

Recommended for Approval
 This 24th day of SEPTEMBER, 2013.
 Planning Commission Chairman: Hayward B. Oldrad

Recommended for Approval
 This 5th day of December, 2013.
 City Engineer: Paul Utter

Recommended for Approval
 This 7th day of January, 2014.
 City Attorney: David Church

Edgewood Estates Phase 2, Plat J

A Planned Unit Development Being a Part of the Southwest Quarter of Section 12, T.1N., R.1W., S.L.B. & M. North Salt Lake City, Davis County, Utah

Sheet 1 of 2

PART COMMON AREA EDGEWOOD ESTATES PHASE 2, PLAT I, PUD

Balling Engineering
 323 East Pages Lane
 P.O. Box 805
 Centerville, Utah 84014
 Phone: (801) 295-7237
 Fax: (801) 299-0419
 Email: jscottballing@gmail.com

Presented to the City Council of North Salt Lake City, Utah, this day of NOVEMBER, 2013, at which time this Planned Unit Development was approved and accepted.
 Deputy City Recorder Attest: Quida H. Hinkle
 Mayor: [Signature]



Notes:

- Represents Common Area (Common Areas are also Public Utility Easements)
- Represents Limited Common Area
- Represents Private Ownership Area
- All coordinates are based on Davis County Surveyor's Office datum.
- All easements shown across driveways Limited Common Ownership Areas are 7.0 ft. wide Public Utility Easements (P.U.E.'s).
- Approval of this development by North Salt Lake City does not constitute any representation as to the adequacy of subsurface soil conditions nor the location or depth of groundwater tables.
- All Common Areas shown shall be owned and maintained by the Edgewood Twinhome Homeowner's Association, Inc.
- Parcel #1 has no street access and is an unbuildable parcel. Parcel #1 is to be retained in the ownership of Edgewood NSL Development, Inc. and no portion of said parcel is dedicated to the Edgewood Twinhome Homeowner's Association.

Boundary Description

Beginning at a point on the North Boundary of Eaglepoint Estates Phase 13 in North Salt Lake City, Davis County, Utah which point is N0°04'02"E 247.17 ft. along the Quarter Section Line and West 1,288.15 ft. from the South Quarter Corner of Section 12, T.1N., R.1W., S.L.B. & M. running thence along the boundary of Eaglepoint Estates Phase 13 in the following three courses: (i) S73°00'00"W 51.89 ft., (ii) S63°00'00"W 331.49 ft., S29°38'02"W 16.30 ft.; thence N51°57'52"W 3.45 ft.; thence N24°17'31"W 439.23 ft.; thence S77°45'37"E 141.63 ft. along the boundary of Edgewood Estates Phase 2, Plat I; thence S58°55'00"E 6.75 ft.; thence N83°23'48"E 13.50 ft.; thence S58°55'00"E 6.75 ft.; thence S77°45'37"E 54.89 ft. along said boundary of Edgewood Estates Phase 2, Plat I; thence along the boundary of the Dedication Plat of Eagle Pass and Edgewood Drive in the following three courses: (i) Southeasterly 171.18 ft. along the arc of a 50.00 ft. radius curve to the left through a central angle of 196°09'29" (chord bears S70°23'45"E 99.01 ft.), (ii) Northeasterly 52.36 ft. along the arc of a 50.00 ft. radius curve to the right through a central angle of 60°00'00" (chord bears N41°31'31"E 50.00 ft.), (iii) N71°31'31"E 126.08 ft.; thence S18°28'29"E 231.67 ft. along the boundary of Edgewood Estates Phase 2, Plat H to the point of beginning. Containing 2.659 Acres.

Surveyor's Certificate

I, J. Scott Balling, a Registered Land Surveyor holding Certificate No. 162195 as prescribed under the laws of the State of Utah, do hereby certify that by the authority of the owners I have made a survey of the tract of land shown on this plat and described herewith and have subdivided said tract of land into lots and streets hereafter to be known as "Edgewood Estates Phase 2, Plat J" and that the same has been correctly surveyed and staked on the ground as shown.

