

State of Utah, County of Weber, recorded and filed at the request of _____ County Recorder

Index In: File of plots _____

Date of Entry _____

Time _____

Fee _____

Signed this _____ day of _____, 2020. _____ County Attorney

I have examined the financial guarantee and other documents associated with this subdivision and in my opinion they conform with the County Ordinance applicable thereto and now in force and effect.

WEBER COUNTY ATTORNEY

WEBER COUNTY SURVEYOR

Signed this _____ day of _____, 2020. _____

I hereby certify that the required public improvement standards and drawings for this subdivision conform with County standards and the amount of the financial guarantee is sufficient for the installation of these improvements.

WEBER COUNTY ENGINEER

Signed this _____ day of _____, 2020. _____

I hereby certify that the required public improvement standards and drawings for this subdivision conform with County standards and the amount of the financial guarantee is sufficient for the installation of these improvements.

WEBER COUNTY SURVEYOR

Signed this _____ day of _____, 2020. _____

I hereby certify that this subdivision complies with the standards and requirements of the Utah Subdivision Control Act, and that the financial guarantee is sufficient for the installation of these improvements.

WEBER COUNTY PLANNING COMMISSION APPROVAL

Chairman, Weber County Planning Commission _____

This is to certify that this subdivision complies with the standards and requirements of the Utah Subdivision Control Act, and that the financial guarantee is sufficient for the installation of these improvements.

WEBER COUNTY COMMISSION ACCEPTANCE

Chairman, Weber County Commission _____

This is to certify that this subdivision complies with the standards and requirements of the Utah Subdivision Control Act, and that the financial guarantee is sufficient for the installation of these improvements.

GENERAL NOTES

1. All Public Utility Easements shown as dashed lines shall be 10.00 foot wide unless otherwise indicated.

2. All Public Utility Easements shall be set at all right property corners. Curb and gutter to be set at lot line projections along streets.

3. All Public Utility Easements shall be set at all right property corners. Curb and gutter to be set at lot line projections along streets.

4. All development in this subdivision is subject to the Weber County Land Use Code.

5. All work on the secondary water system is to be done in accordance with Hooper Irrigation Company standards.

CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	24.33	15.50	89°56'10"	S44°15'09"E	21.93
C2	24.33	15.50	89°56'18"	N45°44'32"W	21.93
C3	24.33	15.50	89°56'12"	N45°44'32"E	21.93
C4	24.33	15.50	89°56'10"	N45°44'32"E	21.93
C5	24.33	15.50	89°56'10"	N45°44'32"E	21.93
C6	24.36	15.50	90°03'50"	S45°44'51"W	21.93

LIMITED LIABILITY ACKNOWLEDGEMENT

My, _____, A.D. 2020, personally appeared _____, Notary Public, before me, Joy Stocking, who being by me duly sworn did say, that he is the Manager of River Valley Development, LLC, a Utah Limited Liability Company, and that the within and foregoing instrument was signed on behalf of said Limited Liability Company.

Notary Public Expires _____

MY COMMISSION EXPIRES _____

RESIDING AT _____

PROJECT TITLE: TAYLOR LANDING PHASE 1A A CLUSTER SUBDIVISION

PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASIN AND MERIDIAN, WEBER COUNTY, UTAH

DRAWING TITLE: FINAL PLAT

DATE: JULY 2019

1 of 2

Please verify that all existing easements outlined in the title report have been accounted for on this drawing. I believe there were some omissions on the report that have not yet been depicted.

Per Sec. 108-3-5(1)(2), The following language will be included in the dedication of the subdivision plat that substantially reads as follows: "... and additionally 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 in a manner consistent with the approved open space plan...."

REVISIONS/SUBMISSIONS

NO.	DATE	DESCRIPTION

REVISIONS: _____

DATE: _____

PROJECT NO.: _____

Developer: Sierra Homes 4700 North 2450 West, Provo, UT 84637

DATE: _____

PROJECT NO.: _____

ALLIANCE CONSULTING ENGINEERS

150 EAST 200 NORTH SUITE P, LOGAN, UTAH 84321

(435) 755-5121

alliance@acogm@yahoo.com

NARRATIVE

1. THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE PART OF PARCEL 15-078-0110 INTO 20 LOTS 1 THROUGH 20. THE QUARTER CORNER AND EAST QUARTER CORNER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASIN AND MERIDIAN, ARE SHOWN AS POINTS OF BEGINNING, CONTAINING 8.502 ACRES, MORE OR LESS.

