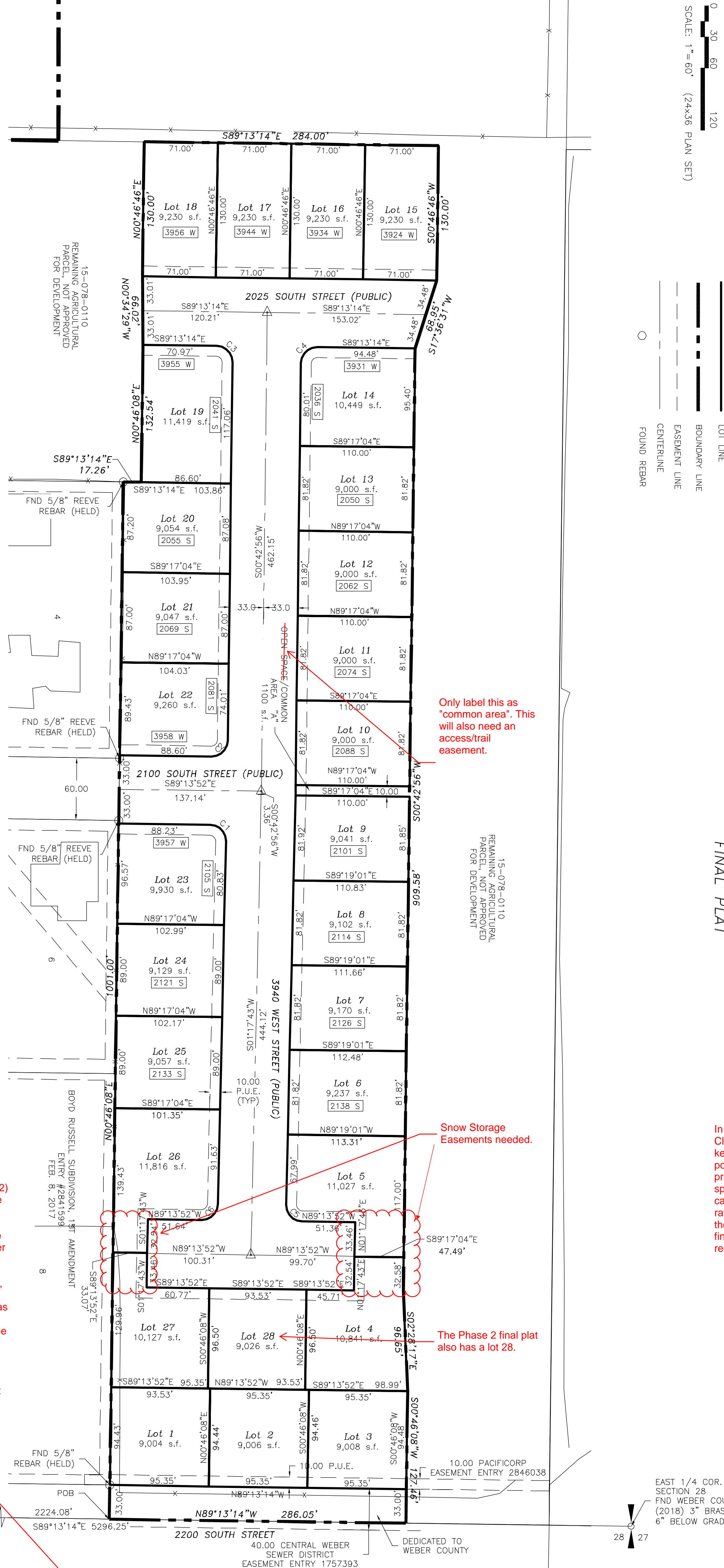


LEGEND

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

0 30 60 120
SCALE: 1" = 60' (24x36 PLAN SET)

TAYLOR LANDING PHASE 1A
A CLUSTER SUBDIVISION
FINAL PLAT



Only label this as "common area". This will also need an access/trail easement.

Snow Storage Easements needed.

