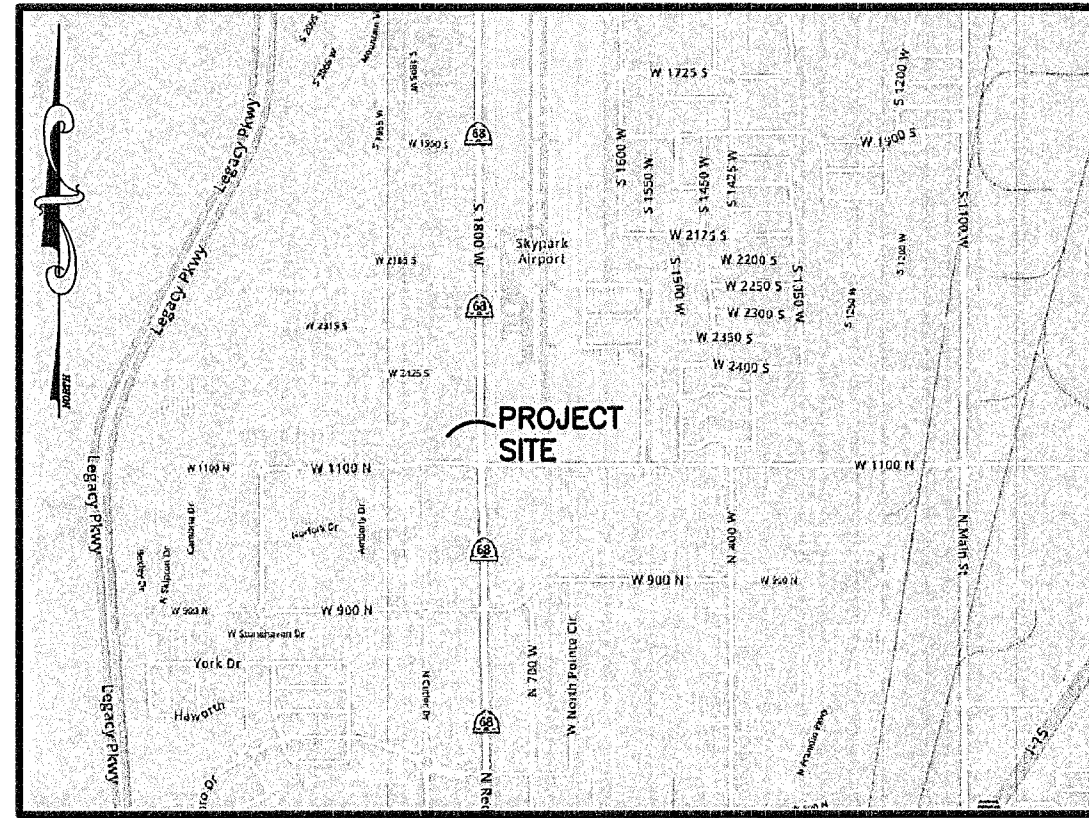


CLIFTON PLACE NORTH PUD PHASE 1

PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH
AUGUST, 2024



VICINITY MAP
NO SCALE

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS PLAT IS THE LINE BETWEEN A FOUND NAIL AND WASHER AT THE CENTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY AND A FOUND ALUMINUM CAP AT THE WITNESS MONUMENT TO THE SOUTH QUARTER CORNER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS: SOUTH 00°44'32" EAST

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THIS PROPERTY INTO UNITS, LIMITED COMMON AREA, AND PRIVATE STREETS AS SHOWN ON THE PLAT. THE NORTH AND WEST LINE WAS DETERMINED BY RETRACING EXISTING SUBDIVISIONS, THE SOUTH LINE BY THE NORTH RIGHT OF WAY LINE OF 1100 NORTH STREET, THE EAST LINE BY DEED. ALL BOUNDARY CORNERS NOT FOUND WERE SET WITH A 3/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

