

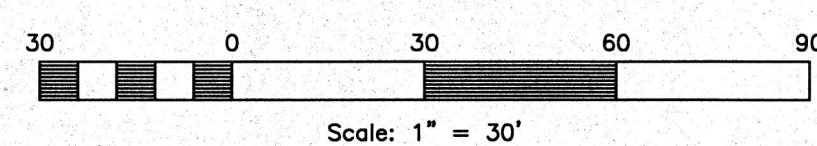
NORTH SALT LAKE - CITY CENTER PHASE 2

A PLANNED LOT DEVELOPMENT

VACATING LOTS 24-29 AND A PORTION OF THE COMMON AND LIMITED COMMON AREAS OF NORTH SALT LAKE - CITY CENTER A PLANNED LOT DEVELOPMENT
PART OF THE SOUTHWEST QUARTER OF SECTION 1 AND THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH
JUNE, 2021

LEGEND

- SECTION CORNER
- SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- PRIVATE LOTS
- LIMITED COMMON AREA AND PUBLIC UTILITY AND DRAINAGE EASEMENT
- UDOT RIGHT OF WAY DEDICATION
- BOUNDARY LINE
- ADJOINING PROPERTY
- SECTION TIE LINE
- ROAD CENTERLINE

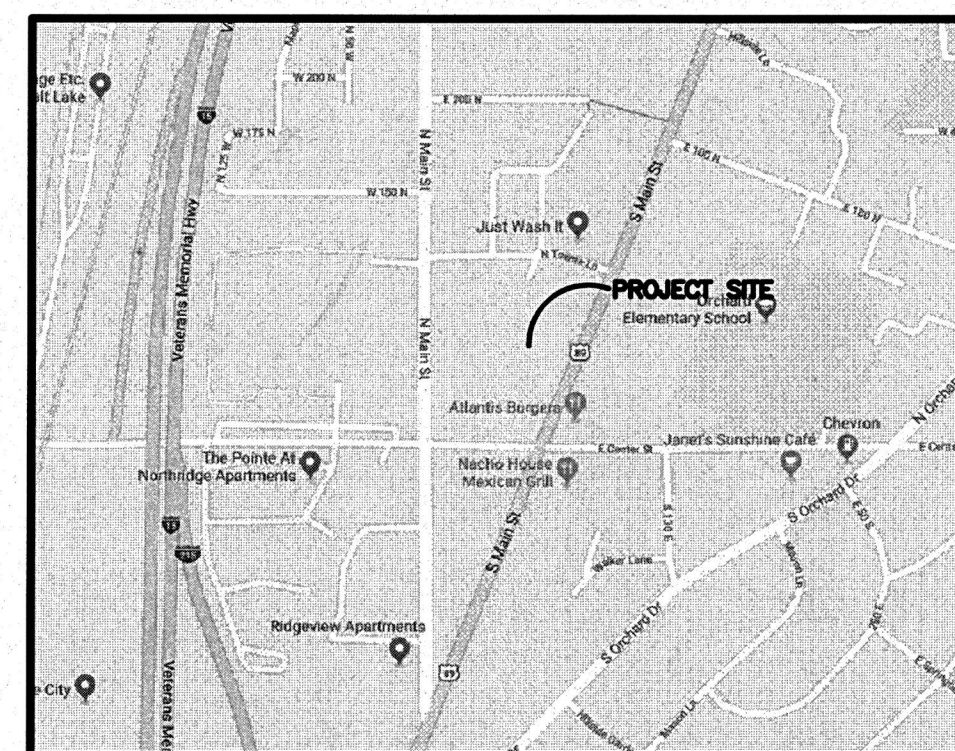


COORDINATE TABLE

DC #	NORTHING	EASTING
1	3466684.09	1526993.01
2	3466709.89	1526929.58
3	3466715.21	1526931.73
4	3466722.98	1526912.84
5	3466716.13	1526910.02
6	3466726.24	1526885.33
7	3466723.51	1526884.22
8	3466725.03	1526890.52
9	3466736.02	1526884.98
10	3466733.93	1526793.25
11	3466714.32	1526768.61
12	3466712.59	1526771.00
13	3466710.40	1526770.24
14	3466731.70	1526718.98
15	3466750.57	1526678.28
16	3466751.34	1526676.41
17	3466750.30	1526675.77
18	3466788.32	1526614.04
19	3467000.12	1526744.47
20	3466867.11	1527068.31

NOTES

- ALL BUILDING TIES ARE PERPENDICULAR UNLESS OTHERWISE NOTED.
- ALL AREAS NOT LABELED AS PRIVATE LOTS, LIMITED COMMON AREA, OR UDOT RIGHT OF WAY DEDICATION ARE TO BE CONSIDERED COMMON AREA.
- ALL COMMON AND LIMITED COMMON AREAS ARE CONSIDERED PUBLIC UTILITY AND DRAINAGE EASEMENT.
- PROJECT BENCHMARK: FOUND DAVIS COUNTY SURVEY BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY WITH AN ELEVATION OF 4337.62' 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 PLAN 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.
- ALL COORDINATES SHOWN HEREON ARE BASED ON THE NAD83 COORDINATE SYSTEM.
- THE INTERIOR WATER LINE AND STORM DRAIN IMPROVEMENTS ARE PRIVATE AND ARE TO BE MAINTAINED BY THE HOA.
- RESIDENTIAL PARKING EASEMENT IN FAVOR OF LOTS 58-92 ALLOWS PARKING FROM 5:30 P.M. TO 7:00 A.M. ON WEEKDAYS AND 24 HOUR PARKING ON SATURDAYS AND SUNDAYS IN THE MARKED PARKING STALLS IN THE NORTH SALT LAKE CONDOMINIUM PLAT COMMON AREA.



