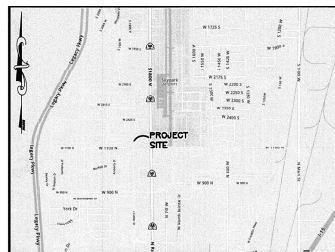


## CLIFTON PLACE NORTH PUD PHASE 2

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  
JUNE, 2025



VICINITY MAP  
NO SCALE

## BASIS OF BEARINGS

THE BASIS OF BEARINGS 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, COMMON AREA AND PRIVATE STREETS AS SHOWN ON THE PLAT. THE NORTH, EAST, SOUTH AND WEST LINES WERE DETERMINED BY RETRACING EXISTING SUBDIVISIONS. 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 EASTERLY LINE OF LOT 102 OF FOXBORO NORTH PLAT 1, SAID POINT BEING 412.81 FEET SOUTH 07°34'25" EAST AND 1982.35 FEET NORTH 80°16'18" EAST FROM THE CENTER OF SAID SECTION 34 AND RUNNING THENCE NORTH 00°37'35" WEST 112.39 FEET TO THE SOUTHERLY BOUNDARY LINE OF LOT 1 OF CANNONWOOD INDUSTRIAL PARK PLAT II; THENCE SOUTH 89°48'29" EAST 414.92 FEET ALONG SAID SOUTHERLY LINE LOT 1 OF CANNONWOOD INDUSTRIAL PARK PLAT II AND LOT 1 OF CANNONWOOD INDUSTRIAL PARK PLAT 6 TO THE WESTERLY LINE OF LOT 301 OF CLIFTON PLACE NORTH PUD PHASE 3; THENCE SOUTH 335.00 FEET ALONG SAID WESTERLY LINE TO THE BOUNDARY LINE OF CLIFTON PLACE NORTH PUD PHASE 1; THENCE ALONG SAID BOUNDARY LINE THE FOLLOWING RUNS: (1) COURSES: (1) SOUTH 89°49'56" WEST 6.55 FEET; (2) NORTH 00°00'10" WEST 14.61 FEET; (3) SOUTH 89°50'51" WEST 17.76 FEET; (4) NORTH 82°55'54" WEST 28.44 FEET; (5) SOUTH 89°49'56" WEST 56.86 FEET; (6) NORTH 00°00'15" WEST 203.31 FEET; (7) NORTH 89°48'37" WEST 187.05 FEET; (8) NORTH 87°55'50" WEST 61.04 FEET; (9) NORTH 89°48'52" WEST 26.22 FEET TO THE EASTERLY LINE OF LOT 102 OF FOXBORO NORTH PLAT 1 AND TO THE POINT OF BEGINNING.

CONTAINING 69,231 SQUARE FEET OR 1.589 ACRES MORE OR LESS.

(ROTATE PROJECT BEARINGS 0°17'57" CLOCKWISE TO NAD83 BEARINGS)

## RECOMMENDED FOR APPROVAL

THIS 25th DAY OF June, 2025

Karen Banta  
CITY ENGINEER

## RECOMMENDED FOR APPROVAL

THIS 26th DAY OF July, 2025

Attorney  
CITY ATTORNEY

## RECOMMENDED FOR APPROVAL

THIS 7th DAY OF July, 2025

Administrative Land Use Authority,  
COMMUNITY DEVELOPMENT DIRECTOR

## MAYOR APPROVAL

PRESENTED TO THE MAYOR OF NORTH SALT LAKE CITY.

