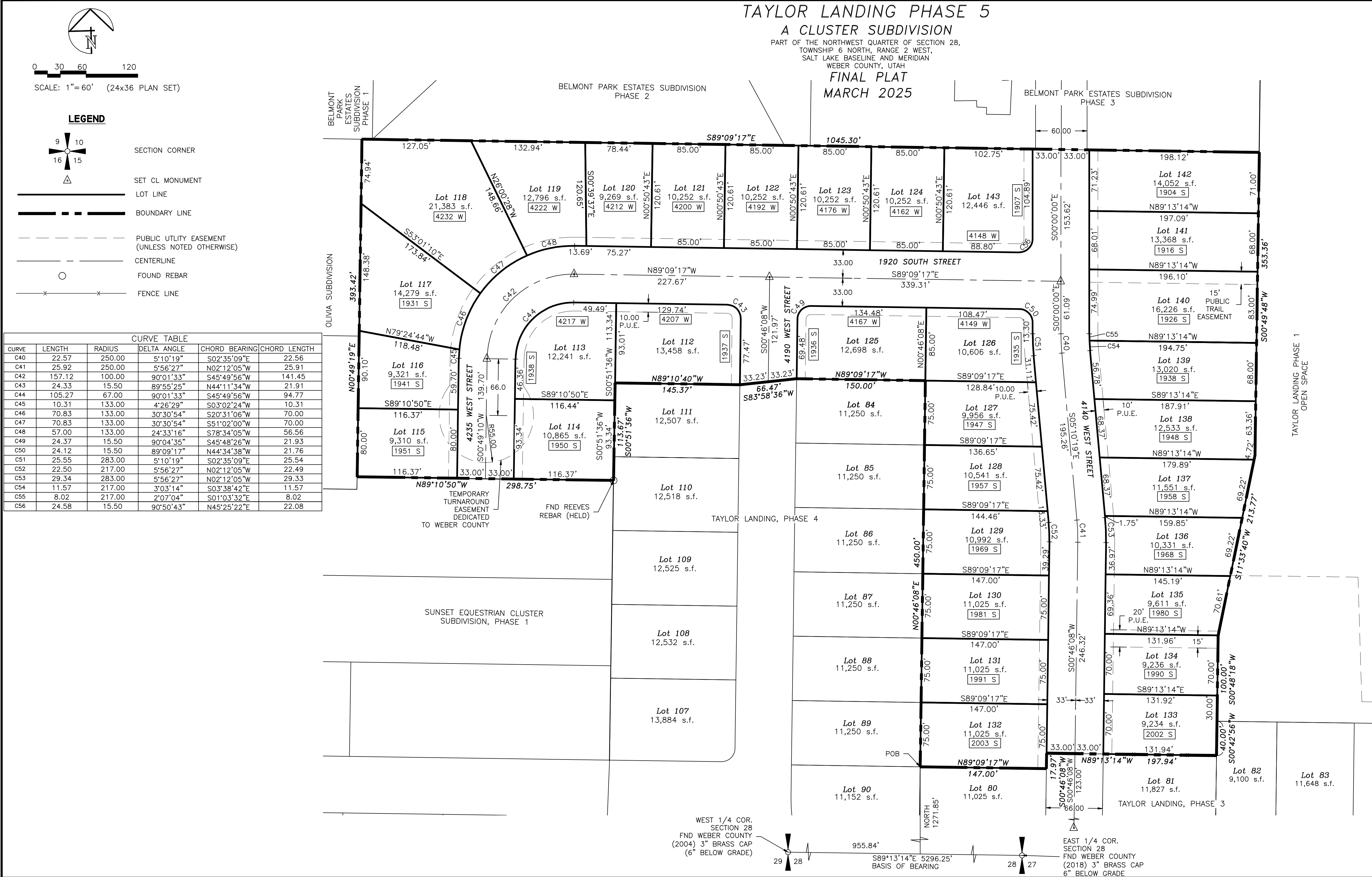
