



SCALE: 1"=80'



LEGEND TOWERS SUBDIVISION
AMENDING LOT 1 OF LEGEND HILLS SUBDIVISION, PHASE 3, LOT 302 AMENDED
LOCATED IN THE EAST 1/2 OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN, CLEARFIELD CITY, DAVIS COUNTY, UTAH
BASIS OF BEARING:
SOUTH 00°23'02" WEST BETWEEN A FOUND MONUMENT AT THE SOUTHEAST CORNER OF SECTION 07 AND THE
EAST 1/2 CORNER SECTION 18, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

SURVEYOR'S CERTIFICATE
I, TYLER E. JENKINS DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I
HOLD PROFESSIONAL SURVEY LICENSE NO. 4938730 AS PRESCRIBED UNDER THE LAWS OF THE STATE
OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND
PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT BY THE AUTHORITY OF
THE OWNERS, I HAVE COMPLETED A SURVEY OF THE TRACT OF LAND AS SHOWN ON THIS PLAT AND
DESCRIBED BELOW IN ACCORDANCE WITH SECTION 17-23-17, I VERIFY ALL MEASUREMENTS AND I
HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I HAVE SUBDIVIDED SAID TRACT OF LAND
INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS:
LEGEND TOWERS SUBDIVISION
AMENDING LOT 1 OF LEGEND HILLS SUBDIVISION, PHASE 3, LOT 302 AMENDED
AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND.



BOUNDARY DESCRIPTION
ALL OF LOT 1, LEGEND HILLS SUBDIVISION, PHASE 3, LOT 302 AMENDED BEING PART OF THE EAST 1/2
OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, CLEARFIELD CITY,
DAVIS COUNTY, UTAH AND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1 AND THE WESTERLY RIGHT OF WAY LINE OF
UNIVERSITY PARK BOULEVARD, SAID POINT BEING 500°10'50"W 131.29 FEET AND N90°00'00"W 42.03
FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 7 AND RUNNING THENCE ALONG SAID
WESTERLY RIGHT OF WAY LINE THE FOLLOWING TWO COURSES: 1) ALONG A NON-TANGENT CURVE TO
THE LEFT, HAVING A RADIUS OF 432.58 FEET, A DISTANCE OF 65.53 FEET, A CHORD DIRECTION OF
S04°31'13"W AND A CHORD DISTANCE OF 65.47 FEET, 2) 500°10'50"W 489.21 FEET TO THE NORTHERLY
RIGHT OF WAY LINE OF 1400 SOUTH STREET; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE
N89°52'50"W 1175.52 FEET TO THE EASTERLY RIGHT OF WAY LINE OF 1750 EAST STREET; THENCE
ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING SEVEN COURSES: 1) ALONG A CURVE TO
THE RIGHT, HAVING A RADIUS OF 20.50 FEET, A DISTANCE OF 32.20 FEET, A CHORD DIRECTION OF
N44°52'50"W AND A CHORD DISTANCE OF 28.99 FEET, 2) N00°07'10"E 0.99 FEET, 3) ALONG A CURVE
TO THE LEFT, HAVING A RADIUS OF 182.51 FEET, A DISTANCE OF 51.02 FEET, A CHORD DIRECTION OF
N07°53'18"W AND A CHORD DISTANCE OF 50.85 FEET, 4) N15°53'46"W 25.27 FEET, 5) ALONG A CURVE
TO THE RIGHT, HAVING A RADIUS OF 117.51 FEET, A DISTANCE OF 32.85 FEET, A CHORD DIRECTION OF
N07°53'18"W AND A CHORD DISTANCE OF 32.74 FEET, 6) N00°07'10"E 552.70 FEET, 7) ALONG A CURVE
TO THE RIGHT, HAVING A RADIUS OF 20.48 FEET, A DISTANCE OF 32.15 FEET, A CHORD DIRECTION OF
N45°05'29"E AND A CHORD DISTANCE OF 28.95 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF 1300
SOUTH STREET; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING SEVEN
COURSES: 1) N90°00'00"E 885.92 FEET, 2) ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 120.00
FEET, A DISTANCE OF 55.28 FEET, A CHORD DIRECTION OF S76°48'11"E AND A CHORD DISTANCE OF
54.79 FEET; 3) S63°38'22"E 120.52 FEET, 4) ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF
168.38 FEET, A DISTANCE OF 20.45 FEET, A CHORD DIRECTION OF S60°09'35"E AND A CHORD DISTANCE
OF 20.44 FEET, 5) S56°42'48"E 85.59 FEET, 6) ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF
179.98 FEET, A DISTANCE OF 63.48 FEET, A CHORD DIRECTION OF S46°50'58"E AND A CHORD DISTANCE
OF 63.35 FEET, 7) ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.50 FEET, A DISTANCE OF
4.94 FEET, A CHORD DIRECTION OF S70°04'51"E AND A CHORD DISTANCE OF 4.93 FEET TO THE POINT
OF BEGINNING. (NOTE: BEARINGS 0°20'32" CLOCKWISE TO ACHIEVE NAD 83 BOUNDARY)
CONTAINS 19.09 ACRES IN AREA