BOUNDARY DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF LOT 102 OF FOXBORO NORTH PLAT 1, SAID POINT BEING 442.81 FEET SOUTH 00°43'42" EAST AND 1982.35 FEET NORTH 89°16'18" EAST FROM THE CENTER OF SAID SECTION 34 AND RUNNING THENCE SOUTH 89°48'52" EAST 58.22 FEET; THENCE SOUTH 87°55'50" EAST 61.04 FEET; THENCE SOUTH 89°48'37" EAST 187.05 FEET; THENCE SOUTH 00°00'15" EAST 203.31 FEET; THENCE NORTH 89°49'56" EAST 56.86 FEET; THENCE SOUTH 82°55'54" EAST 26.44 FEET; THENCE NORTH 89°59'51" EAST 17.76 FEET; THENCE SOUTH 00°00'10" EAST 14.61 FEET; THENCE NORTH 89°49'56" EAST 6.55 FEET; THENCE SOUTH 7.20 FEET; THENCE SOUTH 89°49'56" WEST 3.55 FEET; THENCE SOUTH 94.83 FEET TO THE NORTHERLY LINE OF 1100 NORTH STREET; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 89°49'56" WEST 285.29 FEET; (2) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 216.00 FEET, AN ARC LENGTH OF 43.00 FEET, A DELTA ANGLE OF 11°24'22", A CHORD BEARING OF SOUTH 84°07'45" WEST, AND A CHORD LENGTH OF 42.93 FEET; (3) SOUTH 77°36'15" WEST 72.74 FEET; (4) THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 34.00 FEET, AN ARC LENGTH OF 7.36 FEET, A DELTA ANGLE OF 12°24'10", A CHORD BEARING OF SOUTH 83°48'20" WEST, AND A CHORD LENGTH OF 7.35 FEET TO THE EAST LINE OF LOT 102 OF FOXBORO NORTH PLAT 1; THENCE NORTH 00°37'35" WEST 347.70 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

CONTAINING 112,311 SQUARE FEET OR 2.578 ACRES.

ADDRESS TABLE

UNIT #	ADDRESS
101	1125 NORTH CLIFTON DRIVE
102	1131 NORTH CLIFTON DRIVE
103	1135 NORTH CLIFTON DRIVE
104	1139 NORTH CLIFTON DRIVE
105	1145 NORTH CLIFTON DRIVE
106	1157 NORTH CLIFTON DRIVE
107	1163 NORTH CLIFTON DRIVE
108	1167 NORTH CLIFTON DRIVE
109	1171 NORTH CLIFTON DRIVE
110	1177 NORTH CLIFTON DRIVE
111	1176 NORTH CLIFTON DRIVE
112	1170 NORTH CLIFTON DRIVE
113	1166 NORTH CLIFTON DRIVE
114	1160 NORTH CLIFTON DRIVE
115	1156 NORTH CLIFTON DRIVE
116	1152 NORTH CLIFTON DRIVE
117	1148 NORTH CLIFTON DRIVE
118	1143 NORTH MERIDIAN LANE
119	1149 NORTH MERIDIAN LANE
120	1153 NORTH MERIDIAN LANE
121	1157 NORTH MERIDIAN LANE
122	1161 NORTH MERIDIAN LANE
123	1165 NORTH MERIDIAN LANE
124	1169 NORTH MERIDIAN LANE
125	1175 NORTH MERIDIAN LANE
126	1178 NORTH MERIDIAN LANE
127	1172 NORTH MERIDIAN LANE
128	1168 NORTH MERIDIAN LANE
129	1162 NORTH MERIDIAN LANE
130	1158 NORTH MERIDIAN LANE
131	1154 NORTH MERIDIAN LANE
132	1150 NORTH MERIDIAN LANE
133	1144 NORTH MERIDIAN LANE
134	806 WEST 1100 NORTH
135	808 WEST 1100 NORTH
136	810 WEST 1100 NORTH
137	812 WEST 1100 NORTH
138	814 WEST 1100 NORTH
139	816 WEST 1100 NORTH
140	818 WEST 1100 NORTH
141	820 WEST 1100 NORTH
142	822 WEST 1100 NORTH
143	824 WEST 1100 NORTH
144	826 WEST 1100 NORTH
145	828 WEST 1100 NORTH

LINE TABLE

#	BEARING	DISTANCE
L1	S00°00'10"E	14.61'
L2	N89°49'56"E	6.55'
L3	N00°10'04"W	15.67'
L4	N00°10'04"W	15.67'
L5	N00°10'04"W	15.67'
L6	N09°01'32"W	18.46'
L7	N00°37'35"W	19.04'
L8	N89°22'25"E	14.45'
L9	N89°22'25"E	15.75'
L10	N89°22'25"E	15.91'
L11	N89°22'25"E	17.21'
L12	S02°04'10"W	10.18'
L13	S00°11'31"W	9.60'
L14	S00°11'31"W	9.50'
L15	S00°11'31"W	9.36'
L16	S89°59'01"E	14.50'
L17	N89°59'01"W	14.51'
L18	WEST	17.00'