December 3rd, 2013
 Date
 Utah Surveyor No. 162195

Owner's Dedication

Know all men by these presents that we the undersigned owners of the above described tract of land having caused the same to be developed as a Planned Unit Development as shown hereon and hereafter to be known as "Edgewood Estates Phase 2, Plat J" do hereby dedicate to North Salt Lake City for perpetual use all areas shown as Public Utility Easements (P.U.E.'s) for the installation, operation, and maintenance of any and all utilities necessary to serve this area and adjoining areas and do warrant and defend and save the city harmless against any easement or other encumbrances which will interfere with the city's use, maintenance and operation. We further dedicate to the Edgewood Twinhome Homeowner's Association, Inc. for their use all areas shown on this plat as Public Utility Easements and Common Areas. Parcel #1 shown hereon is to be maintained in the ownership of Edgewood NSL Development, Inc. and Utah Corporation and is not to be dedicated as common areas to the Edgewood Twinhome Homeowner's Association. 5th day of December, 2013

W. Scott Kjar
 EDGEWOOD NSL DEVELOPMENT, INC., a Utah Corporation
 W. Scott Kjar, Vice President

Corporate Acknowledgement

On this 5th day of December, 2013, there personally appeared before me, W. SCOTT KJAR who being by me duly sworn, did say that he the Vice President of Edgewood NSL Development, Inc., a Utah Corporation and that the foregoing instrument was signed in behalf of said entity, and said person acknowledged to me that said entity executed the same.

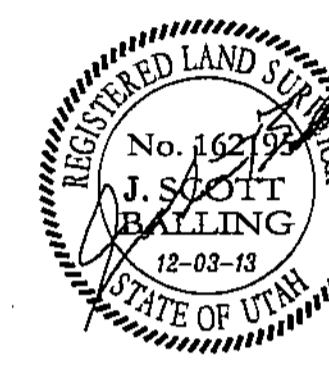
Notary Public: [Signature]
 Residence: County UT
 My Commission Expires: 11/9/16

Record - S89°30'09"E 2,749.39'
 Measured - S89°29'00"E 2,748.37'

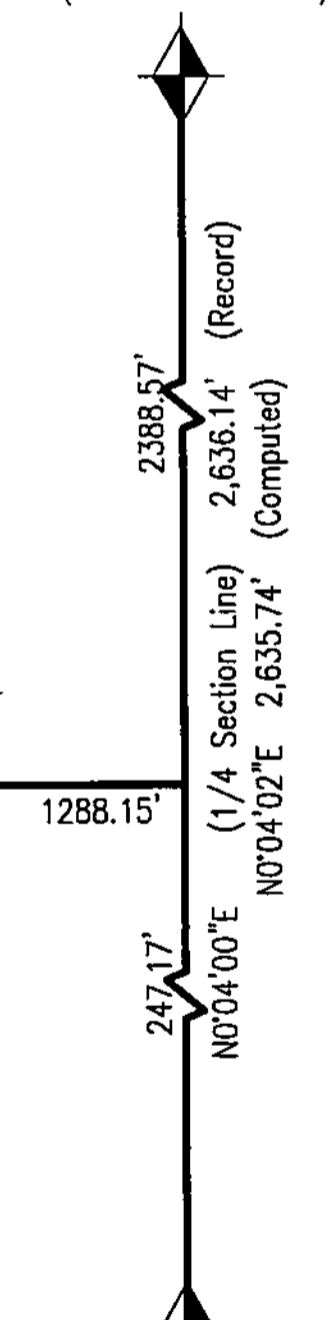
Southeast Corner Sec. 12, T.1N., R.1W., S.L.B. & M.
 Existing Brass Monument
 Record Measured
 N 97342.98 N 97342.39
 E 113,317.51 E 113,316.47