The Phase 2 final plat also has a lot 28.

In reviewing the Cluster Code, To keep this as close as possible to the preliminary plan/open space plan, its best to call this Phase 5A, rather than 1A, even though this is the first final plat being recorded.

3. All development within this subdivision is subject to the requirements of Sec. 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 the 50-foot spacing as otherwise reasonable possible, provided compliance with the clear view triangle as defined in Section 108-7-7 of the Weber County Land Use Code.

Per Sec. 108-3-5(f)(2) Dedication language shall include the following: "...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;..."

WEBER COUNTY ATTORNEY

I have examined the financial guarantee and other documents associated with this subdivision and in my opinion they conform to the requirements of the Utah Subdivision Control Act and the Utah Subdivision Control Rules. I have not audited the books or 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 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 _____

GENERAL NOTES

- All Public Utility Easements shown are defined lines shall be 10.00 foot wide unless otherwise indicated.
- 3" rebar to the set of all rebar property corners. Curb curbs to be set at lot line projections along streets.
- The purpose of this survey was to subdivide part of parcel 15-078-0110 into 27 lots. The survey was requested by Joy Stocking of Serrro Homes.
- The bearing is S 89°13'14" E between the West North, Range 2 West, Salt Lake Base and Meridian.
- The south line was established along the south line of the Southeast Quarter of said Section 28. The north right of way line was established along the north right of way line of the Southeast Quarter of said Section 28. The plat was prepared with the aid of the following: 1. The plat was prepared with the aid of the Weber County Recorder's office under Entry 2841599 on February 8, 2017. 2. The west line of the subdivision was established along the Boyd Russell Subdivision, 1st Amendment recorded in the Weber County Recorder's office under Entry 2841599 on February 8, 2017. 3. The subdivision was established using section control and found rebar as shown.

SUBDIVISION NOTES NARRATIVE

CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	24.49	15.50	90°31'35"	N45°38'05"W	22.02
C2	24.36	15.50	90°03'12"	N85°44'32"E	21.93
C3	24.33	15.50	89°56'10"	N47°45'09"W	21.91
C4	24.36	15.50	90°03'50"	S45°44'51"W	21.93
C5	24.28	15.50	89°44'35"	S44°21'35"E	21.87
C6	24.20	15.50	89°28'25"	N46°01'55"E	21.82

SURVEYOR'S CERTIFICATE

I, Brian G. Lyon, a Registered Land Surveyor, hold Certificate No. 27567 and am duly qualified to practice as a Land Surveyor. I have completed a survey of the property described on this plat in accordance with Section 17-23-17 and have verified said plat, and have received and signed into four (4) lots known 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 received and signed into four (4) lots known 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. This 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 SEAL
BRIAN G. LYON
27567
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 running

thence S 89°13'14" E 17.26 feet;

thence N 00°46'08" E 1,324.54 feet;

thence N 00°46'48" E 1,300.00 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 8.52 acres, more or less.

OWNER'S DEDICATION

I, Brian G. Lyon, a Registered Land Surveyor, hold Certificate No. 27567 and am duly qualified to practice as a Land Surveyor. I have completed a survey of the property described on this plat in accordance with Section 17-23-17 and have verified said plat, and have received and signed into four (4) lots known 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 received and signed into four (4) lots known 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. This subdivision, based upon data compiled from records in the Weber County Recorder's Office and from said survey made by me on the ground.

LIMITED LIABILITY ACKNOWLEDGEMENT

Joy Stocking, Manager
3900 WEST/TAYLOR PARTNERSHIP, LLC

STATE OF UTAH }
COUNTY OF _____ } ss

On this _____ day of _____, A.D. 2020, personally appeared before me, Joy Stocking, 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 common area 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.

OWNER'S DEDICATION

I, Brian G. Lyon, a Registered Land Surveyor, hold Certificate No. 27567 and am duly qualified to practice as a Land Surveyor. I have completed a survey of the property described on this plat in accordance with Section 17-23-17 and have verified said plat, and have received and signed into four (4) lots known 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 received and signed into four (4) lots known 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. This subdivision, based upon data compiled from records in the Weber County Recorder's Office and from said survey made by me on the ground.