NOTES

- ALL BUILDING TIES ARE PERPENDICULAR UNLESS OTHERWISE NOTED.
- ALL AREAS NOT LABELED AS PRIVATE UNITS OR LIMITED COMMON AREA ARE TO BE CONSIDERED COMMON AREA.
- ALL COMMON AND LIMITED COMMON AREAS ARE CONSIDERED PUBLIC UTILITY AND DRAINAGE EASEMENT.
- PROJECT BENCHMARK: FOUND NAIL AND WASHER AT THE CENTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY WITH AN ELEVATION OF 4226.57' NAVD 88 AS DERIVED FROM GPS RTK VRS MEASUREMENTS.
- ALL STRUCTURES IN THIS SUBDIVISION AND/OR DEVELOPMENT ARE NOT LOCATED WITHIN THE 100 YEAR FLOODWAY OF THE CURRENT EFFECTIVE FEMA FIRM MAPS.
- APPROVAL OF THIS DEVELOPMENT PLAT BY NORTH SALT LAKE CITY DOES NOT CONSTITUTE ANY REPRESENTATION AS TO THE ADEQUACY OF SUB-SURFACE SOIL CONDITION NOR THE LOCATION OR DEPTH OF GROUNDWATER TABLES.
- THE PURCHASER OF EACH RESIDENTIAL UNIT IN CLIFTON PLACE NORTH SHALL BE ADVISED THAT LEGAL AND CONTINUING COMMERCIAL AND INDUSTRIAL LAND USES EXIST ON ADJACENT PROPERTIES LOCATED WITHIN WOODS CROSS THAT MAY HAVE NOISE, LIGHT, DUST, TRUCK TRAFFIC AND OTHER OPERATIONAL IMPACTS.
- THE INTERIOR STORM DRAIN IMPROVEMENTS ARE PRIVATE AND ARE TO BE PERPETUALLY MAINTAINED BY THE HOA.
- CLIFTON PLACE NORTH PUD PHASE 1 AND 2 HAVE A PERMANENT ACCESS EASEMENT THROUGH PHASE 3 PER BOOK 8545 AND PAGE 929.
- CONSTRUCTION OF UNITS SHALL BE LIMITED TO A TOTAL OF 29 UNTIL THE ACCESS THROUGH CLIFTON PLACE NORTH PUD PHASE 3 IS CONSTRUCTED AND ACCEPTED.

CURVE TABLE

#	RADIUS	ARC LTH	CHD LTH	TANGENT	CHD BEARING	DELTA
C1	216.00'	43.00'	42.93'	21.57'	S84°07'45"W	11°24'22"
C2	34.00'	7.36'	7.35'	3.69'	S83°48'20"W	12°24'10"
C3	216.00'	33.39'	33.36'	16.73'	S85°24'12"W	8°51'28"
C4	216.00'	9.61'	9.61'	4.80'	S79°42'01"W	2°32'54"
C5	76.00'	48.87'	48.03'	25.31'	N17°47'37"E	36°50'23"

DEVELOPER:

BRIGHTON HOMES
45 E. CENTER ST. STE. 103
NORTH SALT LAKE, UT. 84045

MAYOR APPROVAL

PRESENTED TO THE MAYOR OF NORTH SALT LAKE CITY.
THIS 12th DAY OF September, 2024

CITY RECORDER ATTEST: LeJordan Page
MAYOR: [Signature]

RECOMMENDED FOR APPROVAL
THIS 11th DAY OF September, 2024.

[Signature]
CITY ENGINEER

RECOMMENDED FOR APPROVAL
THIS 11th DAY OF September, 2024.

[Signature]
CITY ATTORNEY

RECOMMENDED FOR APPROVAL
THIS 16th DAY OF September, 2024.

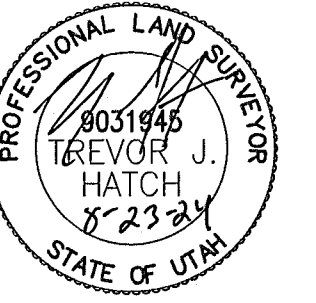
[Signature]
ADMINISTRATIVE LAND USE AUTHORITY,
COMMUNITY DEVELOPMENT DIRECTOR

SURVEYOR'S CERTIFICATE

I, **TREVOR J. HATCH**, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF **CLIFTON PLACE NORTH PUD PHASE 1** IN **NORTH SALT LAKE, DAVIS COUNTY, UTAH**, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE **DAVIS COUNTY** RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF **NORTH SALT LAKE, DAVIS COUNTY** CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS 23rd DAY OF August, 2024

9031945
UTAH LICENSE NUMBER



OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO PRIVATE UNITS AND PRIVATE STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT **CLIFTON PLACE NORTH PUD PHASE 1**, AND DO HEREBY DEDICATE ALL AREAS LABELED COMMON AND LIMITED COMMON AREA AS PUBLIC UTILITY AND DRAINAGE EASEMENT.