2. THE BASIS OF BEGINNING IS 5 89°13'14" E BETWEEN THE WEST QUARTER CORNER OF SAID SECTION 28, NORTHWEST QUARTER OF SAID SECTION 28, THENCE S 00°42'56" W 1,133.54 FEET TO THE SOUTH LINE OF THE PARCEL, THENCE S 17°36'31" W 68.95 FEET; THENCE S 09°13'14" E 284.00 FEET; THENCE N 00°46'48" E 130.00 FEET; THENCE N 00°34'29" W 66.02 FEET; THENCE N 00°46'08" E 132.54 FEET; THENCE S 89°13'14" E 17.26 FEET; THENCE N 00°46'08" E 1,001.00 FEET ALONG THE EAST LINE OF BOYD RUSSELL SUBDIVISION, 1ST AMENDMENT, AND ITS PROJECTION THEREOF, COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 28 TO THE POINT OF BEGINNING AND RUNNING ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28 TO THE NORTH, RANGE 2 WEST OF THE SALT LAKE BASIN AND MERIDIAN, MONUMENTED WITH A BRASS CAP, THENCE S 89°13'14" E 2224.07 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASIN AND MERIDIAN.

BOUNDARY DESCRIPTION

Commencing at the West Quarter Corner of Section 28, Township 6 North, Range 2 West of the Salt Lake Basin and Meridian, Monumented with a Brass Cap, thence S 89°13'14" E 2224.07 feet to the West Quarter Corner of said Section 28, Township 6 North, Range 2 West of the Salt Lake Basin and Meridian, then along the south line of the Northwest Quarter of said Section 28 to the Point of Beginning, containing 8.502 acres, more or less.

2. THE BASIS OF BEGINNING IS 5 89°13'14" E BETWEEN THE WEST QUARTER CORNER OF SAID SECTION 28, NORTHWEST QUARTER OF SAID SECTION 28, THENCE S 00°42'56" W 1,133.54 FEET TO THE SOUTH LINE OF THE PARCEL, THENCE S 17°36'31" W 68.95 FEET; THENCE S 09°13'14" E 284.00 FEET; THENCE N 00°46'48" E 130.00 FEET; THENCE N 00°34'29" W 66.02 FEET; THENCE N 00°46'08" E 132.54 FEET; THENCE S 89°13'14" E 17.26 FEET; THENCE N 00°46'08" E 1,001.00 FEET ALONG THE EAST LINE OF BOYD RUSSELL SUBDIVISION, 1ST AMENDMENT, AND ITS PROJECTION THEREOF, COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 28 TO THE POINT OF BEGINNING AND RUNNING ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28 TO THE NORTH, RANGE 2 WEST OF THE SALT LAKE BASIN AND MERIDIAN, MONUMENTED WITH A BRASS CAP, THENCE S 89°13'14" E 2224.07 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASIN AND MERIDIAN.

SURVEYOR'S CERTIFICATE

I, Brian C. Lyon, a Registered Land Surveyor, hold Certificate No. 275617, as prescribed by the laws of the State of Utah, and do hereby certify that by authority I have made a survey of the therein, and have subdivided said tract of land into lots and streets to be hereafter known as TAYLOR LANDING, PHASE 1A and the same has been correctly surveyed and all streets and the dimensions shown.

PROFESSIONAL LAND SURVEYOR

BRN C. LYON

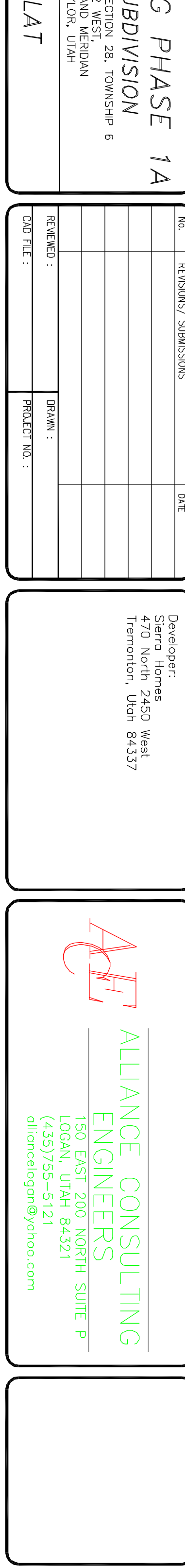
9/15/20

275617

TAYLOR LANDING PHASE 1A A CLUSTER SUBDIVISION

PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASIN AND MERIDIAN, WEBER COUNTY, UTAH