LIMITED LIABILITY ACKNOWLEDGEMENT

Joy Stocking, Manager
3900 WEST/TAYLOR PARTNERSHIP, LLC

STATE OF UTAH }
COUNTY OF _____ } ss

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In witness whereof, we have hereunto set our hands this _____ day of _____, 2020.

WEBER COUNTY ATTORNEY

I have examined the financial guarantee and other documents associated with this subdivision and in my opinion they conform to the requirements of the Utah Subdivision Control Act and the Utah Subdivision Control Rules. I have not audited the books or 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 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 plat and all conditions for approval by this office have been satisfied. The approval of this plat by the Weber County Engineer from the responsibilities and/or liabilities associated therewith.

Signed this _____ day of _____, 2020.

Weber County Engineer _____

WEBER COUNTY 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 improvements is sufficient for the installation of the same and that the same have been accepted by the Commissioners of Weber County, Utah this _____ day of _____, 2020.

Chairman, Weber County Commission _____

AGRICULTURAL NOTE

Agriculture is the preferred use in the agricultural zones. Agricultural operations as specified in the Land Use Code for a particular zone are permitted at any time including the operation of farm machinery and no allowed agricultural use shall be restricted by any other provisions of this subdivision. This subdivision is intended to be consistent with the intent of the Weber County Land Use Code.

Signed this _____ day of _____, 2020.

Weber County Surveyor _____

DATE: 03/29/2020
DRAWING NO. 1
1 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 BASE AND MERIDIAN
WEBER COUNTY, TAYLOR, UTAH