SIGNED THIS 26th DAY OF August, 2024

Clifton Townhomes NSL, LLC
Nathan W. Pugsley, Manager

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF Davis) ss.
ON THE 26th DAY OF August, 2024 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Davis, IN SAID STATE OF UTAH, Nathan W. Pugsley, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE Manager OF Clifton Townhomes NSL, LLC 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: July 31, 2026
[Signature]
NOTARY PUBLIC
COMMISSIONED IN UTAH
RESIDING IN Davis COUNTY

MY COMMISSION NO. 725633
Jared McCarty
PRINTED FULL NAME OF NOTARY

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.

PROJECT INFORMATION
Surveyor: T. HATCH
Project Name: CLIFTON PLACE NORTH
Designer: E. ROCHE
Begin Date: 5-28-24
Number: 6440-23
Scale: 8-14-24 E.R.
Checked: [Signature]

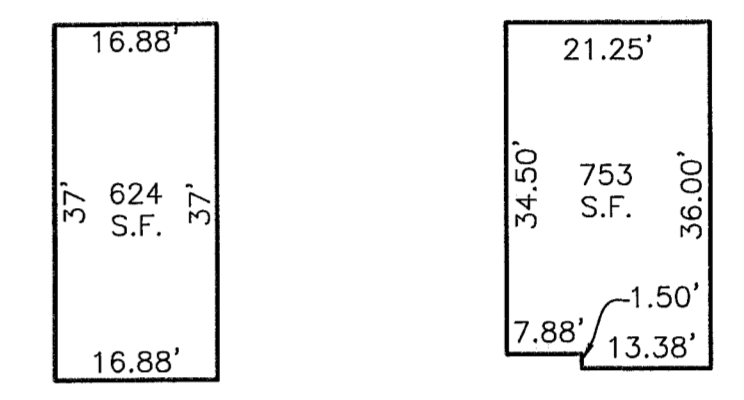
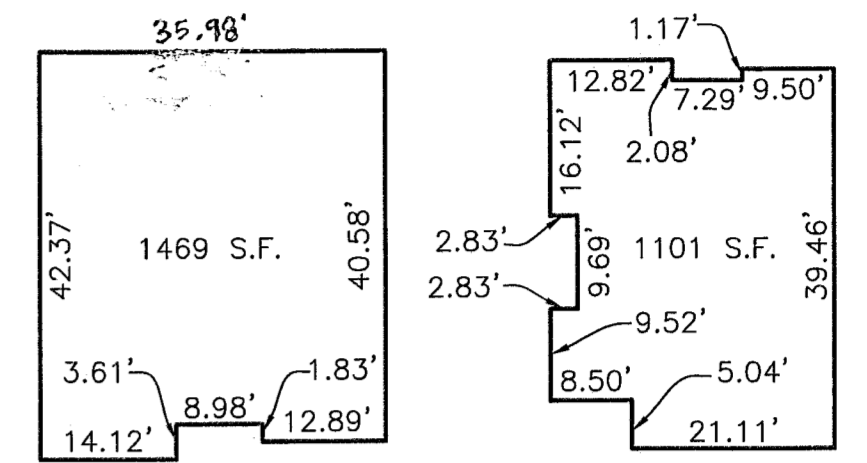
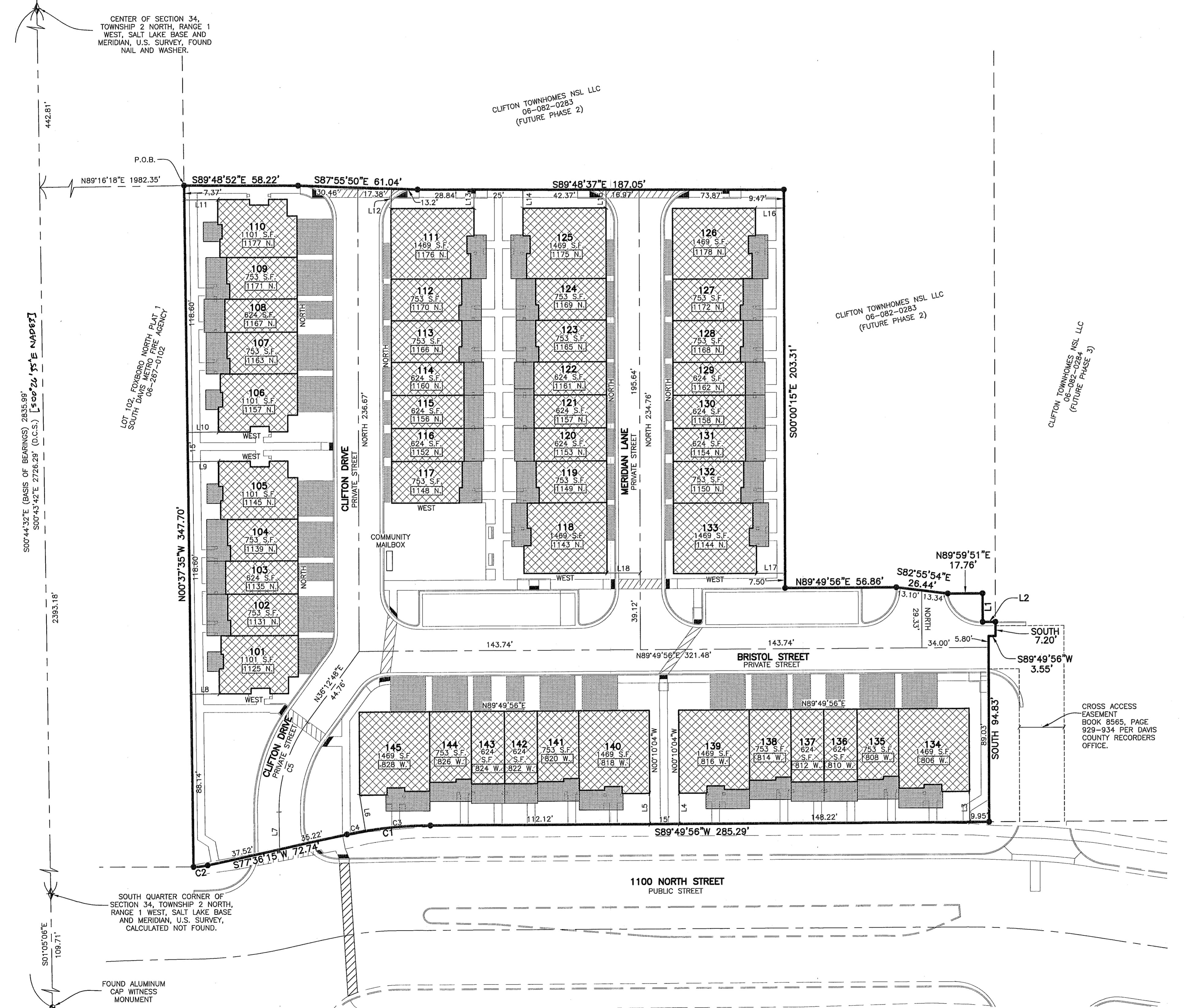