FINAL PLAT

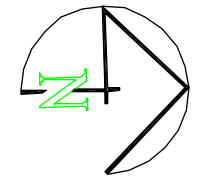


LEGEND

- SECTION CORNER
- SET CL MONUMENT
- LOT LINE
- BOUNDARY LINE
- EASEMENT LINE
- CENTERLINE
- FOUND REBAR

SCALE: 1" = 60' (24x36 PLAN SET)

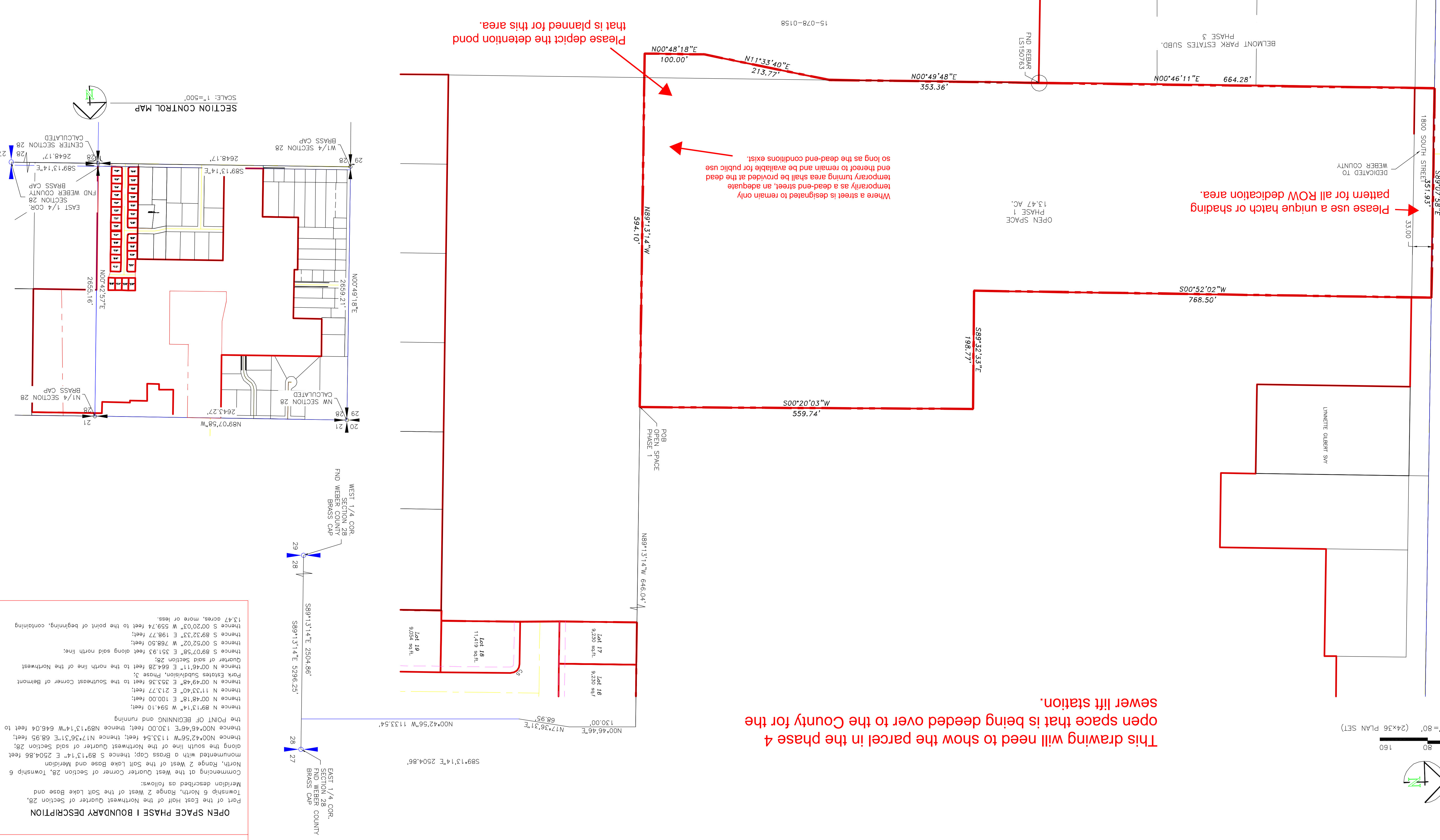
SCALE: 1"=80' (24x36 PLAN SET)



Please use a unique hatch or shading pattern for all ROW dedication area.

