

SHEET 1 OF 1

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
AUGUST, 2018

LEGEND

- SECTION CORNER
- SET STREET MONUMENT
- SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- PRIVATE LOTS
- LIMITED COMMON AREA AND PUBLIC UTILITY AND DRAINAGE EASEMENT
- CITY RIGHT OF WAY DEDICATION
- UDOT RIGHT OF WAY DEDICATION
- CROSS ACCESS AND RESIDENTIAL PARKING EASEMENT IN FAVOR OF LOTS 1-56 AND PUBLIC UTILITY EASEMENT
- BOUNDARY LINE
- ADJOINING PROPERTY
- EASEMENTS
- SECTION TIE LINE
- ROAD CENTERLINE

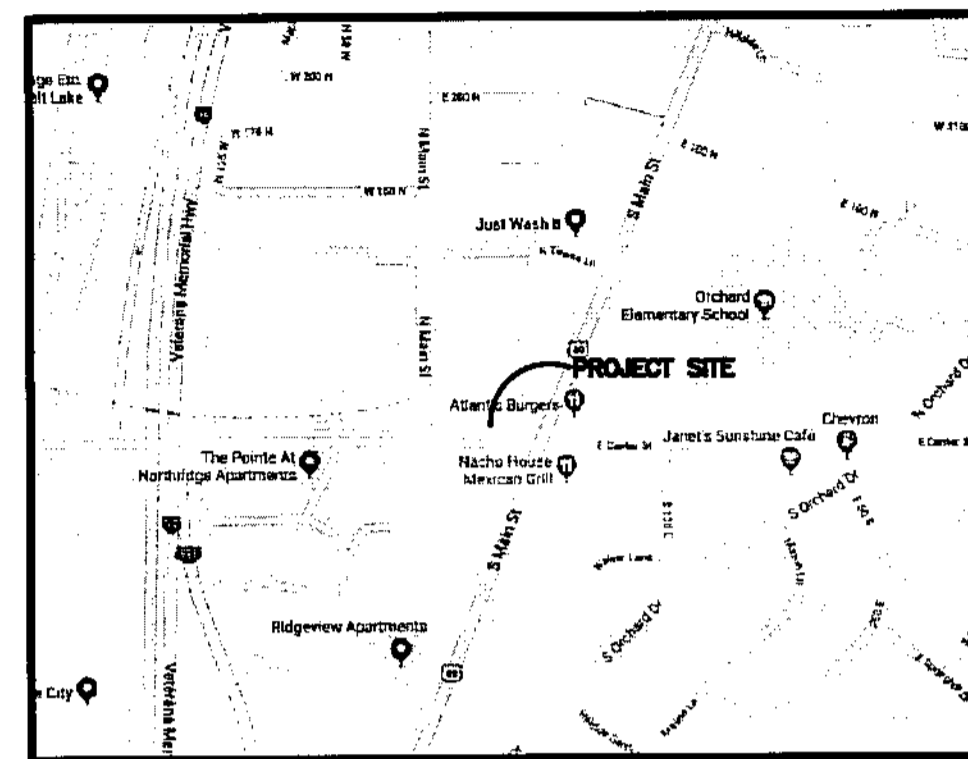
COORDINATE TABLE

DC #	NORTHING	EASTING
1	103136.41	107716.37
2	103018.73	108006.01
3	103012.74	108003.37
4	102986.71	108086.99
5	102897.92	107950.24
6	102898.37	107952.31
7	102719.82	107659.49
8	102898.82	107589.45

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

NOTES

- ALL BUILDING TIES ARE PERPENDICULAR UNLESS OTHERWISE NOTED.
- ALL AREAS NOT LABELED AS PRIVATE LOTS, COMMERCIAL LOT 57, AND 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 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 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.
- RESIDENTIAL PARKING EASEMENT IN FAVOR OF LOTS 1-56 ALLOWS PARKING FROM 5:30 P.M. TO 7:00 A.M. ON WEEKDAYS AND 24 HOUR PARKING ON SATURDAYS AND SUNDAYS.
- CROSS ACCESS AND RESIDENTIAL PARKING EASEMENT TO BE CONSIDERED PUBLIC UTILITY AND DRAINAGE EASEMENT.
- ALL COORDINATES SHOWN HEREON ARE BASED ON THE DAVIS COUNTY SURVEYOR'S OFFICE DATUM.
- SNOWPLOWING FOR THE PARALLEL PARKING STALLS ON THE NORTH SIDE OF CENTER STREET WILL BE THE RESPONSIBILITY OF THE HOA.
- THE INTERIOR WATER LINE AND STORM DRAIN IMPROVEMENTS ARE PRIVATE AND ARE TO BE MAINTAINED BY THE HOA.



