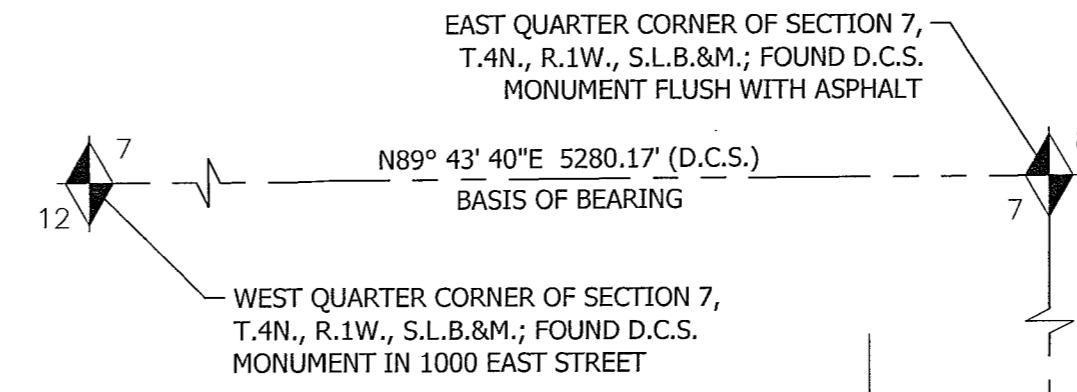
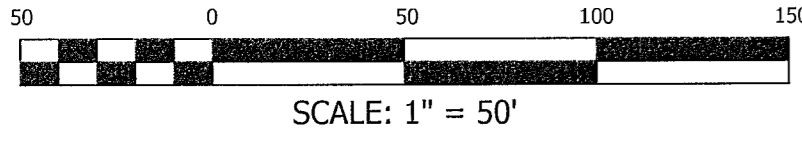
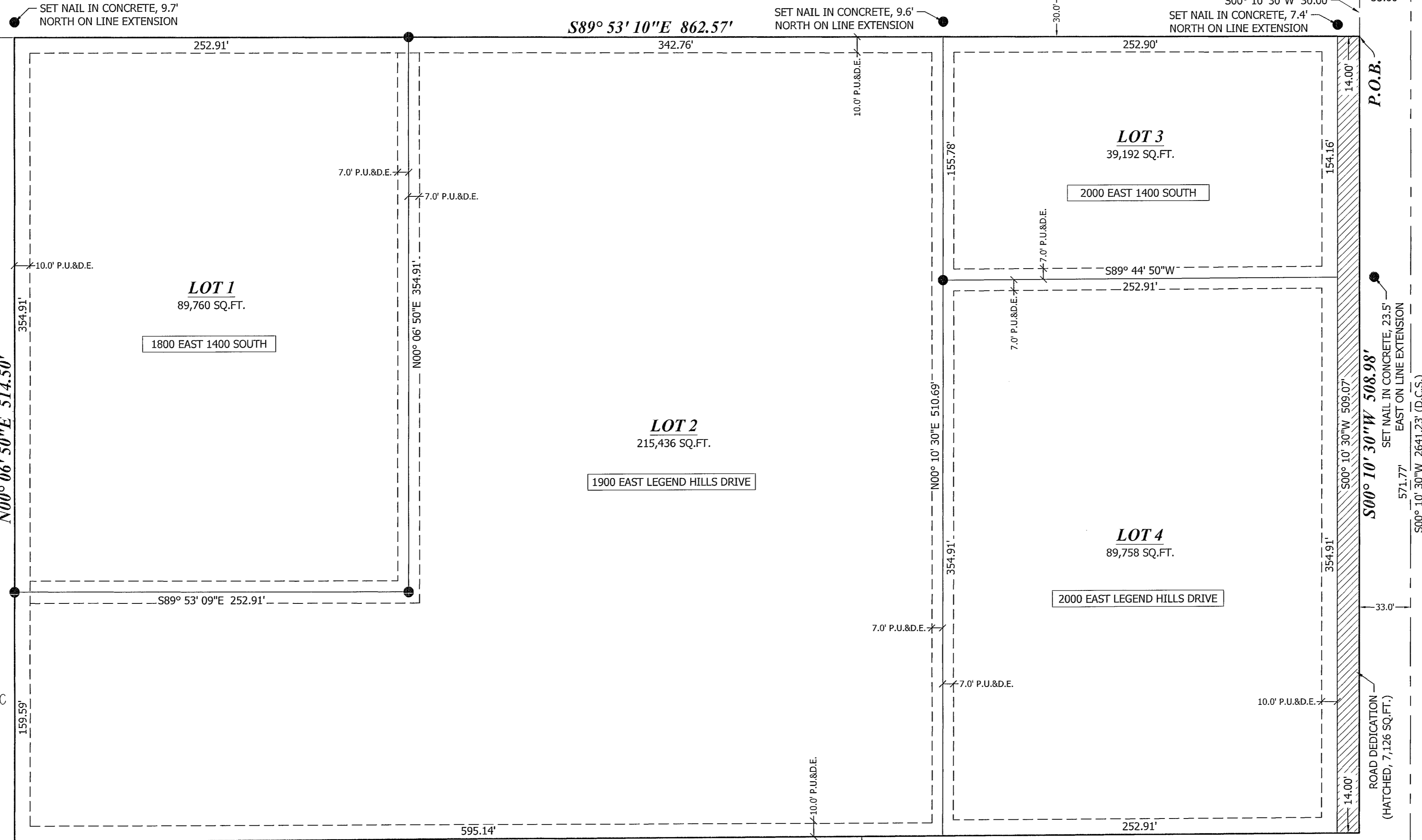