This drawing will need to show the parcel in the phase 4 open space that is being deeded over to the County for the sewer lift station.

Please depict the detention pond that is planned for this area.

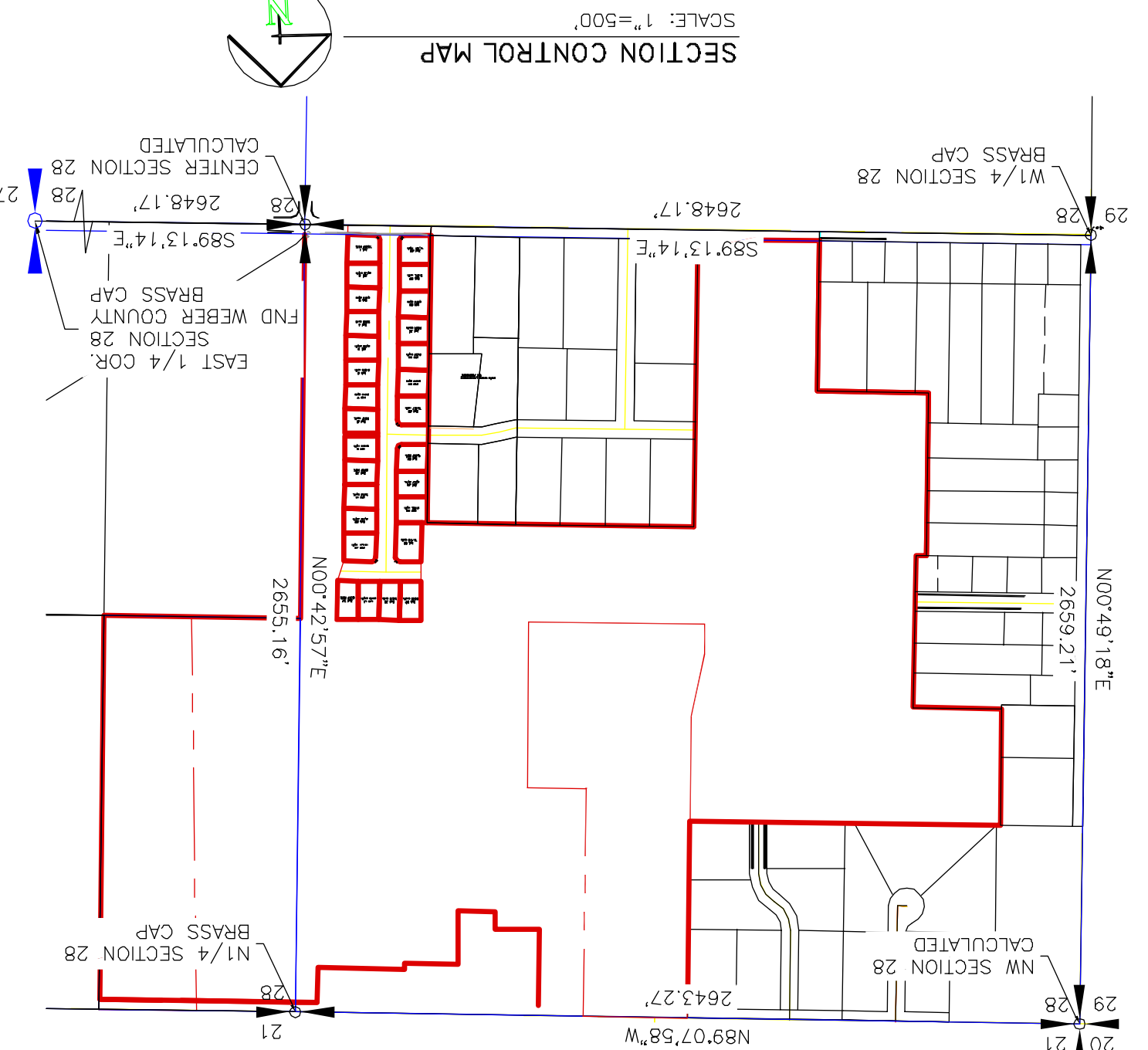
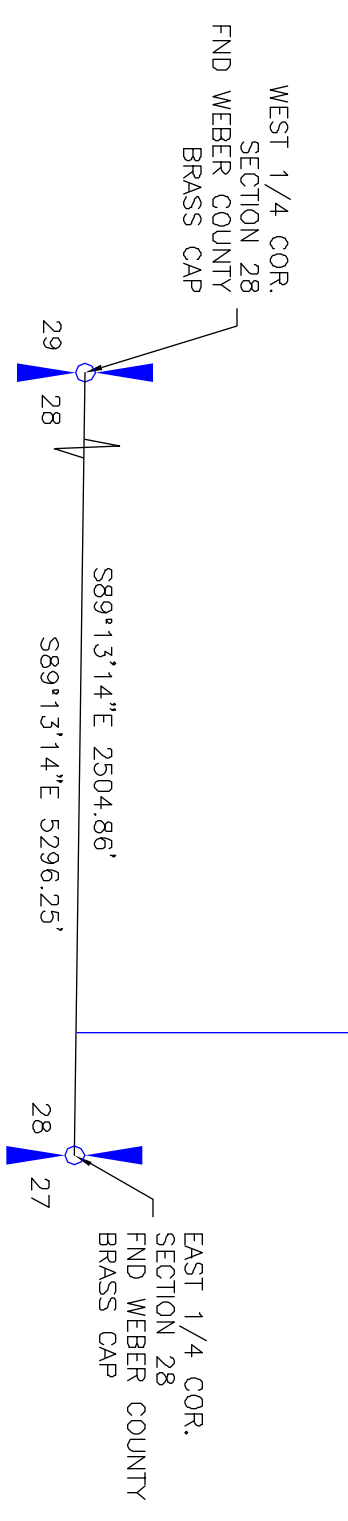