VICINITY MAP
NOT TO SCALE

ADDRESS TABLE

#	ADDRESS	S.F.
1	25 E. CENTER ST. #1	837
2	25 E. CENTER ST. #2	844
3	25 E. CENTER ST. #3	853
4	25 E. CENTER ST. #4	863
5	25 E. CENTER ST. #5	873
6	25 E. CENTER ST. #6	884
7	25 E. CENTER ST. #7	894
8	25 E. CENTER ST. #8	907
9	25 E. CENTER ST. #9	917
10	25 E. CENTER ST. #10	927
11	25 E. CENTER ST. #11	937
12	25 E. CENTER ST. #12	947
13	25 E. CENTER ST. #13	957
14	25 E. CENTER ST. #14	967
15	25 E. CENTER ST. #15	977
16	25 E. CENTER ST. #16	987
17	25 E. CENTER ST. #17	997
18	25 E. CENTER ST. #18	1007
19	25 E. CENTER ST. #19	1017
20	25 E. CENTER ST. #20	1027
21	25 E. CENTER ST. #21	1037
22	25 E. CENTER ST. #22	1047
23	25 E. CENTER ST. #23	1057
24	25 E. CENTER ST. #24	1067
25	25 E. CENTER ST. #25	1077
26	25 E. CENTER ST. #26	1087
27	25 E. CENTER ST. #27	1097
28	25 E. CENTER ST. #28	1107
29	25 E. CENTER ST. #29	1117
30	25 E. CENTER ST. #30	1127
31	25 E. CENTER ST. #31	1137
32	25 E. CENTER ST. #32	1147
33	25 E. CENTER ST. #33	1157
34	25 E. CENTER ST. #34	1167
35	25 E. CENTER ST. #35	1177
36	25 E. CENTER ST. #36	1187
37	25 E. CENTER ST. #37	1197
38	25 E. CENTER ST. #38	1207
39	25 E. CENTER ST. #39	1217
40	25 E. CENTER ST. #40	1227
41	25 E. CENTER ST. #41	1237
42	25 E. CENTER ST. #42	1247
43	25 E. CENTER ST. #43	1257
44	25 E. CENTER ST. #44	1267
45	25 E. CENTER ST. #45	1277
46	25 E. CENTER ST. #46	1287
47	25 E. CENTER ST. #47	1297
48	25 E. CENTER ST. #48	1307
49	25 E. CENTER ST. #49	1317
50	25 E. CENTER ST. #50	1327
51	25 E. CENTER ST. #51	1337
52	25 E. CENTER ST. #52	1347
53	25 E. CENTER ST. #53	1357
54	25 E. CENTER ST. #54	1367
55	25 E. CENTER ST. #55	1377
56	25 E. CENTER ST. #56	1387
57	45 E. CENTER ST.	41,164

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

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 THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF CENTER STREET AND THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 89, SAID POINT BEING N89°54'24"E 25.23 FEET AND N07°05'36"W 26.98 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 1; THENCE N89°55'41"W ALONG SAID NORTHERLY RIGHT OF WAY LINE OF CENTER STREET, 357.93 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 27.00 FEET, AN ARC LENGTH OF 33.28 FEET, A DELTA ANGLE OF 70°36'44", A CHORD BEARING OF N47°04'09"W, A RADIAL BEARING OF N07°37'29"E, AND A CHORD LENGTH OF 31.21 FEET TO THE EASTERLY RIGHT OF WAY LINE OF MAIN STREET; THENCE N00°00'12"W ALONG SAID EASTERLY RIGHT OF WAY LINE, 174.99 FEET; THENCE N31°17'00"E 282.93 FEET TO A BOUNDARY LINE AGREEMENT RECORDED IN BOOK 427 AT PAGE 417; THENCE ALONG SAID BOUNDARY LINE AGREEMENT THE FOLLOWING TWO (2) COURSES: (1) S67°53'26"E 312.63 FEET AND (2) S21°47'24"W 7.13 FEET, THENCE S68°12'36"E 66.51 FEET TO THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 89; THENCE S22°00'40"W ALONG SAID WESTERLY RIGHT OF WAY LINE, 311.49 FEET TO THE POINT OF BEGINNING.
CONTAINING 157,883 SQUARE FEET OR 3.624 ACRES MORE OR LESS

NARRATIVE

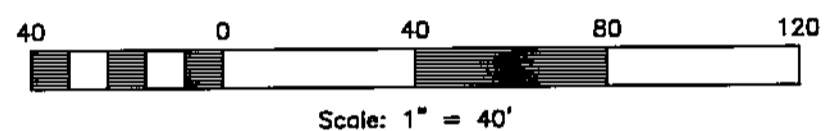
THE PURPOSE OF THIS PLAT IS TO DIVIDE THIS PROPERTY INTO LOTS AND PRIVATE STREETS AS SHOWN ON THE PLAT. THE WEST LINE WAS DETERMINED BY EXTENDING THE LINE ESTABLISHED BY NORTH TOWN STATION SOUTH, THE SOUTH LINE BY THE NORTH RIGHT OF WAY LINE OF CENTER STREET, THE EAST LINE BY THE WESTERLY LINE OF THE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