LEGEND HILLS SUBDIVISION PHASE 4
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 7,
 TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
 CLEARFIELD CITY, DAVIS COUNTY, UTAH
 OCTOBER 2022



1400 SOUTH STREET



NOTES

- PUBLIC UTILITY EASEMENTS ARE ALSO DRAINAGE EASEMENTS (P.U.&D.E.).
- PUBLIC UTILITY AND DRAINAGE EASEMENTS ARE 10.0' ALONG THE SUBDIVISION EXTERIOR AND 7.0' ALONG THE INTERIOR LOT LINES.
- THE STATE PLANE BEARING ALONG THE BASIS OF BEARING IS SOUTH 89° 56' 08" EAST (D.C.S.), CALCULATED USING NAD 1983 STATE PLANE COORDINATES IN THE UTAH NORTH ZONE.

DEVELOPER

Name: MANOR HOUSE CONSTRUCTION AND DEVELOPMENT, L.L.C. (WAYNE BELLEAU)
 Phone #: 801-775-9111
 Address: 1412 SOUTH LEGEND HILLS DRIVE, SUITE 100, CLEARFIELD, UT 84015
 Email: WBELLEAU@MANORHOUSEDEVELOPMENT.COM

LEGEND

- SUBDIVISION LINE
- ADJACENT PROPERTY
- ROAD CENTERLINE
- SECTION LINE
- TIE TO MONUMENT
- EASEMENT LINE
- DEDICATION AREA (7,126 SQ.FT.)
- RECORD CALLS ()
- 5/8" REBAR WITH "ENTELLUS" CAP TO BE SET AT CORNER (UNLESS OTHERWISE NOTED)
- FOUND PROPERTY MARKER (AS NOTED)

CONSENT TO RECORD

ON THE 16TH DAY OF FEBRUARY, 2022, CLEARFIELD HOTEL PARTNERS, LLC, A UTAH LIMITED LIABILITY COMPANY, ENTERED INTO A DEED OF TRUST ("DEED OF TRUST") WITH FIRST COMMUNITY BANK UTAH, DIVISION OF GLACIER BANK, WHICH DEED OF TRUST IS SECURED BY THE PROPERTY MORE PARTICULARLY DESCRIBED IN THE ABOVE IDENTIFIED DEED OF TRUST. SAID DEED OF TRUST WAS RECORDED ON 2-16-2022, AS ENTRY NO. 3457602 IN BOOK 7948 AT PAGES 1764-1780, IN THE OFFICIAL RECORDS OF THE DAVIS COUNTY RECORDER'S OFFICE.