FINAL PLAT

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

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

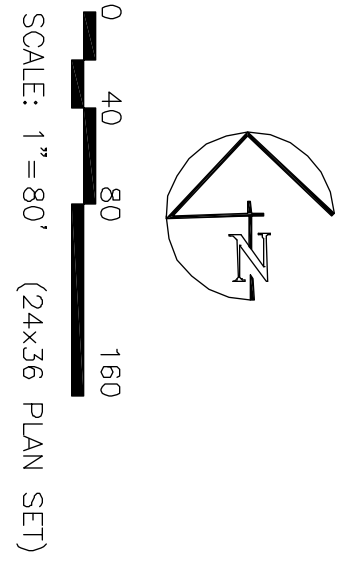
LIMITED LIABILITY ACKNOWLEDGEMENT

Joy Stocking, Manager
3900 WEST/TAYLOR PARTNERSHIP, LLC

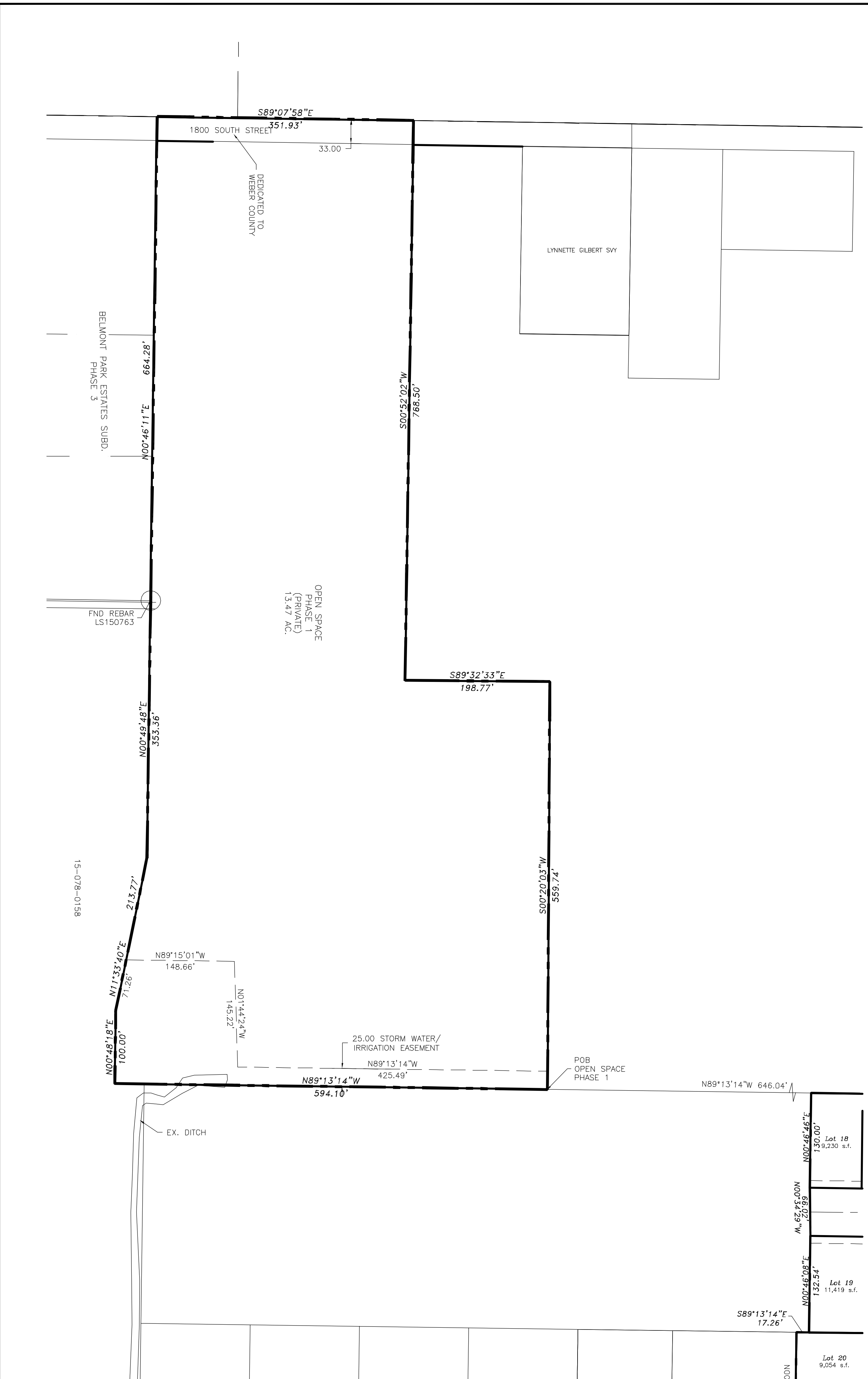
STATE OF UTAH }
COUNTY OF _____ } ss

On this _____ day of _____, A.D. 2020, personally appeared before me, Joy Stocking, 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 common area 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.