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	27.00	33.28	31.21	19.12	N47°04'09"W	70°36'44"
C2	19.50	11.09	10.94	5.70	N73°42'18"E	32°38'24"
C3	9.50	14.92	13.43	9.50	S45°00'00"E	90°00'00"
C4	9.50	14.79	13.34	9.37	N45°24'26"E	89°11'00"
C5	1.50	1.78	1.68	1.01	S55°02'02"W	67°58'58"
C6	1.50	2.36	2.12	1.50	N45°00'00"W	90°00'00"
C7	2.50	3.93	3.54	2.50	S45°00'01"W	89°59'58"
C8	2.50	3.93	3.54	2.50	S45°00'00"E	90°00'00"
C9	19.50	11.09	10.94	5.70	N73°42'44"W	32°34'33"
C10	39.00	4.54	4.54	2.27	N03°20'07"E	6°40'14"
C11	39.00	16.75	16.62	8.51	N18°58'37"E	24°36'46"
C12	39.00	21.28	21.03	10.92	N15°38'30"E	31°17'00"
C13	19.50	30.63	27.58	19.50	S45°00'00"W	90°00'00"

LINE TABLE

LINE BEARING	DISTANCE
L1	N22°00'40"E 31.83
L2	N67°59'20"W 25.00
L3	WEST 1.28
L4	SOUTH 1.00
L5	NORTH 29.50
L6	WEST 43.00
L7	SOUTH 21.00
L8	WEST 37.80
L9	S83°20'40"E 15.90



SEWER EASEMENT ENTRY NO. 228339, 224800, AND 252950

MAIN STREET PUBLIC STREET

CENTER STREET PUBLIC STREET

U.S. HIGHWAY 89 PUBLIC STREET

RECOMMENDED FOR APPROVAL
THIS 24th DAY OF January, 2019.

Paul Atkinson
CITY ENGINEER

RECOMMENDED FOR APPROVAL
THIS 5th DAY OF Feb., 2019.

David Cencil
CITY ATTORNEY

RECOMMENDED FOR APPROVAL
THIS 9th DAY OF October, 2018.

Zed Brumpton
CHAIRMAN, PLANNING COMMISSION

CITY COUNCIL'S APPROVAL
PRESENTED TO THE CITY COUNCIL OF NORTH SALT LAKE CITY,
ON 16th DAY OF October, 2018.

RECORDED ATTEST: *Sarah Hawkins*
MAYOR

PROJECT INFORMATION

Surveyor: T. HATCH
Project Name: NSL - CITY CENTER
Designer: N. ANDERSON
Number: 6440-11
Scale: 1"=40'
Begin Date: 08-06-18
Revision: 12-11-18 NA
Checked:



DAVIS COUNTY RECORDER

ENTRY NO. 3143023 FEE PAID \$290
FILED FOR RECORD AND RECORDED 2-13-2019 AT 10:47 AM IN BOOK 2199 OF THE OFFICIAL RECORDS, PAGE 236
RECORDED FOR: NSL CITY

Richard McLaughlin
DAVIS COUNTY RECORDER

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 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 January, 2019.

9031945
UTAH LICENSE NUMBER

TREVOR J. HATCH
PROFESSIONAL LAND SURVEYOR
STATE OF UTAH

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, 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 ERECTED WITHIN SUCH EASEMENTS AND ALSO TO DEDICATE ALL AREAS LABELED COMMON AND LIMITED COMMON AREA AS PUBLIC UTILITY AND DRAINAGE EASEMENT AND ALSO TO DEDICATE THE CROSS ACCESS EASEMENT LOCATED ON THE COMMERCIAL LOT TO ALL PRIVATE LOT OWNERS FOR ACCESS AND PARKING TO BE MAINTAINED BY THE HOA.

SIGNED THIS 18th DAY OF January, 2019.

Nathan W. Pugsley, Manager
Sarah W. Pugsley, NSL Center Office, LLC

Robert W. Pugsley, General Vice President
Bank of Utah - Lisa Holte JANUARY 18, 2019

BANK OF UTAH ACKNOWLEDGMENT

STATE OF UTAH) ss.
COUNTY OF Weber)

ON THIS 17th DAY OF January, 2019, PERSONALLY APPEARED BEFORE ME *Robert W. Pugsley*, WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE *Senior Vice President* 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.

Rebecca Poff
NOTARY PUBLIC
Commission No. 685790
MY COMMISSION EXPIRES: 12/13/2019

RESIDING IN Ogden COUNTY, Weber

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH) ss.
COUNTY OF Davis)

ON THE 18th DAY OF January, 2019, 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 the North Salt Lake City Center Office* OF *NSL CENTER OFFICE, 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 27, 2021 *Heather Marchant*
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN Davis COUNTY

MY COMMISSION NO. 691637 *Heather Marchant*
PRINTED FULL NAME OF NOTARY

6043