TAYLOR LANDING PHASE 1A
 A CLUSTER SUBDIVISION
 PART OF THE NORTHWEST QUARTER OF SECTION 28,
 TOWNSHIP 6 NORTH, RANGE 2 WEST,
 SALT LAKE BASELINE AND MERIDIAN,
 WEBER COUNTY, UTAH

FINAL PLAT

OPEN SPACE PHASE I BOUNDARY DESCRIPTION

Meridian described as follows:
 Township 6 North, Range 2 West of the Salt Lake Base and North, Range 2 West of the Salt Lake Base and Meridian monumented with a Brass Cap; thence S 89°13'14" E 2504.86 feet along the south line of said Section 28; thence N 00°46'46"E 130.00 feet; thence N 17°36'31"E 68.95 feet to the POINT OF BEGINNING and running
 thence N 89°13'14" W 594.10 feet;
 thence N 00°48'18" E 100.00 feet;
 thence N 11°33'40" E 213.77 feet to the Southeast Corner of Belmont Park Estates Subdivision, Phase 3;
 thence N 00°49'48" E 353.35 feet to the north line of the Northwest Quarter of said Section 28;
 thence S 89°07'58" E 351.93 feet along said north line;
 thence S 00°52'02" W 768.50 feet;
 thence S 89°32'33" E 198.77 feet;
 thence S 00°20'03" W 559.74 feet to the point of beginning, containing 13.47 acres, more or less.



DATE: SEPT 2020
 DRAWING No. 2 of 2

TAYLOR LANDING PHASE 1A
 A CLUSTER SUBDIVISION
 PART OF THE NORTH HALF OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASELINE AND MERIDIAN, WEBER COUNTY, UTAH

FINAL PLAT

No.	REVISIONS/SUBMISSIONS	DATE

REQUIRED: _____
 PROJECT NO.: _____

Developer:
 2450 West
 Tremonton, Utah 84337

ACI
ALLIANCE CONSULTING ENGINEERS
 150 EAST 200 NORTH SUITE P
 LOGAN, UTAH 84321
 (435) 755-5121
 alliance@aci-engineers.com

TAYLOR LANDING PHASE 1A
 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