Davis County Recorder

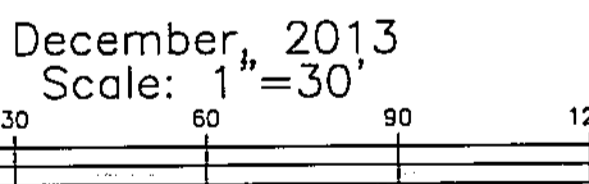
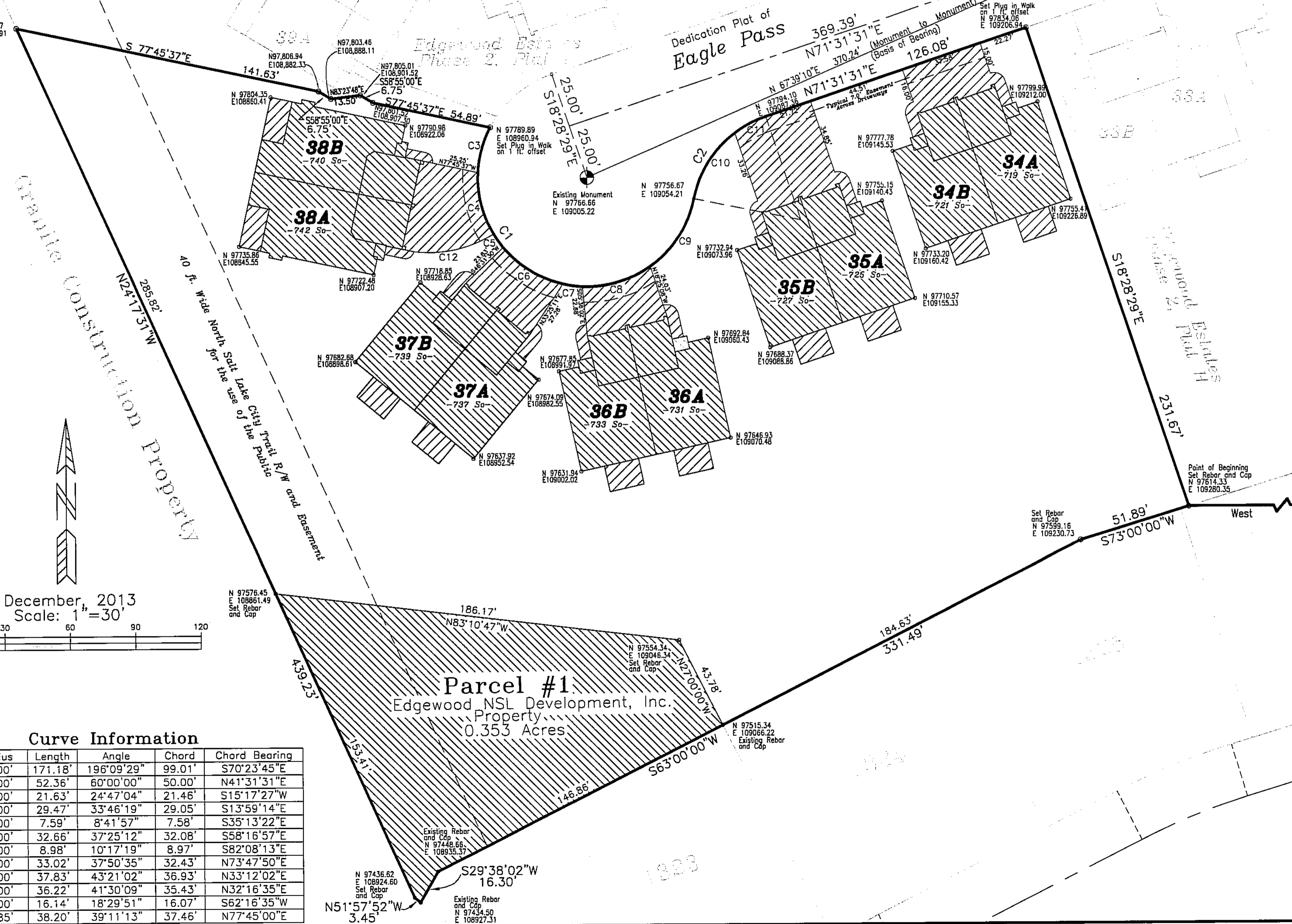
Entry No. 2787793 Fee Paid \$72.00
 Filed for Record and Recorded this 29th day of JANUARY, 2014, at 3:28 PM in Book 5944, Page 852 of Official Records
Richard T. Menden
 Davis County Recorder
 By: _____ Deputy Recorder



Center of Section 12, T.1N., R.1W., S.L.B. & M.
 N 100002.90
 E 110571.30
 Record Monument (No Monument Found)



South Quarter Corner Sec. 12, T.1N., R.1W., S.L.B. & M.
 Location Flush with Ground and 0.40 ft. North 2" Iron Pipe
 Record
 N 97366.75
 E 110568.23
 Measured
 N 97367.16
 E 110568.21



Curve Information

Curve	Radius	Length	Angle	Chord	Chord Bearing
C1	50.00'	171.18'	196°09'29"	99.01'	S70°23'45"E
C2	50.00'	52.36'	60°00'00"	50.00'	N41°31'31"E
C3	50.00'	21.63'	24°47'04"	21.46'	S15°17'27"W
C4	50.00'	29.47'	33°46'19"	29.05'	S13°59'14"E
C5	50.00'	7.59'	8°41'57"	7.58'	S35°13'22"E
C6	50.00'	32.66'	37°25'12"	32.08'	S58°16'57"E
C7	50.00'	8.98'	10°17'19"	8.97'	S82°08'13"E
C8	50.00'	33.02'	37°50'35"	32.43'	N73°47'50"E
C9	50.00'	37.83'	43°21'02"	36.93'	N33°12'02"E
C10	50.00'	36.22'	41°30'09"	35.43'	N32°16'35"E
C11	50.00'	16.14'	18°29'51"	16.07'	S62°16'35"W
C12	55.85'	38.20'	39°11'13"	37.46'	N77°45'00"E