DAVIS COUNTY RECORDER
ENTRY NO. 3581790 FEE PAID
819200 FILED FOR RECORD
AND RECORDED, 9/22/2024 AT
2:38 IN BOOK 8594 OF
THE OFFICIAL RECORDS, PAGE
1172
RECORDED FOR: 7154

[Signature]
DAVIS COUNTY RECORDER
[Signature]
DEPUTY

CLIFTON PLACE NORTH PUD PHASE 1

PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
 NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH
 AUGUST, 2024



UNIT DETAILS
 SCALE: 1" = 20'

LEGEND

- = SECTION CORNER
- = FOUND MONUMENT AS SHOWN
- = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION TIE LINE
- = PRIVATE UNITS
- = LIMITED COMMON AREA

Scale: 1" = 30'

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PROJECT INFORMATION		DAVIS COUNTY RECORDER
Surveyor: T. HATCH	Project Name: CLIFTON PLACE NORTH	ENTRY NO. <u>3518792</u> FEE PAID <u>\$192.00</u> FILED FOR RECORD AND RECORDED, <u>9/27/2024</u> AT <u>2:37</u> IN BOOK <u>3599</u> OF THE OFFICIAL RECORDS, PAGE <u>1120</u> RECORDED FOR: <u>YSEA</u>
Designer: E. ROCHE	Number: 6440-23	 RICHARD J. VAUGHAN DAVIS COUNTY RECORDER
Begin Date: 5-28-24	Scale: 1"=30' Revision: 8-14-24 E.R. Checked:	

Reeve & Associates, Inc.
3100 S 1900 W, MIDWALD, UTAH 84045
 TEL: (801) 621-3100 FAX: (801) 621-0566 WWW: REEVE-ASSOC.COM
 LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
 TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

Spide Bonaf
 DEPUTY