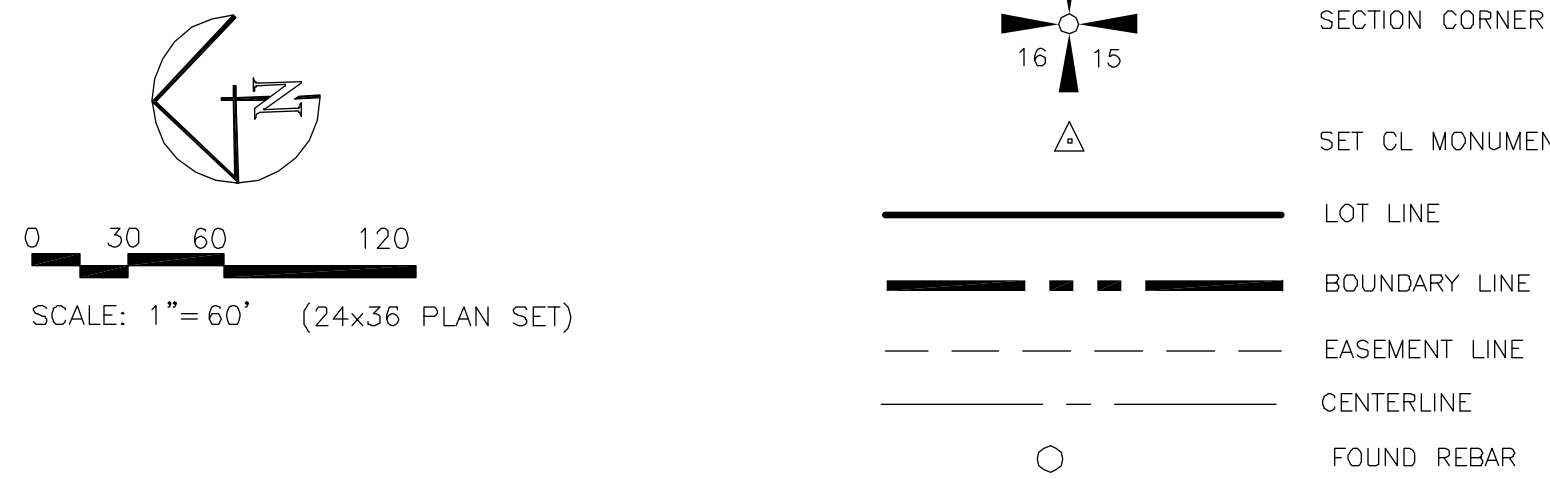


LEGEND



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

TAYLOR LANDING PHASE 1A

A CLUSTER SUBDIVISION

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

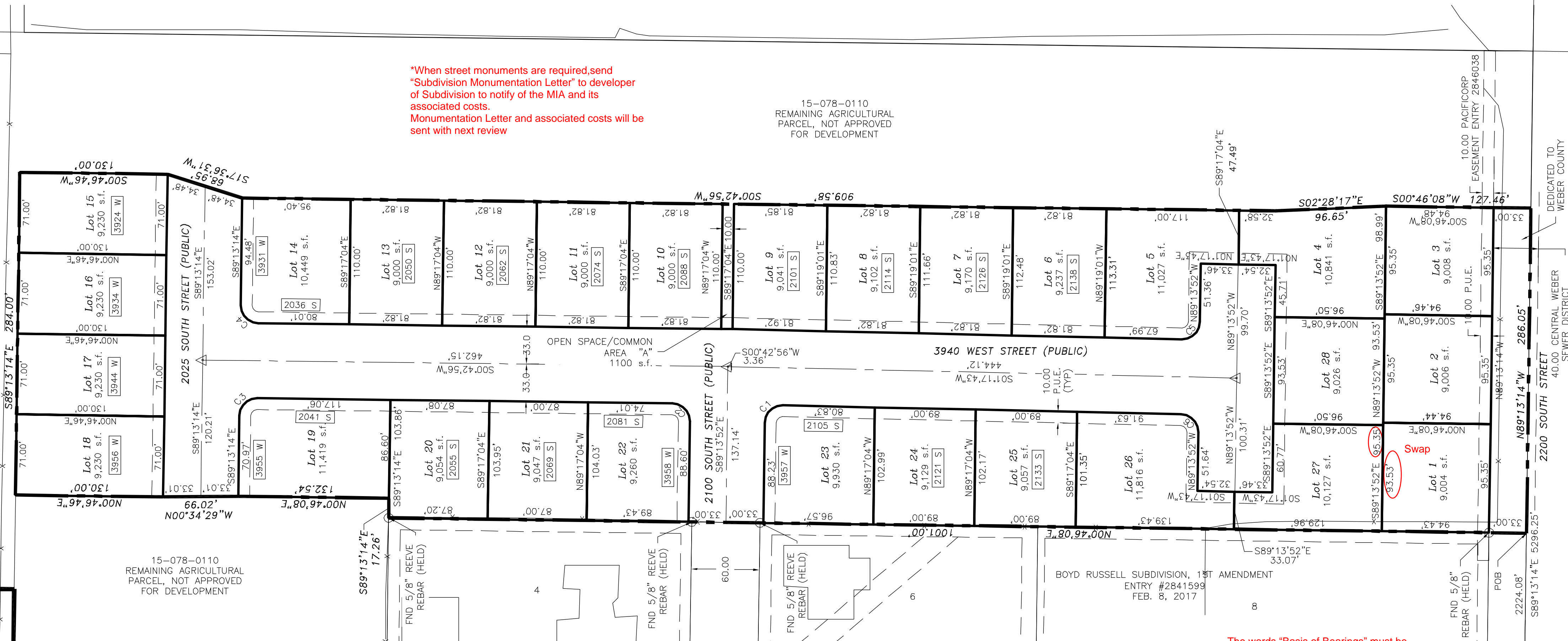
FINAL PLAT

Date of the survey noted in the heading (Meaning the date, year and month the survey markers were placed), WCO 106-1-5(a)(2); WCO 106-1-8(c)(1)c.; UCA 17-23-17(3)(b)

A legend shall be included which clearly identifies the lines, symbols, and other markings used to create the survey map, or plat. WCO 45-3-3(d) Missing Fence

When street monuments are required, send "Subdivision Monumentation Letter" to developer of Subdivision to notify of the MIA and its associated costs. Monumentation Letter and associated costs will be sent with next review

15-078-0110 REMAINING AGRICULTURAL PARCEL, NOT APPROVED FOR DEVELOPMENT



15-078-0110 REMAINING AGRICULTURAL PARCEL, NOT APPROVED FOR DEVELOPMENT

house number indicating the street address for each lot within the subdivision shall be assigned by the county surveyor. WCO 106-1-8(c)(1)f See new address review for house #

The existing location, widths, and other dimensions of all existing or platted easements within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6)

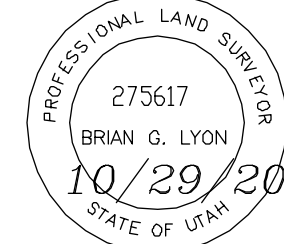
The location, widths, and other dimensions of proposed utility easements with proper labeling of spaces to be dedicated to public or designated as private. WCO 106-1-5(a)(7) location of Snow storage easement's per planning

The words "Basis of Bearings" must be shown on the plat between two existing, described government monuments, WCO 106-1-8(c)(1)d.; UCA 17-23-17(3)(d)

The existing location, widths, and other dimensions of all existing or platted streets or railroad lines within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6)

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 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 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 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 thereof; thence S 89°13'14" E 17.26 feet; thence N 00°46'08" E 132.54 feet; thence N 00°34'29" W 66.02 feet; thence N 00°46'46" E 130.00 feet; thence S 89°13'14" E 284.00 feet; thence S 00°46'46" W 130.00 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 96.65 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

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. 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. 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 a perpetual open space right and easement on and over Open Space/Common Area "A" to guarantee to Weber County 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.

Joy Stocking, Manager 3900 WEST/TAYLOR PARTNER, LLC

LIMITED LIABILITY ACKNOWLEDGEMENT

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 PARTNER, 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 _____

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

Project No: 3900 West/Taylor Partnership, LLC 470 North 2450 West Tremonton, Utah 84337

Table with columns: No., REVISIONS/SUBMISSIONS, DATE, DRAWN, PROJECT NO., REVIEWED, CAD FILE.