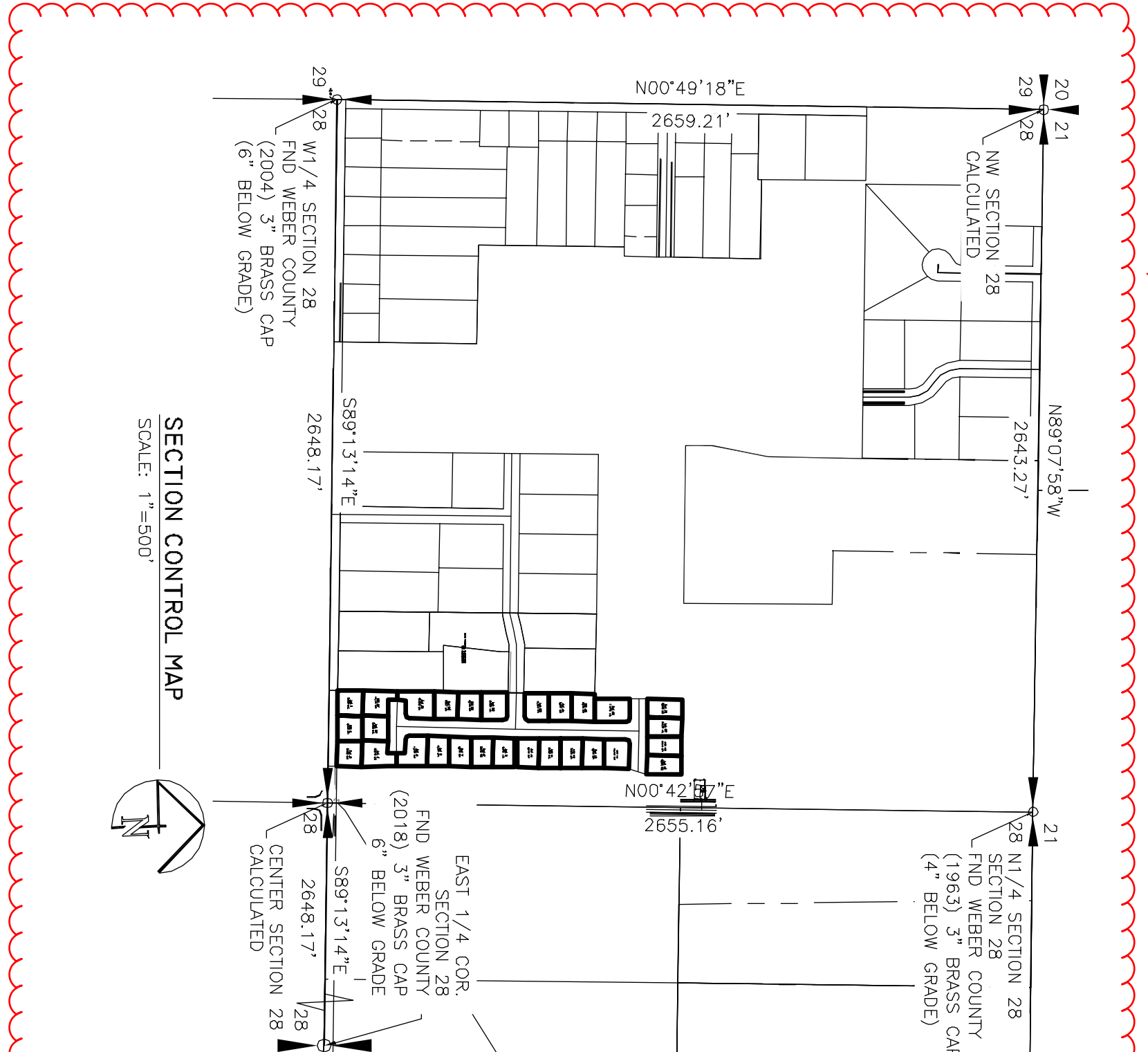


This page should be showing the open space parcel for Phase 5 which is associated with the lots being platted. The open space may be shrunk or enlarged to be 58.29% of the "net developable acreage" within the final plat boundary.



This map is helpful, however we need to see how this phase ties into the overall preliminary plan. As such, we will want to see all proposed lots in the subdivision as a whole along with the phasing and open space parcels. We will also want to see the overall density/open space calculations for the project as a whole. That way, anyone looking at any one of the final phase plats will understand how each phase fits into the greater subdivision as a whole.

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 to the Point of Beginning; thence S 89°13'14" E 5296.25 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 S 89°13'14" E 561.93 feet along said north line;
 thence S 00°52'02" W 768.50 feet;
 thence S 89°23'33" E 198.27 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 NORTHWEST QUARTER OF SECTION 28,
 TOWNSHIP 6 NORTH, RANGE 2 WEST,
 SALT LAKE BASELINE AND MERIDIAN
 WEBER COUNTY, UTAH
FINAL PLAT

DATE: OCT 28, 2020
 DRAWING NO. **2**
 2 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 LAKE BASELINE AND MERIDIAN
 WEBER COUNTY, TAYLOR, UTAH
 DRAWING TITLE
FINAL PLAT

No.	REVISIONS/SUBMISSIONS	DATE

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

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

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