CITY RECORDER ATTEST: [Signature]  
MAYOR: [Signature]

## DEVELOPER:

BRIGHTON HOMES  
42 S. JENNIFER ST., SUITE 100  
NORTH SALT LAKE CITY, UT 84104

## PROJECT INFORMATION

Surveyor: T. HATCH  
Project Name: CLIFTON PLACE NORTH 2  
Designer: R. ROCHE  
Scale: 6440-20  
Begin Date: 4-28-25  
Revision: 0-28-25 P.S.  
Checked:



Reeve & Associates, Inc.  
510 S. 200 E. SUITE 200  
SALT LAKE CITY, UT 84103  
TEL: 801-466-1111 FAX: 801-466-1112  
WWW.REEVE-ASSOCIATES.COM

## DAVIS COUNTY RECORDER

ENTRY NO. 3627804 FEE PAID  
\$14.85 FILED FOR RECORD  
AND RECORDED JUNE 11, 2025 AT  
3:00 PM IN BOOK 7882 OF  
THE OFFICIAL RECORDS, PAGE  
1018  
RECORDED FOR: City of NSL

DAVIS COUNTY RECORDER  
[Signature]  
CITY OF UTAH

## 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 2 IN NORTH SALT LAKE, DAVIS COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND 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 18th DAY OF June, 2025

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 2, AND DO HEREBY DEDICATE ALL AREAS LABELED COMMON AND LIMITED COMMON AREA AS PUBLIC UTILITY AND DRAINAGE EASEMENT TO THE CITY OF NORTH SALT LAKE, DAVIS COUNTY, UTAH, FOR THE PURPOSES OF THE DEDICATION HEREIN SET FORTH.

SIGNED THIS 18th DAY OF June, 2025

CLIFTON TOWNHOMES NSL, LLC

[Signature]  
NATHAN W. PUGSIFY  
MANAGER

## LIMITED LIABILITY CERTIFICATION

STATE OF UTAH, )  
COUNTY OF Davis, )

ON THE 18th DAY OF June, 2025, I, Trevor J. Hatch, a duly sworn and qualified Notary Public in and for the County of Davis, State of Utah, in said State of Utah, Nathan W. Pugsify, who after being duly sworn, acknowledged to me that he is the manager of Clifton Townhomes NSL, LLC and that he 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 9, 2026  
[Signature]  
COMMISSIONED IN UTAH  
RESIDING IN Davis COUNTY

MY COMMISSION NO. 725633  
JARED MCGARY  
PRINTED FULL NAME OF NOTARY



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  
JUNE, 2025

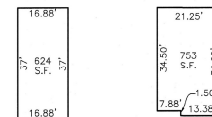
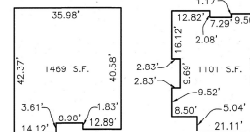
SCO°44'32"E (BASIS OF BEARINGS) 2835.99'  
S00°43'42"E 2726.29' (D.C.S.) [S00°26'35"E NAD83]

SOUTH QUARTER CORNER  
OF SECTION 34, TOWNSHIP  
2 NORTH, RANGE 1 WEST,  
SALT LAKE BASE AND  
MERIDIAN, U.S. SURVEY,  
CALCULATED NOT FOUND.

FOUND  
ALUMINUM CAP  
WITNESS  
MONUMENT

LOT 1, CANYONWOOD  
INDUSTRIAL PARK PLAT H  
PERFORMANCE UTM LN  
06-252-0001

LOT 1, CANNONWOOD  
INDUSTRIAL PARK PLAT  
PERFORMANCE UMG 11  
08-231-0001



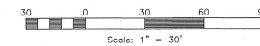
## UNIT DETAILS

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



CROSS ACCESS  
EASEMENT BOOK  
8565 PAGE 929  
PFR DAVIS COUNTY  
RECORDER'S OFFICE

## PROJECT INFORMATION

Surveyor:	T. HATCH	Project Name:	CLIFTON PLACE NORTH
Designer:	E. ROCHE	Number:	0440-23
Begin Date:	4-24-25	Scale:	1"=30'
		Revision:	5-29-25 E.R.
		Checked:	

## DAVIS COUNTY RECORDER

ENTRY NO. 3621804 FEE PAID  
\$1.18 FILED FOR RECORD  
AND RECORDED, August 1, 2025 AT  
3:20 PM IN BOOK 8802 OF  
THE OFFICIAL RECORDS, PAGE  
1018  
RECORDED FOR: Cit. of NSL

DAVIS COUNTY RECORDER

DEPUT