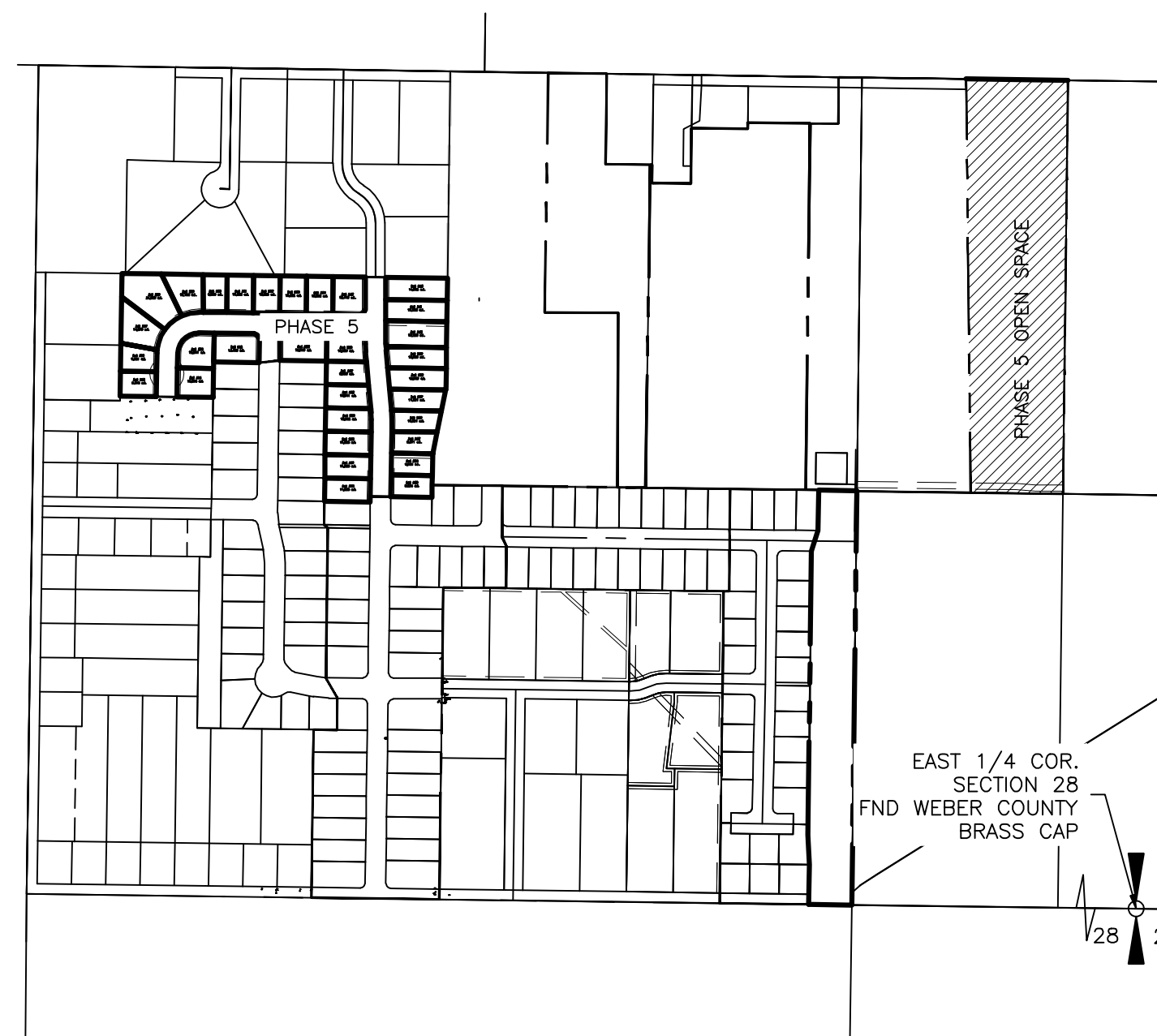