OWNER'S DEDICATION
I/WE, THE UNDERSIGNED OWNER(S) OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET
APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN HEREON TO BE HEREAFTER
KNOWN AS:

LEGEND TOWERS SUBDIVISION
AMENDING LOT 1 OF LEGEND HILLS SUBDIVISION, PHASE 3, LOT 302 AMENDED

AND DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL RIGHTS-OF-WAY AS SHOWN ON
THIS PLAT AS INTENDED FOR PUBLIC USE AND DO HEREBY GRANT UNTO EACH PRIVATE UTILITY
COMPANY AND PUBLIC UTILITY AGENCY PROVIDING UTILITY SERVICES TO THIS PROJECT, ALSO A
PERPETUAL NON-EXCLUSIVE EASEMENT IN ALL AREAS DESIGNATED AS PUBLIC UTILITY EASEMENT AS
SHOWN HEREON TO INSTALL, USE, KEEP, MAINTAIN, REPAIR AND REPLACE AS REQUIRED,
UNDERGROUND UTILITY LINES, PIPES AND CONDUITS OF ALL TYPES AND APPURTENANCES THERETO
SERVING THIS PROJECT.

MILLCREEK PARTNERS, LLC TETON INVESTMENT HOLDING, LLC
NAME: COLIN H. WRIGHT NAME: COLIN H. WRIGHT
TITLE: MANAGER TITLE: MANAGER

ACKNOWLEDGEMENT

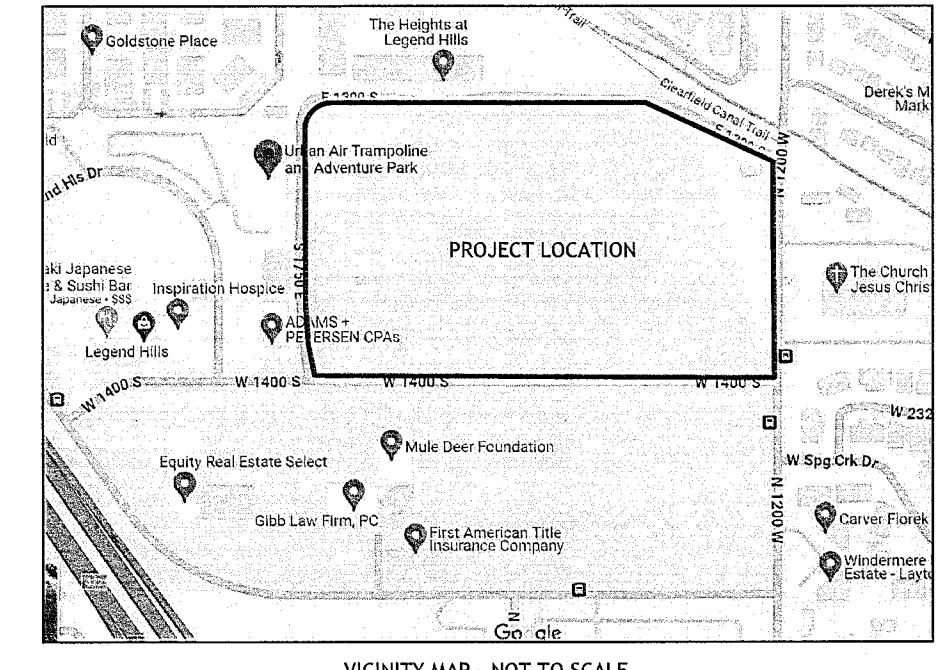
ON THE 28 DAY OF August, 2024 COLIN H. WRIGHT PERSONALLY APPEARED BEFORE ME,
THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF Davis IN THE STATE OF
UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE MANAGER OF
MILLCREEK PARTNERS, LLC, AND THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND
VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN
MENTIONED.

Stephanie Heiner #728943
NOTARY PUBLIC COMMISSION NUMBER
SIGNATURE

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH. COMMISSION EXPIRES 01-23-2027

LEGEND TOWERS SUBDIVISION
AMENDING LOT 1 OF LEGEND HILLS SUBDIVISION,
PHASE 3, LOT 302 AMENDED
LOCATED IN THE EAST 1/2 OF SECTION 7,
TOWNSHIP 4 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN, CLEARFIELD CITY,
DAVIS COUNTY, UTAH

DAVIS COUNTY RECORDER
RECORDED # 358824
STATE OF UTAH, COUNTY OF DAVIS,
RECORDED AND FILED AT THE REQUEST
OF: Clearfield City
DATE: 9/28/2024 TIME: 10:02 a.m.
BOOK: 8591 PAGE: 156
Richard M. Morgan
DAVIS COUNTY RECORDER