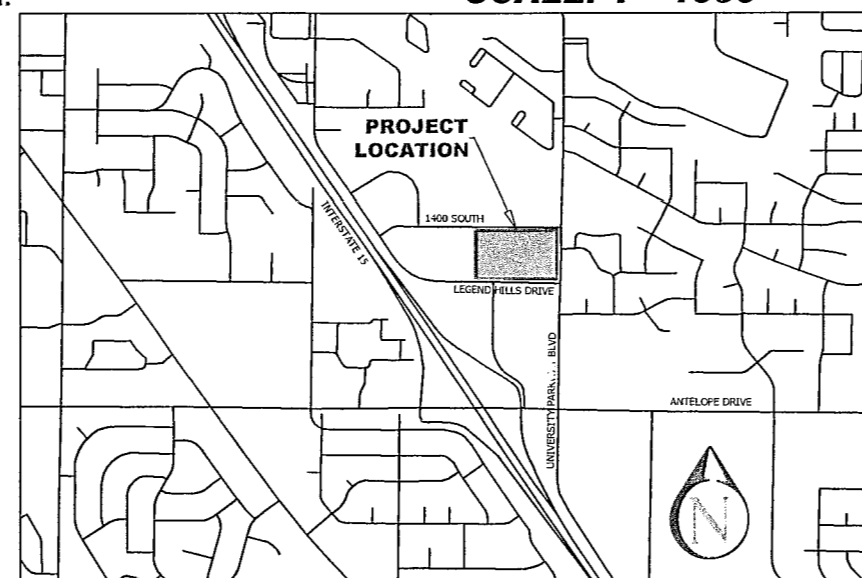
FIRST COMMUNITY BANK UTAH, DIVISION OF GLACIER BANK IS FULLY AWARE THAT CLEARFIELD HOTEL PARTNERS, LLC, A UTAH LIMITED LIABILITY COMPANY IS IN THE PROCESS OF RECORDING A PLAT CREATING A PROJECT KNOWN AS LEGEND HILLS SUBDIVISION PHASE 4, AND FIRST COMMUNITY BANK UTAH, DIVISION OF GLACIER BANK HEREBY CONSENTS TO THE RECORDING OF THE PLAT FOR ALL PURPOSES SHOWN THEREON.

DATED THIS 8 DAY OF November, 20 22.

FIRST COMMUNITY BANK UTAH, DIVISION OF GLACIER BANK

BY: **JACOB TERRY**
 PRINTED NAME: **JACOB TERRY**
 TITLE: **VICE PRESIDENT**

SCALE: 1"=1000'



CITY ENGINEER'S APPROVAL

APPROVED BY THE CLEARFIELD CITY ENGINEER, THIS 24th DAY OF October, 20 22.

Brian Johnson
 CLEARFIELD CITY ENGINEER

CITY COUNCIL'S APPROVAL

PRESENTED TO THE CITY COUNCIL OF CLEARFIELD CITY, UTAH, ON THIS 9th DAY OF August, 20 22.

CITY RECORDER ATTEST: *Stacey A. Dan*
 MAYOR: *Wade R. ...*

PLANNING COMMISSION APPROVAL

APPROVED BY THE PLANNING COMMISSION OF CLEARFIELD CITY, THIS 2nd DAY OF November, 20 22.

Clayton ...
 PLANNING DIRECTOR

CITY ATTORNEY'S APPROVAL

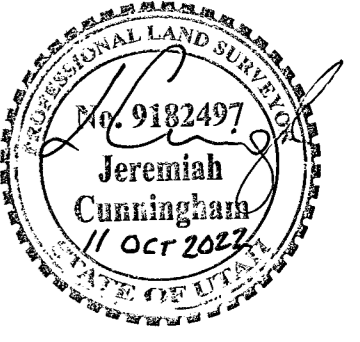
APPROVED ON THIS 2nd DAY OF November, 20 22.

Clayton ...
 CLEARFIELD CITY ATTORNEY

SURVEYOR'S CERTIFICATE

I, JEREMIAH R. CUNNINGHAM, A PROFESSIONAL LAND SURVEYOR, CERTIFY THAT I HOLD CERTIFICATE NO. 9182497 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT, THAT AN ACCURATE SURVEY OF THE PROPERTY DESCRIBED HEREON HAS BEEN COMPLETED, IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, AND THAT I HAVE VERIFIED ALL MEASUREMENTS. I CERTIFY THAT I HAVE PLACED MONUMENTS ON THE GROUND, AS REPRESENTED ON THIS PLAT, AND THAT THE PROPERTY SHOWN ON THIS PLAT AND DESCRIBED HERewith SHALL BE SUBDIVIDED INTO LOTS HEREAFTER TO BE KNOWN AS LEGEND HILLS SUBDIVISION PHASE 4.