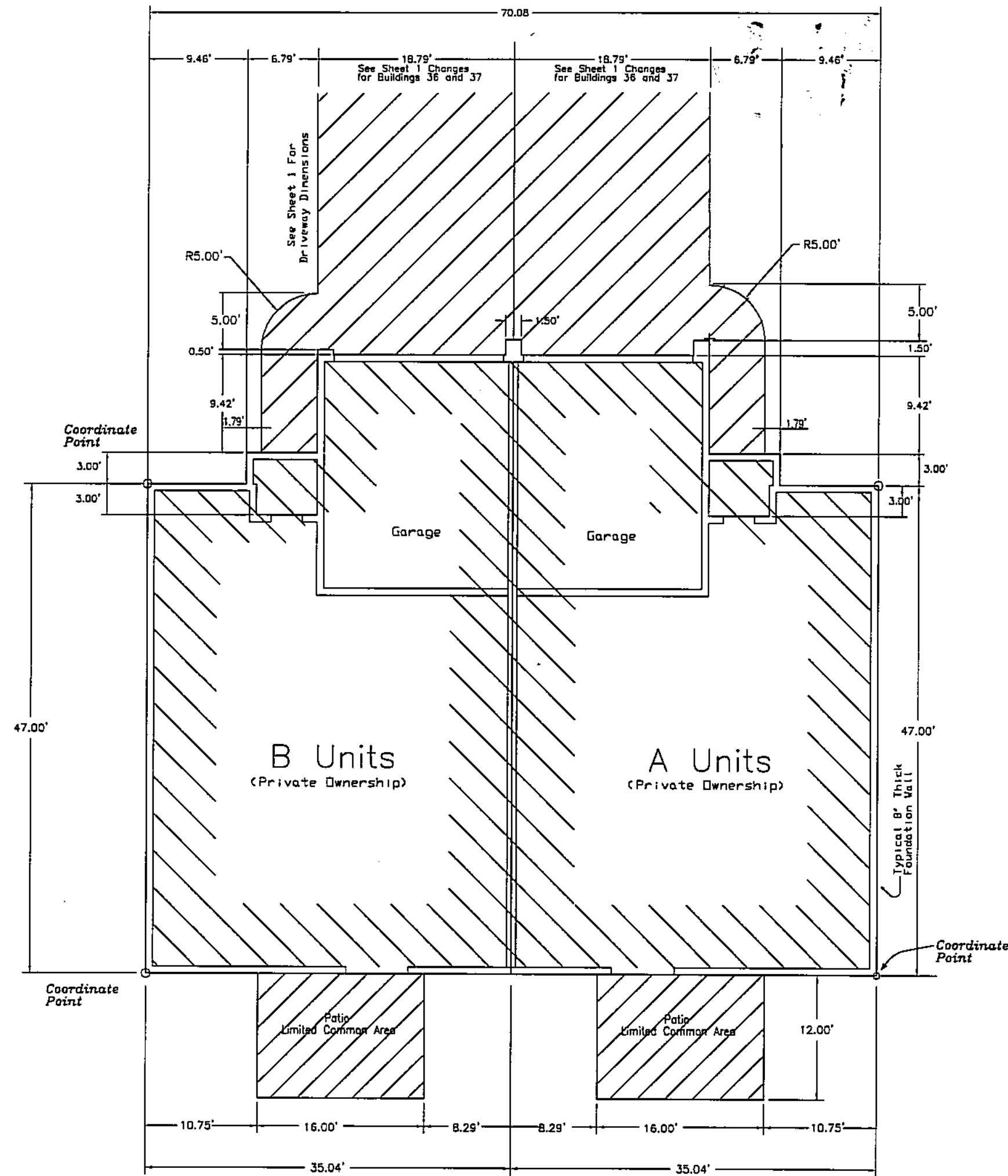
5365-1

Edgewood Estates Phase 2, Plat J

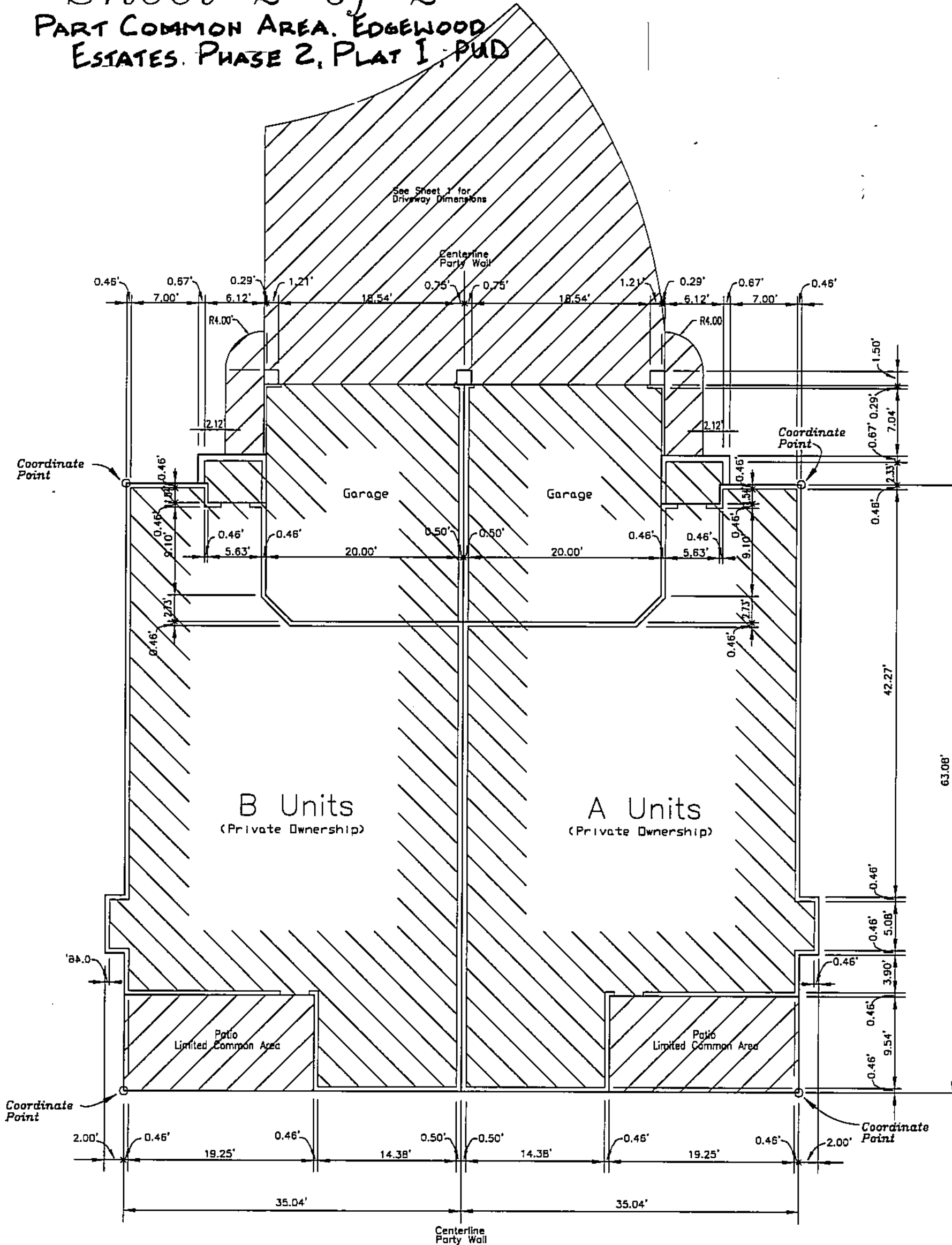
North Salt Lake City, Davis County, Utah
A PUD BEING A PART OF THE SW 1/4, SECTION 12, T.1N, R.1W, S.1B & M. No. SALT LAKE, DAVIS COUNTY, UTAH

Sheet 2 of 2
PART COMMON AREA, EDGEWOOD
ESTATES, PHASE 2, PLAT 1, PUD

5365-2

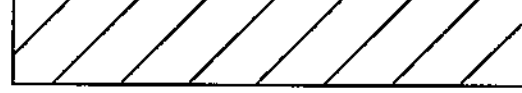
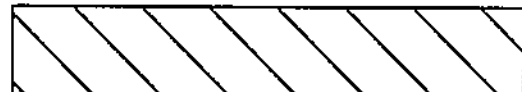


Typical Footprint For
Buildings 34 through 37
Scale: 3/32" = 1'-0"



Footprint For
Buildings 38
Scale: 3/32" = 1'-0"

Legend

-  Represents Limited Common Area
-  Represents Private Ownership Area

Davis County Recorder

Entry No. 2787793 Fee Paid \$72.00

Filed for Record and Recorded this 29th

day of JANUARY, 2014 at 3:28 PM.

in Book 5944 of Official Records Page 852

Richard M. Morgan
County Recorder

By: _____
Deputy Recorder