 E., S.L.B.&M.

LEGEND

- ⊕ = STREET MONUMENT AS LABELED
- ⊙ = FOUND PROPERTY MARKER
- ⊕ = TO BE SET BAR & CAP P.L.S. #7075114
- = REPRESENTS SUB. BOUNDARY
- ▨ = VEHICLE PEDESTRIAN & UTILITY ACCESS LOTS 1 THROUGH 6
- - - = STREET MONUMENT LINE



I, Shane Johanson with Johanson Surveying, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 7075114 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 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to retrace or reestablish this plat; and that the information shown herein is sufficient to accurately establish the lateral boundaries of the herein described tract of real property; hereafter known as 3rd Avenue Townhomes.



BOUNDARY DESCRIPTION

The subdivision of a parcel of land as disclosed in that Special Warranty Deed recorded as Entry No. 13970258 in the office of Salt Lake County Recorder, being a part of Lot 3 Block 24, Plat G, Salt Lake City Survey in the Southwest 1/4 SEC. 32, T.1 N., R.1 E., S.L.B.&M. described as follows: Beginning at the Northwest Corner Lot 3 Block 24, PLAT "G" Salt Lake City Survey, Salt Lake County Utah. Thence N 89° 52' 38" E along 3rd Avenue R.O.W. a distance of 133.11 feet, Thence S 00° 00' 53" W a distance of 82.50 feet, Thence S 89° 52' 38" W a distance of 133.11 feet to N Street R.O.W., Thence N 00° 00' 53" E along said N Street distance of 82.50 feet to the point of beginning. Containing 0.25 Acres or 10,981 Sq. Ft. Containing 10,980 Square feet or 0.25 Acres. TAX PARCEL #09-32-379-021

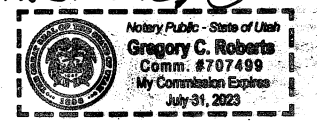
OWNER'S DEDICATION

860 E 3RD AVE TH, LLC, the owner of the described tract of land to be hereafter known as 3RD AVENUE TOWNHOMES, does hereby dedicate for the perpetual use of the public, all streets and other property as reflected and shown on this plat to be dedicated for public use. Owner(s) hereby consent(s) and give(s) approval to the recording of this plat for all purposes shown herein. In witness whereof, I have hereunto set my hand this 15th day of December, 2022

860 E 3rd Ave TH, LLC
 By: Brad Foster, Member
 Lighthouse Development and Investments, LLC, its Member

ACKNOWLEDGEMENT

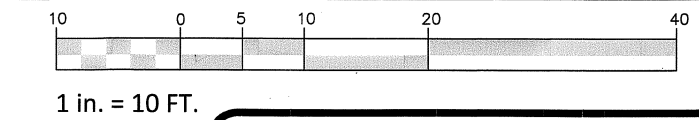
STATE OF UTAH)
) SS)
) COUNTY OF SALT LAKE)
 On this 15th day of December, in the year 2022, before me, Gregory C. Roberts, a member of the State of Utah, a notary public, personally appeared Brad Foster of Lighthouse Development and Investments, LLC, Member of 860 E 3RD AVE TH, LLC, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing Owner's Dedication regarding the 3rd Avenue Townhomes and was signed by him/her on behalf of said Lighthouse Development and Investments, LLC, and acknowledged that he executed the same.
 Commission Number 707499
 My Commission Expires July 31, 2023
 Print Name: Gregory C. Roberts
 A Notary Public Commissioned in Utah