VICINITY MAP

NOT TO SCALE

ADDRESS TABLE

#	ADDRESS	#	ADDRESS
58	25 EAST CENTER ST. #58	76	25 EAST CENTER ST. #76
59	25 EAST CENTER ST. #59	77	25 EAST CENTER ST. #77
60	25 EAST CENTER ST. #60	78	25 EAST CENTER ST. #78
61	25 EAST CENTER ST. #61	79	25 EAST CENTER ST. #79
62	25 EAST CENTER ST. #62	80	25 EAST CENTER ST. #80
63	25 EAST CENTER ST. #63	81	25 EAST CENTER ST. #81
64	25 EAST CENTER ST. #64	82	25 EAST CENTER ST. #82
65	25 EAST CENTER ST. #65	83	25 EAST CENTER ST. #83
66	25 EAST CENTER ST. #66	84	25 EAST CENTER ST. #84
67	25 EAST CENTER ST. #67	85	25 EAST CENTER ST. #85
68	25 EAST CENTER ST. #68	86	25 EAST CENTER ST. #86
69	25 EAST CENTER ST. #69	87	25 EAST CENTER ST. #87
70	25 EAST CENTER ST. #70	88	25 EAST CENTER ST. #88
71	25 EAST CENTER ST. #71	89	25 EAST CENTER ST. #89
72	25 EAST CENTER ST. #72	90	25 EAST CENTER ST. #90
73	25 EAST CENTER ST. #73	91	25 EAST CENTER ST. #91
74	25 EAST CENTER ST. #74	92	25 EAST CENTER ST. #92
75	25 EAST CENTER ST. #75		

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE SOUTHWEST CORNER AND THE SOUTH QUARTER CORNER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 1 WEST, SHOWN HEREON AS: N89°54'24"E. THE NAD83 BEARING FOR THIS LINE IS S89°45'12"E.

BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 1 AND THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE EXISTING WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 89, SAID POINT BEING N01°16'08"W 312.59 FEET AND N88°43'26"W 148.89 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 1; THENCE N68°12'36"W 68.51 FEET; THENCE N21°47'24"E 5.73 FEET; THENCE N67°59'20"W 20.44 FEET; THENCE S22°00'40"W 7.40 FEET; THENCE N68°04'48"W 26.68 FEET; THENCE S21°49'49"W 2.95 FEET; THENCE N67°53'26"W 4.00 FEET; THENCE N21°49'49"E 11.86 FEET; THENCE N67°53'26"W 99.28 FEET; THENCE S22°06'34"W 64.50 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 5.00 FEET, AN ARC LENGTH OF 3.21 FEET, A DELTA ANGLE OF 36°49'32", A CHORD BEARING OF S49°28'40"E, AND A CHORD LENGTH OF 3.16 FEET; THENCE S22°06'34"W 2.00 FEET; THENCE N67°47'03"W 55.51 FEET; THENCE N65°28'00"W 44.85 FEET; THENCE N67°53'26"W 2.03 FEET; THENCE S31°17'00"W 1.22 FEET; THENCE N58°43'00"W 72.50 FEET TO THE EASTERLY LINE OF NORTH TOWNE STATION; THENCE N31°17'00"E ALONG SAID EASTERLY LINE, 248.74 FEET; THENCE S68°00'49"E ALONG SAID NORTH TOWNE STATION AND ALSO THE LOT # 99 PUD, 350.09 FEET TO THE EXISTING WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 89; THENCE S22°00'40"W ALONG SAID EXISTING RIGHT OF WAY LINE, 197.90 FEET TO THE POINT OF BEGINNING.
CONTAINING 81327 SQUARE FEET OR 1.867 ACRES MORE OR LESS.

