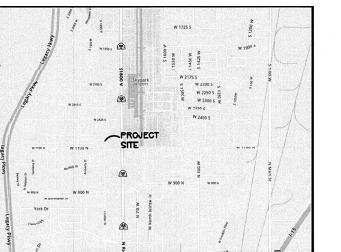


## CLIFTON PLACE NORTH PUD PHASE 2

PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE CITY, DAVIS COUNTY, UTAH  
NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH  
JUNE, 2025



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 CITY, DAVIS COUNTY, U.S.A. AND A FOUND NAIL AND PLASTIC 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 AREAS AND PUBLIC AREAS. THE PROPERTY IS 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 % 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 CITY, DAVIS COUNTY, U.S.A. SURVEY, REFSRIRHFS

BEGINNING AT A POINT ON THE EASTERLY LINE OF LOT 102 OF FOXBORO NORTH PLAT 1, SAME POINT BEING 442.81 FEET SOUTH 00°43'42" EAST AND 1982.35 FEET NORTH 89°16'18" EAST FROM THE CENTER OF SAME SECTION 34 AND RUNNING THEREON NORTH 00°37'35" WEST 112.39 FEET TO THE SOUTHWEST CORNER LINE OF THE CANNONWOOD INDUSTRIAL PARK PLAT H; THENCE SOUTH 89°48'29" EAST 414.82 FEET ALONG SAID SOUTHERLY LINE LOT 1 OF CANNONWOOD INDUSTRIAL PARK PLAT H AND LOT 1 OF CANNONWOOD INDUSTRIAL PARK PLAT G TO THE WESTERLY LINE LOT 361 OF CLIFTON PLACE NORTH PUD PHASE 2; thence 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 NINE (9) COORDINATES: (1) NORTH 09°49'56" WEST 14.61 FEET; (2) NORTH 02°55'22" WEST 14.00 FEET; (3) NORTH 09°49'56" WEST 17.76 FEET; (4) NORTH 02°55'54" WEST 26.44 FEET; (5) NORTH 89°49'56" WEST 56.86 FEET; (6) NORTH 00°01'15" WEST 203.31 FEET; (7) NORTH 89°48'37" WEST 187.05 FEET; (8) NORTH 87°55'35" WEST 61.04 FEET; (9) NORTH 89°48'52" WEST 26.35 FEET; thence ALONG THE 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 01°17'57" CLOCKWISE TO NAD83 BEARINGS)

RECOMMENDED FOR APPROVAL  
THIS 25th DAY OF June 2025

*Karen Baskin*  
CITY ENGINEER

RECOMMENDED FOR APPROVAL  
THIS 7th DAY OF July 2025

*John A. Attorney*

RECOMMENDED FOR APPROVAL  
THIS 7th DAY OF July 2025

*Steve Pace*  
ADMINISTRATIVE LAND USE AUTHORITY,  
COMMUNITY DEVELOPMENT DIRECTOR

MAYOR APPROVAL  
PRESENTED TO THE MAYOR OF NORTH SALT LAKE CITY,  
THIS 15th DAY OF July 2025

CITY RECORDER ATTEST: *Wendy Pace*  
MAYOR: *Bob Johnson*

DEVELOPER:  
BRIGHTON HOMES  
40 S. 1000 E., SUITE 300  
NORTH SALT LAKE, UT, 84054

PROJECT INFORMATION  
Surveyor: *T. Hatch*  
Project Manager: *C. Lee*  
Plat Name: *CLIFTON PLACE NORTH 2*  
Designer: *E. ROCHE*  
Scale: *1:1200*  
Revised: *2-29-22*  
Checked: *4-24-25*

DAVIS COUNTY RECORDER  
ENTRY NO. 3627804 FILED FOR RECORD  
\$142.00 PAID FOR RECORD  
APR 26 2023 FILED FOR RECORD  
4-26-23 IN DOCKET #2023-0423  
PAGE 1 OF 10  
RECORDED FOR: *City of NSL*  
*Reeve & Associates, Inc.*  
100 S. 100 E., SUITE 300  
NORTH SALT LAKE, UT, 84054  
TOLL FREE 800-222-1234  
FAX: (800) 222-1234  
E-MAIL: [info@reeveandassociates.com](mailto:info@reeveandassociates.com)

SURVEYOR'S CERTIFICATE  
I, TREVOR J. HATCH, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR IN 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 PREPARED AND DRAWN THIS PLAT. I 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 ACCORDING TO THE MONUMENTS PLACED AND IS A CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED ON DATA COMPILED FROM RECORDS IN THE DAVIS COUNTY RECORDER'S OFFICE AND FROM SURVEY MADE BY ME OR OTHER SURVEYORS. FURTHER, 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 16th DAY OF June 2025

9031945  
UTAH LICENSE NUMBER



OWNERS DEDICATION AND CERTIFICATION  
WE THE OWNERS, OWNERS OF THE PROPERTY OF LAND, DO HEREBY MAKE 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 AS PUBLIC UTILITY AREAS AS PUBLIC UTILITY AND PRIVATE EASEMENT TO CLINTON PLACE NORTH PUD PHASE 2, AND THE REQUIREMENTS OF THE HOMEOWNERS ASSOCIATION, LLC.

SIGNED THIS 18 DAY OF June 2025

CLIFTON TOWNHOMES NSL, LLC

*Steve Pace*  
NATHAN W. PUSLSEY  
MANAGER

## LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH 2025  
COUNTY OF Davis

ON THE 16th DAY OF June 2025 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Davis, IN SAID STATE OF UTAH, NATHAN W. PUSLSEY, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE MANAGER OF CLIFTON PLACE NORTH PUD PHASE 2, 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 31, 2026 *Joe McChesney*  
BY NOTARY PUBLIC  
COMMISSIONED IN UTAH  
RESIDING IN Davis COUNTY

PRINTED FULL NAME OF NOTARY  
*Joe McChesney*