LEGEND
BOUNDARY LINE
LOT LINE
SECTION LINE
CENTERLINE / MONUMENT LINE
ADJACENT PROPERTY LINE
SURVEY TIE LINE
RECORD DISTANCE AND BEARING
PUBLIC UTILITY EASEMENT LINE
SECTION CORNER (FOUND)
SECTION CORNER (NOT FOUND)
ROAD MONUMENT
PROPERTY MARKER (SET OR FOUND AS NOTED)
ROAD MONUMENT TO BE SET
AREA DEDICATED TO CLEARFIELD CITY

CURVE TABLE
CURVE ARC LENGTH RADIUS CHORD DIRECTION CHORD LENGTH
C1 65.53 432.58 S4°31'13"W 65.47
C2 32.20 20.50 N44°52'50"W 28.99
C3 51.02 182.51 N7°53'18"W 50.85
C4 32.85 117.51 N7°53'18"W 32.74
C5 32.15 20.48 N45°05'29"E 28.95
C6 55.28 120.00 S76°48'11"E 54.79
C7 20.45 168.38 S60°09'35"E 20.44
C8 63.68 179.98 S66°50'58"E 63.35
C9 4.94 20.50 S70°04'51"E 4.93
C10 10.13 20.50 N75°43'50"W 10.02
C11 22.07 20.50 S30°43'50"E 21.02

ACKNOWLEDGEMENT

ON THE 28 DAY OF August, 2024 COLIN H. WRIGHT PERSONALLY APPEARED BEFORE ME,
THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN THE STATE OF UTAH,
WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE MANAGER OF TETON
INVESTMENT HOLDING, 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.

Stephanie Heiner
NOTARY PUBLIC COMMISSION NUMBER 728943 SIGNATURE

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH. COMMISSION EXPIRES 01-23-2027

OWNER / DEVELOPER
C.W. URBAN
610 N 800 W,
CENTERTVILLE, UT 84014
EDM Partners LLC
2815 East 3300 South, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com

- NARRATIVE: THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE SURVEYED PROPERTY INTO LOTS, STREETS AND INFRASTRUCTURE IMPROVEMENTS.
UTILITY NOTE: 1. THE UTILITY EASEMENTS THAT WERE CREATED AND ARE IN PLACE VIA THE RECORDING OF LEGEND HILLS SUBDIVISION, PHASE 3, LOT 302 AMENDED ARE TO REMAIN IN AFFECT PER THIS PLAT. SAID LEGEND HILLS PLAT IS RECORDED AS ENTRY #3210312, BOOK 7406, PAGE 542 IN THE DAVIS COUNTY RECORDER'S OFFICE.
NOTES: 1. THIS DRAWING IS CONSIDERED PRELIMINARY AND SUBJECT TO CHANGE UNTIL RECORDATION AT THE DAVIS COUNTY RECORDER'S OFFICE.
2. ALL REAR AND BOUNDARY CORNERS WILL BE SET WITH A 2" X 2" REBAR AND CAP MARKED "EDM". FRONT LOT CORNERS WILL BE MARKED AT THE EXTENSION OF THE LOT LINE WITH A COPPER RIVET IN THE TOP BACK OF A CURB.
3. THE LEGEND HILLS SUBDIVISION, PHASE 3, LOT 302 AMENDED PLAT USES TOWNSHIP 4 "SOUTH" ON THE RECORDED PLAT. THIS IS IN ERROR. I'VE USED TOWNSHIP 4 "NORTH" FOR THIS PLAT WHICH IS CORRECT.

CLEARFIELD CITY PLANNING COMMISSION
APPROVED BY THE CLEARFIELD CITY PLANNING COMMISSION
ON THIS 14th DAY OF September, 2024
Bryan L. Fullmer
CLEARFIELD CITY CHAIRMAN

CLEARFIELD CITY ENGINEER
APPROVED BY THE CLEARFIELD CITY ENGINEER ON
THIS 5th DAY OF September, 2024
Paula Fule
CLEARFIELD CITY ENGINEER

CLEARFIELD CITY ACCEPTANCE
"THE APPROVAL OF THIS PLAT BY CLEARFIELD CITY DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED
THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH." THIS IS TO CERTIFY THAT THIS PLAT
AND DEDICATION OF THIS PLAT WERE DULY APPROVED AND ACCEPTED BY CLEARFIELD CITY OF DAVIS COUNTY, UTAH,
THIS 10th DAY OF September, 2024
ATTEST: Mayor
ATTEST: Deputy City Recorder

CLEARFIELD CITY ATTORNEY
I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND
ORDINANCES PREREQUISITE TO APPROVAL BY THE ATTORNEY OF THE FOREGOING
PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH.
DATED THIS 6th DAY OF September, 2024
CLEARFIELD CITY ATTORNEY

OWNER / DEVELOPER
C.W. URBAN
610 N 800 W,
CENTERTVILLE, UT 84014



Table with columns: DATE, REVISIONS, BY