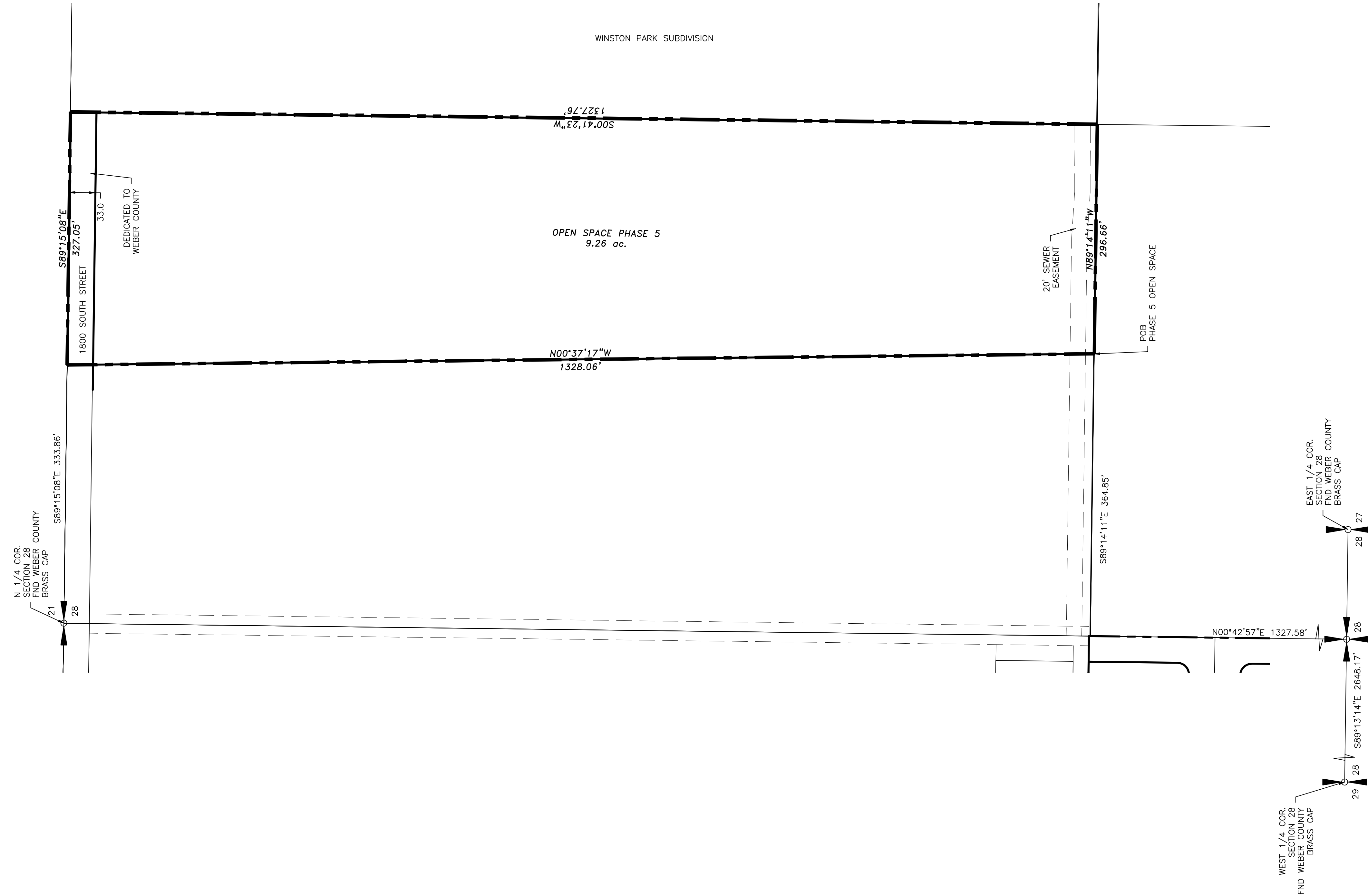