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THIS PROPERTY INTO LOTS AND PRIVATE STREETS AS SHOWN ON THE PLAT. THE WEST LINE WAS DETERMINED BY NORTH TOWNE STATION, THE SOUTH LINE BY NORTH SALT LAKE - CITY CENTER, THE EAST LINE BY THE WESTERLY LINE OF THE HIGHWAY RIGHT OF WAY, AND THE NORTH LINE BY NORTH TOWNE STATION AND THE LOTS # 99TH. ALL BOUNDARY CORNERS NOT FOUND WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF DAVIS)
ON THIS 21 DAY OF JUNE, 2021, PERSONALLY APPEARED BEFORE ME PATRICK SCOTT, WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE PRESIDENT OF PARK LOFTS HOA INC., AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS. AND HE/SHE ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.
Patrick Scott
NOTARY PUBLIC
MY COMMISSION EXPIRES: JULY 31, 2022
RESIDING IN LAYTON, UTAH COUNTY, DAVIS
COMMISSION NO 701507

CITY COUNCIL'S APPROVAL

PRESENTED TO THE CITY COUNCIL OF NORTH SALT LAKE CITY,
THIS 15 DAY OF December, 2020
CITY RECORDER ATTEST: Linda D. Howard
MAYOR: Scott H. Smith

LINE TABLE

LINE	BEARING	DISTANCE
L1	N21°47'24"E	5.73
L2	N67°59'20"W	20.44
L3	S22°00'40"W	7.40
L4	N68°04'48"W	26.68
L5	S21°49'49"W	2.95
L6	N67°53'26"W	4.00
L7	N21°49'49"E	11.86
L8	S22°06'34"W	2.00
L9	N67°53'26"W	2.03
L10	S31°17'00"W	1.22

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	5.00'	3.21'	3.16'	1.66'	S49°28'40"E	36°49'32"

SOUTH QUARTER CORNER OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. CALCULATED

SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. FOUND DAVIS COUNTY BRASS CAP MONUMENT

SOUTH QUARTER CORNER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. FOUND DAVIS COUNTY BRASS CAP MONUMENT

RECOMMENDED FOR APPROVAL
THIS 19th DAY OF July, 2021.
Paul Attkin
CITY ENGINEER

RECOMMENDED FOR APPROVAL
THIS 20th DAY OF July, 2021.
Patrick Scott
CITY ATTORNEY

RECOMMENDED FOR APPROVAL
THIS 8 DAY OF December, 2020.
Scott H. Smith
CHAIRMAN, PLANNING COMMISSION

DEVELOPER:
BRIGHTON HOMES
45 E CENTER ST STE 103, NORTH SALT LAKE, UT 84054
(801) 397-9755

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 NORTH SALT LAKE - CITY CENTER PHASE 2 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 15th DAY OF June, 2021.
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 LOTS AND PRIVATE STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT NORTH SALT LAKE - CITY CENTER PHASE 2, AND DO HEREBY DEDICATE TO UDOT FOR PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS "RIGHT OF WAY DEDICATION TO UDOT", AND DO HEREBY DEDICATE TO NORTH SALT LAKE CITY FOR PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS "RIGHT OF WAY DEDICATION TO CITY" AND DO HEREBY DEDICATE THE AREAS SHOWN HEREON AS PRIVATE ACCESS DRIVES, PRIVATE UTILITY, STORM WATER DETENTION PONDS, AND DRAINAGE EASEMENTS AS PUBLIC UTILITY AND DRAINAGE EASEMENTS, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS AND ALSO TO DEDICATE ALL AREAS LABELED COMMON AND LIMITED COMMON AREA AS PUBLIC UTILITY AND DRAINAGE EASEMENT.

SIGNED THIS 21 DAY OF June, 2021.

NSL CENTER TOWNS LLC
Bank of Utah
Park Lofts HOA

BANK OF UTAH ACKNOWLEDGMENT
STATE OF UTAH)
COUNTY OF DAVIS)
ON THIS THE 21st DAY OF June, 2021, PERSONALLY APPEARED BEFORE ME Steve Diamond, WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE SVP OF BANK OF UTAH, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS. AND HE/SHE ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.
Karen Yoshimura Comm No. 710069
NOTARY PUBLIC
MY COMMISSION EXPIRES: Jan 30, 2024
RESIDING IN Ogden, UT COUNTY, Utah

LIMITED LIABILITY ACKNOWLEDGMENT
STATE OF UTAH)
COUNTY OF DAVIS)
ON THE 21 DAY OF June, 2021, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF DAVIS, IN SAID STATE OF UTAH, Patrick Scott, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE President of Brighton Homes OF NSL CENTER TOWNS 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, 2022
Jared McCarty NOTARY PUBLIC
COMMISSIONED IN UTAH
RESIDING IN DAVIS COUNTY
MY COMMISSION NO. 701507
PRINTED FULL NAME OF NOTARY

PROJECT INFORMATION
Surveyor: T. HATCH Project Name: NSL - CITY CENTER PHASE 2
Designer: N. ANDERSON Number: 6440-21
Begin Date: 10-30-2020 Scale: 1"=30'
Checked: _____ Revision: _____

DAVIS COUNTY RECORDER
ENTRY NO. 3408337 FEE PAID 8/22
8/22 FILED FOR RECORD AND RECORDED, Aug 11, 2021 AT 2:51 IN BOOK 2820 OF THE OFFICIAL RECORDS, PAGE 2169
RECORDED FOR: NSL City
Richard T. Naughton
DAVIS COUNTY RECORDER
Richard T. Naughton DEPUTY

Reeve & Associates, Inc.
5180 S 1500 W, SPOKANE, UTAH 84405
TEL: (801) 821-3100 FAX: (801) 821-2868 www.reeve-associates.com
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS