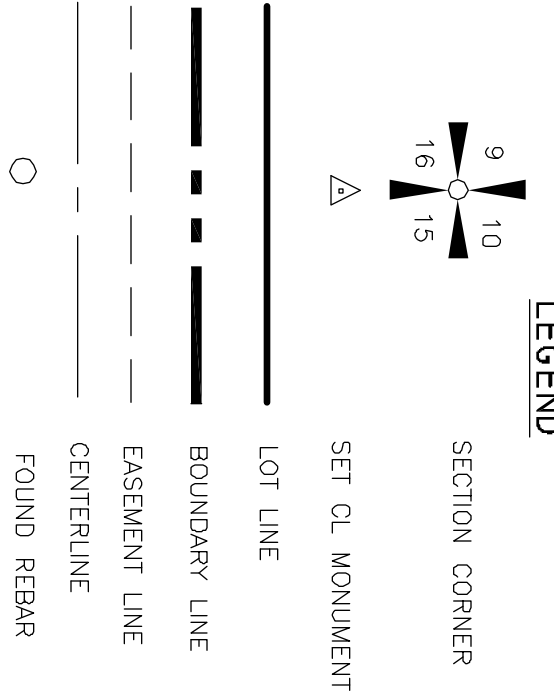


SCALE: 1" = 60' (24x36 PLAN SET)

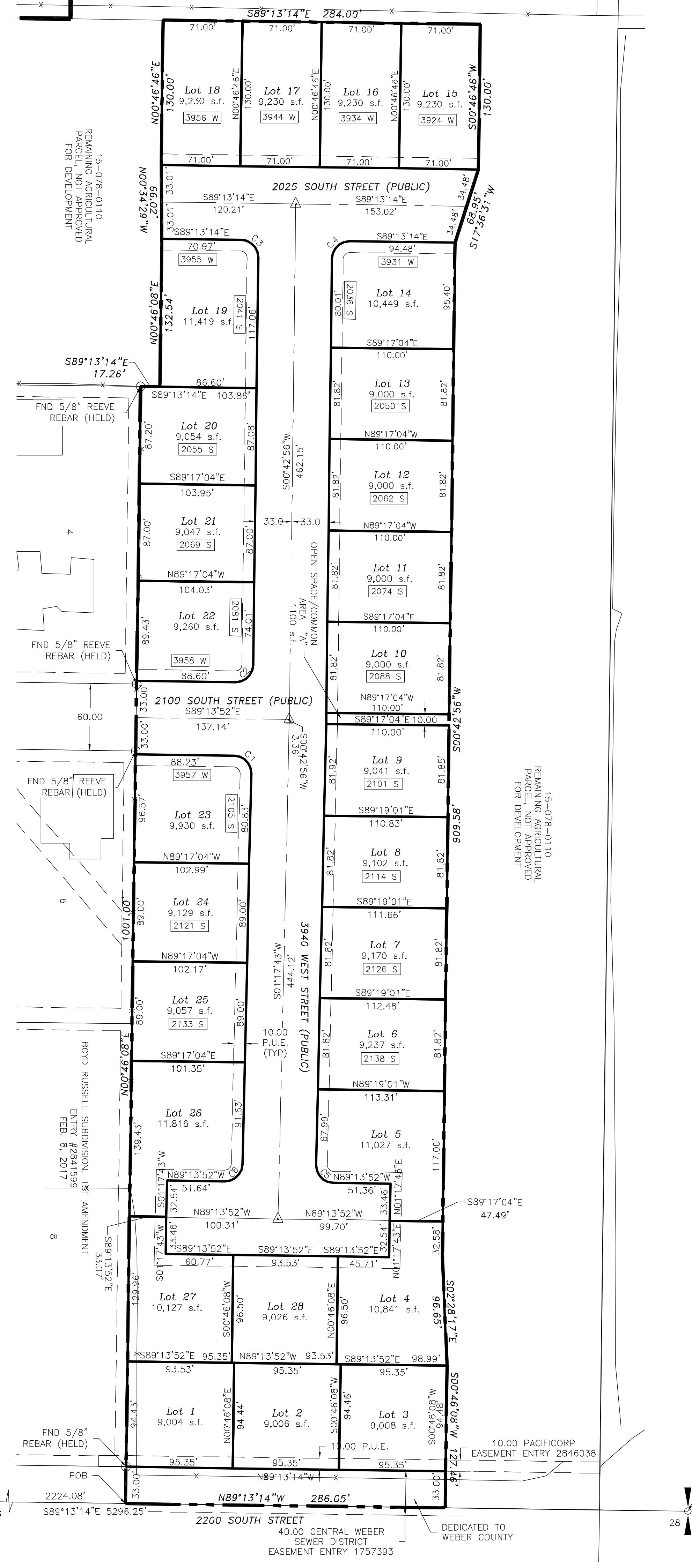


TAYLOR LANDING PHASE 1A

A CLUSTER SUBDIVISION

PART OF THE NORTHWEST QUARTER OF SECTION 28,
TOWNSHIP 6 NORTH, RANGE 2 WEST,
SALT FLATS AND MOUNTAIN
WEBER COUNTY, UTAH

FINAL PLAT



WEBER COUNTY ATTORNEY

I have examined the financial guarantee and other documents associated with this subdivision and in my opinion they conform to the provisions of the Utah Subdivision Map Act and the Utah Condominium Act. I have not audited the books and records of the applicant.

Signed this _____ day of _____, 2020.

County Attorney _____

WEBER COUNTY SURVEYOR

I hereby certify that the Weber County Surveyor's Office has reviewed this plat and all conditions for approval by this office have been satisfied. The approval of this plat by the Weber County Surveyor is not a guarantee of the accuracy of the information provided from the responsibilities and/or liabilities associated therewith.

Signed this _____ day of _____, 2020.

Weber County Surveyor _____

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 _____, 2020.

Chairman, Weber County Planning Commission _____

WEBER COUNTY ENGINEER

I hereby certify that the Weber County Engineer's Office has reviewed this drawing for the subdivision and the dedication of streets and the amount of the financial guarantee is sufficient for the installation of these improvements.

Signed this _____ day of _____, 2020.

Weber County Engineer _____

WEBER COUNTY PLANNING COMMISSION ACCEPTANCE

This is to certify that this subdivision plat, the dedication of streets and other public ways and financial guarantee of public improvements and other public works are in accordance with the standards and the rules and regulations of the Weber County Planning Commission and the Weber County Recorder's Office under Entry 2841599 on February 8, 2017, and the west line of the subdivision was established along the Boyd Russell Subdivision, 1st Amendment using section control and found rebar as shown.

Attest: _____

GENERAL NOTES

- All Public Utility Easements shown are dashed lines shall be 10.00 foot wide unless otherwise indicated.
- 3" rebar to be set at all red property corners. Curb pipe to be set at all line projections along streets.
- Subdivisor's Notes Narrative

CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	24.49	15.50	90°31'35"	N4°35'09"W	22.02
C2	24.36	15.50	90°03'12"	N4°54'32"E	21.93
C3	24.33	15.50	89°56'10"	N4°45'09"W	21.91
C4	24.36	15.50	90°03'50"	S4°54'45"W	21.93
C5	24.28	15.50	89°44'35"	S4°42'13"E	21.87
C6	24.20	15.50	89°28'25"	N4°61'55"E	21.82

SURVEYOR'S CERTIFICATE

I, Brian G. Lyon, a Registered Land Surveyor, hold Certificate No. 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 that this plat, and have hereby subdivided said land into four (4) lots, known hereafter as TAYLOR LANDING PHASE 1A, A CLUSTER SUBDIVISION located in Pleasant View City, Weber County, Utah and has been correctly drawn to the designated scale and is true and correct. I have also verified that the subdivision is in accordance with the subdivision, based upon data compiled from records in the Weber County Recorder's Office and from said survey made by me on the ground.

PROFESSIONAL LAND SURVEYOR
Brian G. LYON
10/29/20

BOUNDARY DESCRIPTION

Part of the East Half 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 2224.08 feet along the south line of the Northwest Quarter of said Section 28 to the POINT OF BEGINNING and running
thence N 00°46'08" E 1,001.00 feet along the east line of Boyd Russell Subdivision, 1st Amendment and it's projection therefor;
thence S 89°13'14" E 17.26 feet;
thence N 00°46'08" E 132.54 feet;
thence N 00°46'48" E 130.00 feet;
thence S 89°13'14" E 284.00 feet;
thence S 17°36'31" W 68.95 feet;
thence S 00°42'56" W 909.58 feet;
thence S 02°28'17" E 98.65 feet;
thence S 00°46'08" W 127.46 feet to the south line of the Northwest Quarter of said Section 28;
thence N 89°13'14" W 286.05 feet along said south line to the point of beginning, containing 852 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 1A, have dedicated 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 easement, storm drainage easement, irrigation easement, and operation of public utility service lines, storm drainage facilities, irrigation canals for the perpetual preservation of water channels in their natural state wherever it is applicable as may be authorized by the governing authority, with no Grant and convey to the subdivision lot owners association, Open Space/Common Area "A" to be used for recreational and open space purposes for the benefit of each lot owners association member in common with all others in the subdivision and grant and dedicate to the County of perpetual open space right and easement on and over common areas remain open and undeveloped except for approved recreational, parking and open space purposes.
In witness whereof, we have hereunto set our hands this _____ day of _____, 2020.

LIMITED LIABILITY ACKNOWLEDGEMENT

Jay Stacking, Manager
3900 WEST/TAYLOR PARTNERSHIP, LLC

NOTARY PUBLIC

MY COMMISSION EXPIRES _____ RESIDING AT _____
COUNTY RECORDER _____
STATE OF UTAH _____ } ss
COUNTY OF _____

On this _____ day of _____, A.D. 2020, personally appeared before me, Jay Stacking, who being by me duly sworn did say, for himself that he is the Manager of 3900 WEST/TAYLOR PARTNERSHIP, LLC, a Utah Limited Liability Company, and that the within and foregoing instrument was signed on behalf of said Limited Liability Company.

No.	REVISIONS/ SUBMISSIONS	DATE

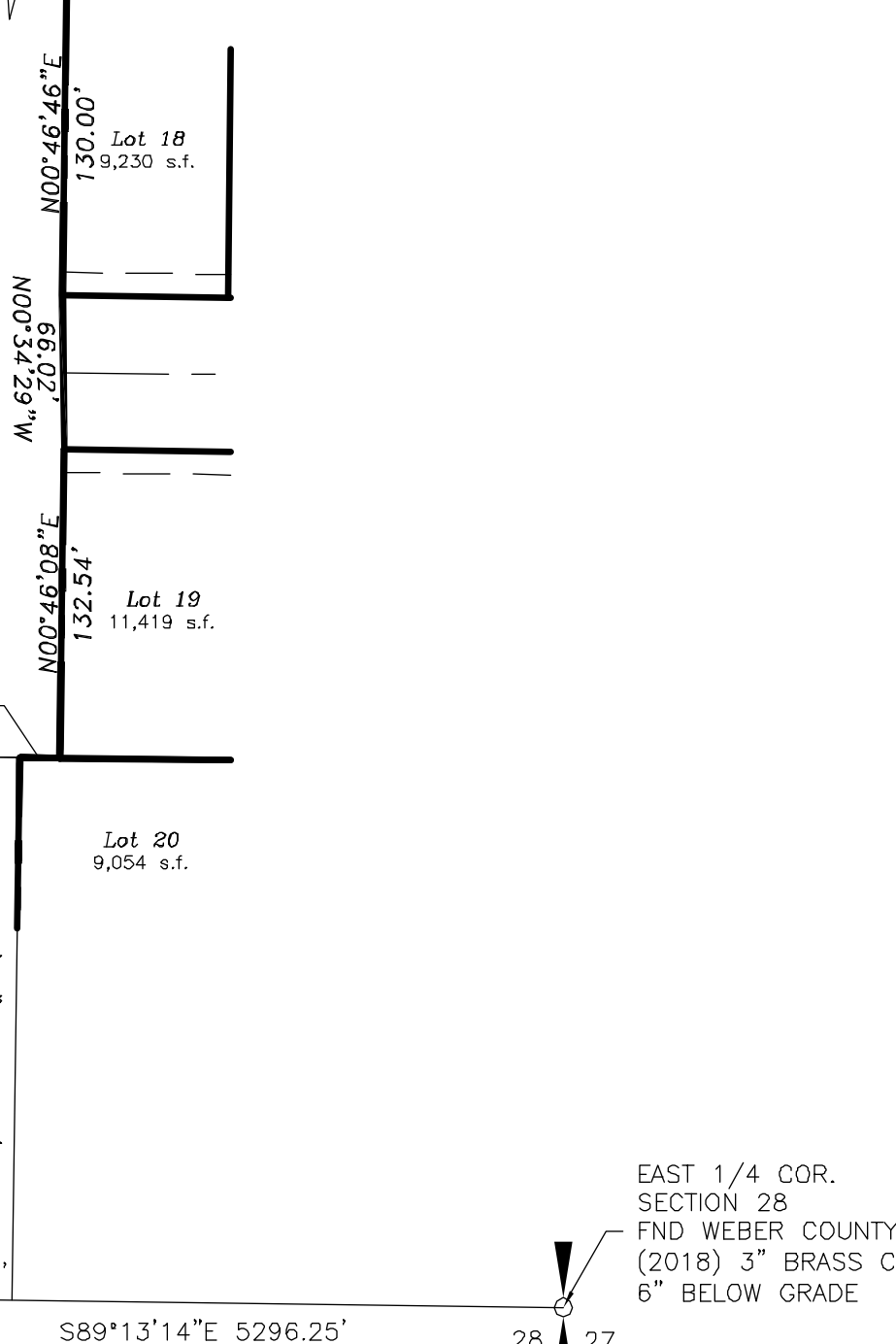
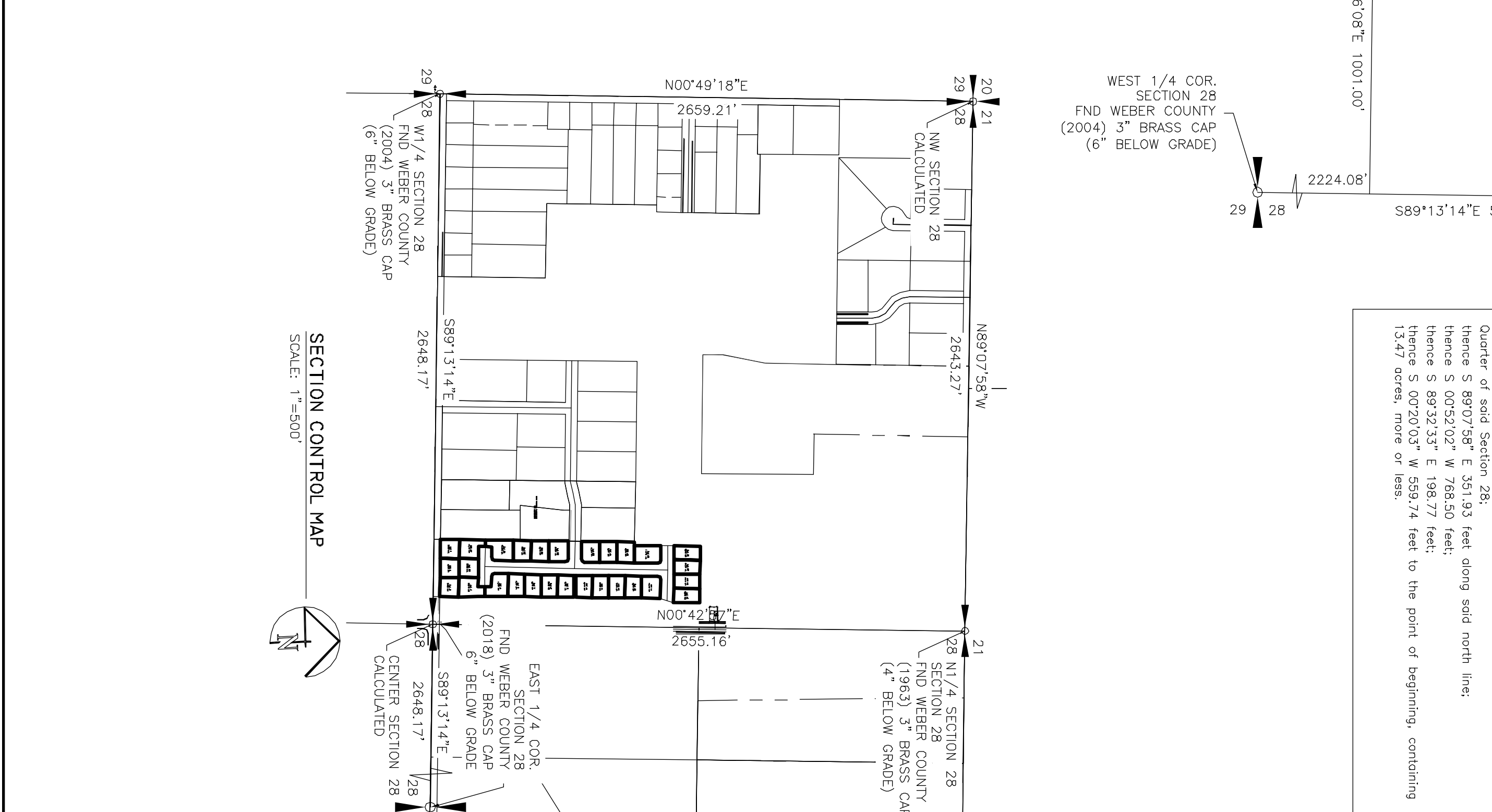
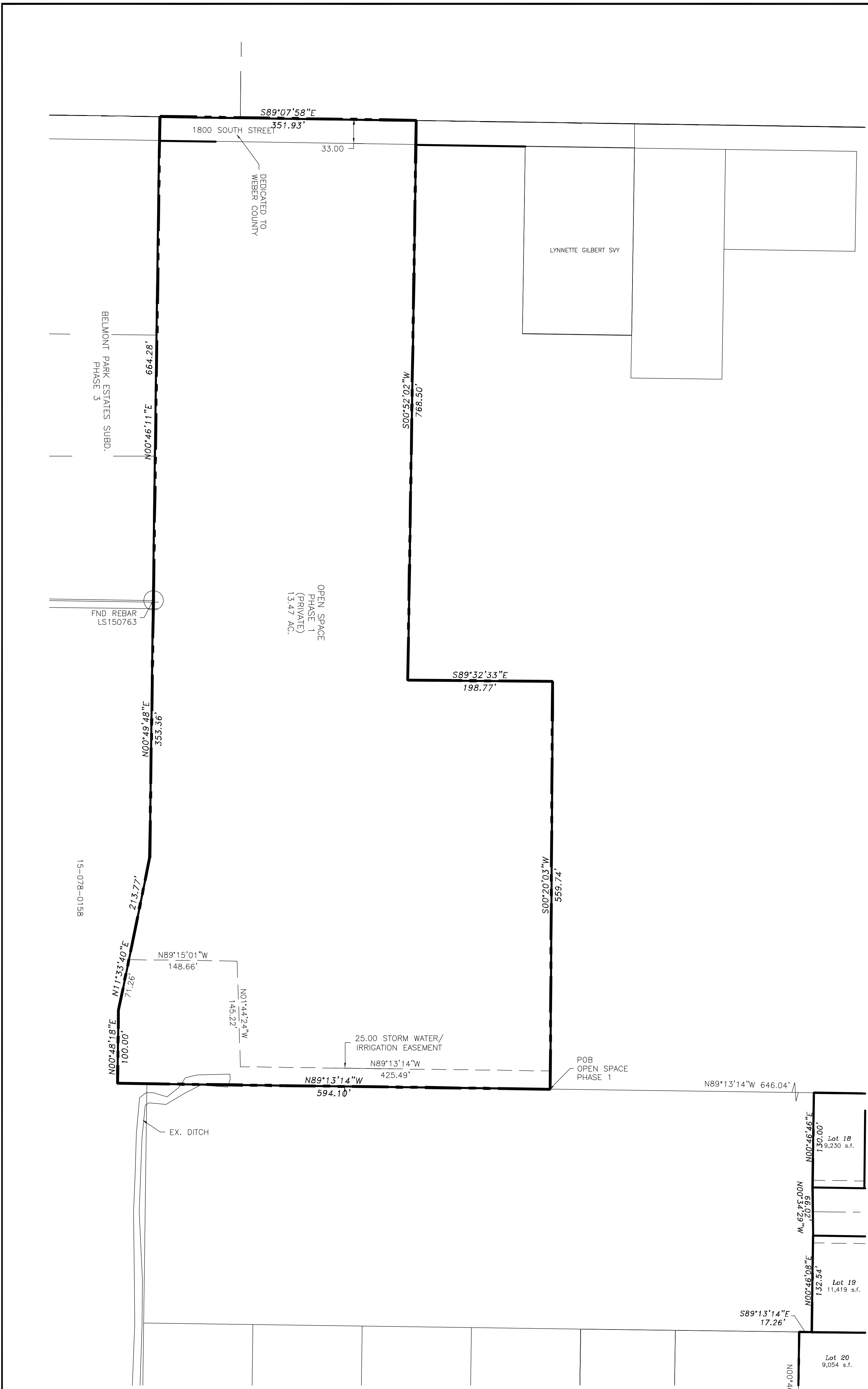
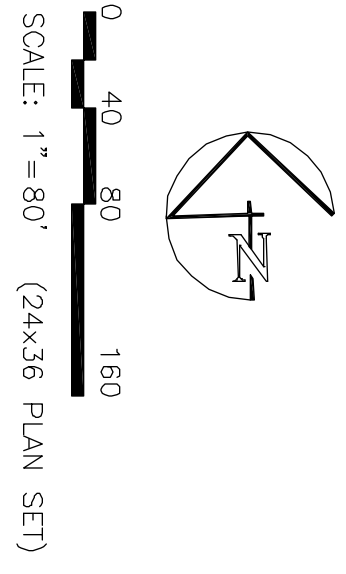
Developer:
3900 West/Taylor Partnership, LLC
470 North 2450 West
Tremonton, Utah 84337

DATE: 03/29/2020
DRAWING No. 1
1 of 2

PROJECT TITLE
TAYLOR LANDING PHASE 1A
A CLUSTER SUBDIVISION
PART OF THE NORTH HALF OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT FLATS AND MOUNTAIN WEBER COUNTY, TAYLOR, UTAH

DRAWING TITLE
FINAL PLAT

ALLIANCE CONSULTING ENGINEERS
150 EAST 200 NORTH SUITE P
LOGAN, UTAH 84321
(435)755-5121
alliancelogan@yahoo.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

OPEN SPACE PHASE I BOUNDARY DESCRIPTION
 Part of the East Half 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 2224.08 feet
 along the south line of the Northwest Quarter of said Section 28;
 thence N00°46'08"E 1001.00 feet; thence S 89°13'14" E 626.26 feet
 to the point of beginning and running
 to the POINT OF BEGINNING and running
 thence N 89°13'14" W 594.10 feet;
 thence N 00°46'08" E 1001.00 feet;
 thence N 11°33'40" E 213.77 feet;
 thence N 00°49'48" E 353.36 feet to the southeast corner of Belmont
 Park Estates Subdivision, Phase 3;
 thence N 00°40'11" E 664.28 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.

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, TAYLOR, UTAH
FINAL PLAT

No.	REVISIONS/ SUBMISSIONS	DATE

REVIEWED: _____ DRAWN: _____
 CAD FILE: _____ PROJECT NO.: _____

Developer:
 Sierra Homes
 470 North 2450 West
 Tremonton, Utah 84337

AE ALLIANCE CONSULTING ENGINEERS
 150 EAST 200 NORTH SUITE P
 LOGAN, UTAH 84321
 (435)755-5121
 alliancelogan@yahoo.com