WEBER COUNTY ATTORNEY I have examined the financial guarantee and other documents associated with this subdivision plot and in my opinion they conform with the County Ordinance applicable thereto and now in force and effect. Signed this ____ day of _____, 2025. _____ County Attorney	WEBER COUNTY SURVEYOR I hereby certify that the Weber County Surveyor's Office has reviewed this plot and all conditions for approval by this office have been satisfied. The approval of this plot by the Weber County Surveyor does not relieve the Licensed Land Surveyor who execute this plot from the responsibilities and/or liabilities associated therewith. Signed this ____ day of _____, 2025. _____ Weber County Surveyor Recod of Survey # _____	WEBER COUNTY PLANNING COMMISSION APPROVAL This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission on the ____ day of _____, 2025. _____ Chairman, Weber County Planning Commission	SURVEYOR'S NOTES NARRATIVE 1. The purpose of this survey was to subdivide part of parcel 15-078-0187 into 32 lots. The survey was requested by Jay Stocking of Sierra Homes. 2. The basis of bearing is S 89°13'14" E between the West Quarter Corner and East Quarter Corner of Section 28, Township 6 North, Range 2 West, Salt Lake Base and Meridian. 3. The boundary was established along the boundaries of Taylor Landing Phase 1 Opens Space, Taylor Landing Phase 3 and Phase 4, Sunset Equestrian Cluster Subdivision, Phase 1, Olivia Subdivision and Belmont Park Subdivision Estates Subdivision, Phase 1, 2 and 3. GENERAL NOTES 1. All Public Utility Easements shown as dashed lines shall be 10.00 foot wide unless otherwise indicated. 2. 8" rebar to be set at all rear property corners. Curb pins to be set at lot line projections along streets. Subdivision boundary and lot corners are set as required by state code and county ordinance. 3. All development within this subdivision is subject to the requirements of Section 108-16 "Outdoor Lighting" of the Weber County Land Use Code. 4. Street trees of a species determined by Weber County Policy are required every 50 feet on both sides of the street within the subdivision boundary. In the event infrastructure or a driveway approach makes a tree's placement impossible, that tree shall be located as close to 50-foot spacing as otherwise reasonable possible, provided compliance with the clear view triangle as defined in Section 108-7-7 of Weber County Land Use Code. 5. This is a high water table area and no basements are allowed unless approved by Geotechnical Engineer and County. Lowest inhabitable floor shall be minimum of one foot above historical ground water level.	SURVEYOR'S CERTIFICATE I, Brian G. Lyon, a Registered Land Surveyor, hold Certificate No. 275617, in the State of Utah in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Act; and 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 have hereby subdivided said tract into thirty-two (32) lots, known hereafter as TAYLOR LANDING PHASE 5, A CLUSTER SUBDIVISION, located in Weber County, Utah and has been correctly drawn to the designated scale and is true and correct representation of the herein described lands included in said subdivision, based upon data compiled from records in the Weber County Recorder's Office and from said survey made by me on the ground. BOUNDARY DESCRIPTION Part of the Northwest Quarter of Section 28, Township 6 North, Range 2 West of the Salt Lake Base and Meridian described as follows: Commencing at the West Quarter Corner of Section 28, Township 6 North, Range 2 West of the Salt Lake Base and Meridian monumented with a Brass Cap; thence S 89°13'14" E 955.84 feet along the south line of the Northwest Quarter of said Section 28; thence North 1271.85 feet to the POINT OF BEGINNING and running thence N 00°46'08" E 450.00 feet; thence N 89°09'17" W 150.00 feet; thence S 83°58'36" W 66.47 feet; thence N 89°10'40" W 145.37 feet; thence S 00°51'36" W 113.67 feet; thence N 89°10'50" W 