This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

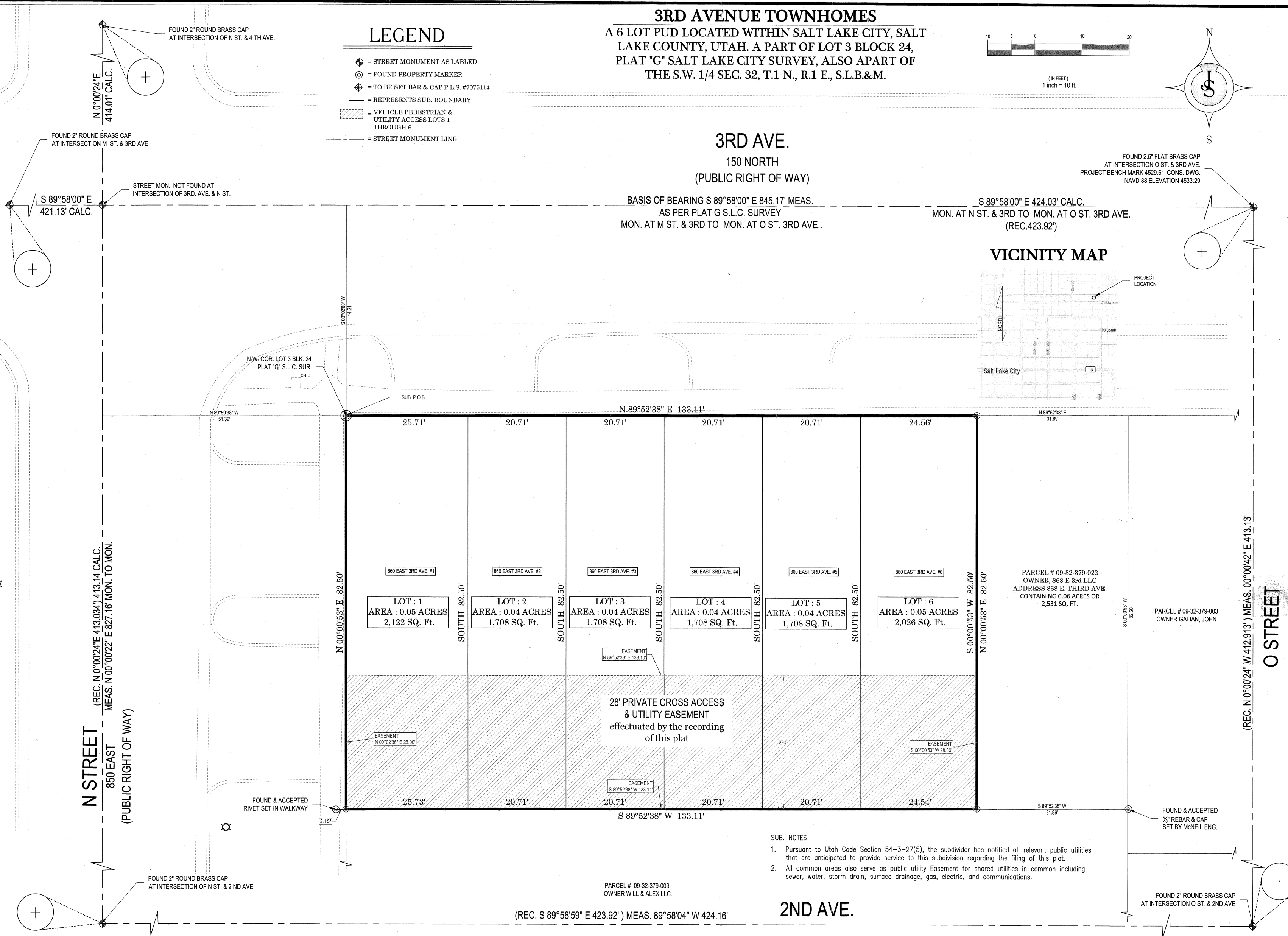
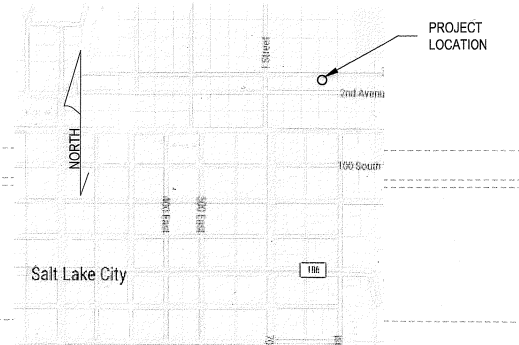
3RD AVENUE TOWNHOMES

A 6 LOT PUD LOCATED WITHIN SALT LAKE CITY, SALT LAKE COUNTY, UTAH. A PART OF LOT 3 BLOCK 24, PLAT "G" SALT LAKE CITY SURVEY, ALSO APART OF THE S.W. 1/4 SEC. 32, T.1 N., R.1 E., S.L.B.&M.



3RD AVE.
 150 NORTH
 (PUBLIC RIGHT OF WAY)

VICINITY MAP



- SUB. NOTES**
- Pursuant to Utah Code Section 54-3-27(5), the subdivider has notified all relevant public utilities that are anticipated to provide service to this subdivision regarding the filing of this plat.
 - All common areas also serve as public utility Easement for shared utilities in common including sewer, water, storm drain, surface drainage, gas, electric, and communications.

Number _____ Account _____ Sheet 1 of 1	City Engineering Division I hereby certify that I have had this plat examined by this office and it is correct in accordance with information on file. Salt Lake County ROS File # S2022060372 <u>C. Dale</u> 12/11/22 Salt Lake City Surveyor <u>Chris Foster</u> 12/14/22 City Engineer Date	City Public Utilities Dept. Approved as to sanitary sewer and water details this <u>12th</u> day of <u>December</u> A.D., 20 <u>22</u> . <u>Laura Brierley</u> Salt Lake City Public Utilities Director,	Salt Lake County Health Department Approved this <u>22nd</u> day of <u>December</u> A.D., 20 <u>22</u> . <u>Shane Johanson</u> Salt Lake County Health Department.	Planning Director Approved this <u>21st</u> day of <u>December</u> A.D., 20 <u>22</u> by the Salt Lake Planning Commission. <u>Thal Noy</u> Planning Director	City Attorney Approval as to form this <u>5th</u> day of <u>January</u> A.D., 20 <u>23</u> . <u>Ar Noy</u> Salt Lake City Attorney	City Approval Presented to Salt Lake City this <u>11</u> day of <u>January</u> , A.D. 20 <u>23</u> . <u>Gregory C. Roberts</u> Salt Lake City Mayor <u>Gregory C. Roberts</u> 1/11/23 Salt Lake City Recorder	SALT LAKE COUNTY RECORDER Recorded # <u>14064663</u> State of Utah, County of Salt Lake, recorded and filed at the request of <u>Brad Foster</u> . Date <u>1-20-2023</u> Time <u>2:10 PM</u> Book <u>2023P</u> Page <u>013</u> Fee \$ <u>62.00</u> <u>Nicole Talbot</u> Verpeck Salt Lake County Recorder	Number _____ Account _____ Sheet 1 of 1
---	---	---	---	--	---	---	---	---

09-32-379-021
 09-32-32
 \$ 62.00