Jeremiah R. Cunningham
 JEREMIAH R. CUNNINGHAM, P.L.S., UT #9182497



BOUNDARY DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, DAVIS COUNTY, UTAH, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF 1400 SOUTH STREET AND THE WESTERLY LINE OF UNIVERSITY PARK BOULEVARD, SAID POINT BEING SOUTH 0°10'30" WEST 715.86 FEET (715.79 FEET, BY RECORD) ALONG THE SECTION LINE TO THE CENTER LINE OF SAID 1400 SOUTH STREET AND NORTH 89°53'10" WEST 33.00 FEET ALONG SAID CENTER LINE AND SOUTH 0°10'30" WEST 30.00 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 7 AND RUNNING THENCE SOUTH 0°10'30" WEST 508.98 FEET ALONG SAID WESTERLY LINE TO THE NORTHERLY LINE OF LEGEND HILLS DRIVE; THENCE SOUTH 89°44'50" WEST 862.05 FEET ALONG SAID NORTHERLY LINE TO THE SOUTHEAST CORNER OF LEGEND HILLS SUBDIVISION PHASE 3 - 2ND AMENDED (ENTRY #3014776, DAVIS COUNTY RECORDER); THENCE NORTH 0°06'50" EAST 514.50 FEET ALONG THE EASTERLY LINES OF SAID LEGEND HILLS SUBDIVISION PHASE 3 - 2ND AMENDED AND LEGEND HILLS SUBDIVISION PHASE 3 AMENDED (ENTRY #2421077, DAVIS COUNTY RECORDER) TO SAID SOUTHERLY LINE OF 1400 SOUTH STREET; THENCE SOUTH 89°53'10" EAST 862.57 FEET ALONG SAID SOUTHERLY LINE TO WESTERLY LINE OF UNIVERSITY PARK BOULEVARD AND TO THE POINT OF BEGINNING.

CONTAINING 10.130 ACRES.

OWNER'S DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO PRIVATE LOTS, HEREAFTER TO BE KNOWN AS LEGEND HILLS SUBDIVISION PHASE 4, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, INCLUDING EASEMENTS, AND DO WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREETS AND SAID EASEMENTS.

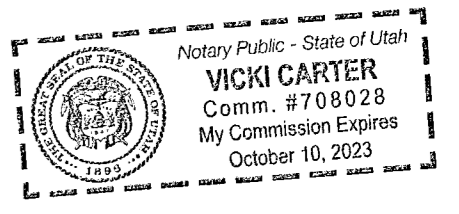
IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 12th DAY OF October, 20 22.

Wayne Belleau
 WAYNE BELLEAU
 BY: *Kevin Carter*
 KEVIN CARTER
 CLEARFIELD HOTEL PARTNERS,
 A UTAH LIMITED LIABILITY COMPANY

ACKNOWLEDGEMENT

ON THIS 12th DAY OF October, 20 22, THERE APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WAYNE BELLEAU, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

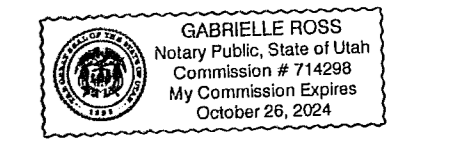
NOTARY PUBLIC: *Kevin Carter*
 RESIDENCE: *Clearfield, UT*
 MY COMMISSION EXPIRES: *10/10/23*



L.L.C. ACKNOWLEDGMENT

ON THE 20th DAY OF October, 2022 THERE PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, *Kevin S. Gamm*, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS A MEMBER OF CLEARFIELD HOTEL PARTNERS, A UTAH LIMITED LIABILITY COMPANY, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID L.L.C. BY A RESOLUTION OF ITS MEMBERS AND ACKNOWLEDGED TO ME THAT SAID L.L.C. EXECUTED THE SAME.

NOTARY PUBLIC: *Gabrielle Ross*
 RESIDENCE: *Layton, UT*
 MY COMMISSION EXPIRES: *10/26/2024*



DAVIS COUNTY RECORDER

ENTRY NO. *3508883* FEE PAID *\$58.00*
 FILED FOR RECORD AND RECORDED THIS 28th DAY OF November, 20 22
 AT 3:24 IN BOOK 8141 OF Page 715
 COUNTY RECORDER: *Richard T. Naughton*
 BY: *Ashley ...*
 DEPUTY