298.75 feet along the boundary of Sunset Equestrian Cluster Subdivision, Phase 1; thence N 00°49'19" E 393.42 feet along the boundary of Olivia Subdivision; thence S 89°09'17" E 1,045.30 feet along the boundary of Belmont Park Estates Subdivision, Phase 1, 2 and 3; thence along the boundary of Taylor Landing Phase 1 Open Space the next three courses: 1) thence S 00°49'48" W 353.36 feet; 2) thence S 11°33'40" W 213.77 feet; 3) thence S 00°48'18" W 100.00 feet; thence along the boundary of Taylor Landing Phase 3 the next four courses: 1) thence S 00°42'56" W 40.00 feet; 2) thence N 89°13'14" W 197.94 feet; 3) thence S 00°46'08" W 17.97 feet; 4) thence N 89°09'17" W 147.00 feet to the point of beginning, containing 11.038 acres, more or less. OWNER'S DEDICATION Know all by these presents that we the undersigned owners of the above-described tract of land, having caused the same to be subdivided into lots and streets to hereafter be known as TAYLOR LANDING, PHASE 5, A CLUSTER SUBDIVISION, Do hereby dedicate to public use all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares. Grant and dedicate a perpetual right and easement over, upon and under the lands designated hereof as public utility, drainage easements and canal maintenance easement, the same to be used for the installation maintenance and operation of public utility service lines, storm drainage facilities, irrigation canals for the perpetual preservation of water channels in their natural state whichever is applicable as may be authorized by the governing authority, with no buildings or structures being erected within such easements. Dedicate and convey to Weber County a perpetual open space easement on, under, and over all parcels and areas denoted as open space parcels or areas to guarantee to the public that those parcels and areas remain open and undeveloped except for approved open space purposes. Grant and dedicate a perpetual right and easement over, upon and under the lands designated hereof as sewer easements to the Central Weber Sewer Improvement District. Grant and dedicate a temporary turnaround easement over, upon and under the lands designated as temporary turnaround easement. Dedicate and convey to Weber County the lands designated as public trail easements hereof. In witness whereof, we have hereunto set our hands this ____ day of _____, 2025. _____ Jay Stocking, Manager Heritage Land Holdings, LLC LIMITED LIABILITY ACKNOWLEDGEMENT STATE OF UTAH } COUNTY OF _____ } ss On this ____ day of _____ A.D. 2025, personally appeared before me, Jay Stocking who being by me duly sworn did say, for himself that he is the Manager of Heritage Land Holdings, LLC, a Utah Limited Liability Company, and that the within and foregoing instrument was signed on behalf of said Limited Liability Companies. MY COMMISSION EXPIRES _____ NOTARY PUBLIC RESIDING AT _____ COUNTY RECORDER State of Utah, County of Weber, recorded and filed at the request of _____ Date _____ Time _____ Fee _____ Entry _____ _____ Index _____ Filed in: File of plats _____ County Recorder _____	TAYLOR LANDING PHASE 5 A CLUSTER SUBDIVISION PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASELINE AND MERIDIAN WEBER COUNTY, UTAH FINAL PLAT DATE : MARCH, 2025 DRAWING No. 1 1 of 2
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State of Utah, County of Weber, recorded and filed at the request
of _____
Date _____ Time _____ Fee _____
Entry _____

Index _____
 Filed in: File of plats _____ County Recorder

PHASE 5
TOTAL AREA: 11.04 ACRES
PUBLIC R-O-W: 2.33 ACRES
NET DEVELOPABLE GROUND: 8.71 ACRES
NET OPEN SPACE: 9.26 ACRES (51.53% >50%)

Developer:
Heritage Land Development
470 North 2450 West
Tremonton, Utah 84337

[illegible]

PROJECT TITLE
TAYLOR LANDING PHASE 5

A CLUSTER SUBDIVISION
PART OF THE NORTH HALF OF SECTION 28, TOWNSHIP 6
NORTH, RANGE 2 WEST,
SALT LAKE BASIN AND MERIDIAN
WEBER COUNTY, UTAH

DRAWING TITLE
FINAL PLAT

DATE : MARCH, 2025
DRAWING No. 2
2 of 2