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

DATE: OCT.29,2020

DRAWING No. 1

1 of 2

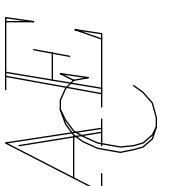
TAYLOR LANDING PHASE 1A
A CLUSTER SUBDIVISION
 PART OF THE NORTHWEST QUARTER OF SECTION 28,
 TOWNSHIP 6 NORTH, RANGE 2 WEST,
 SALT LAKE BASELINE AND MERIDIAN
 WEBER COUNTY, UTAH
FINAL PLAT

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 17.26 feet; thence N 00°46'08" E 132.54 feet; thence N 00°34'29" W 66.02 feet; thence N 00°46'46" E 130.00 feet; N89°13'14" W 362.04 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; thence N 00°49'48" E 353.36 feet to the Southeast Corner of Belmont Park Estates Subdivision, Phase 3; thence N 00°46'11" 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.

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



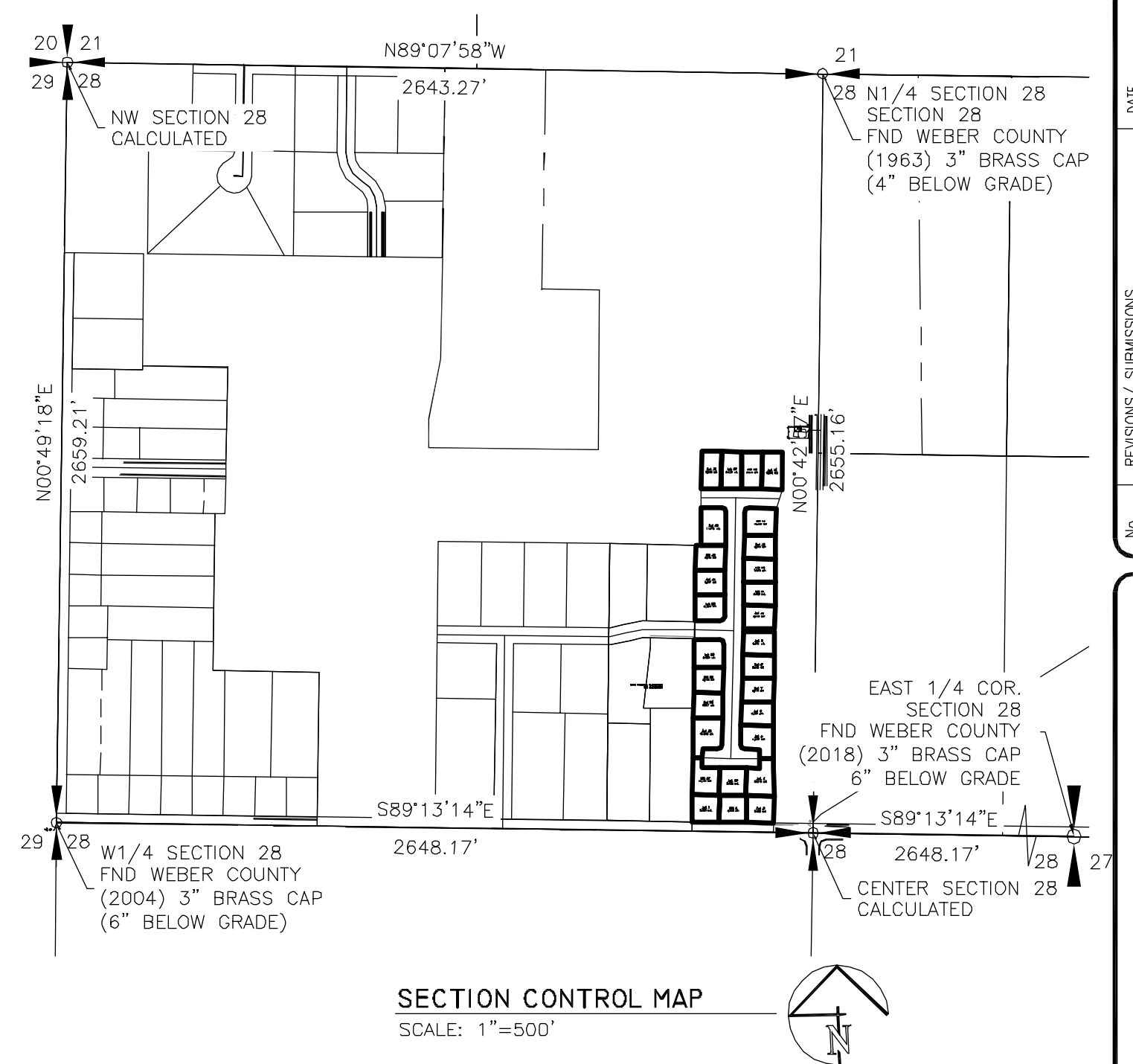
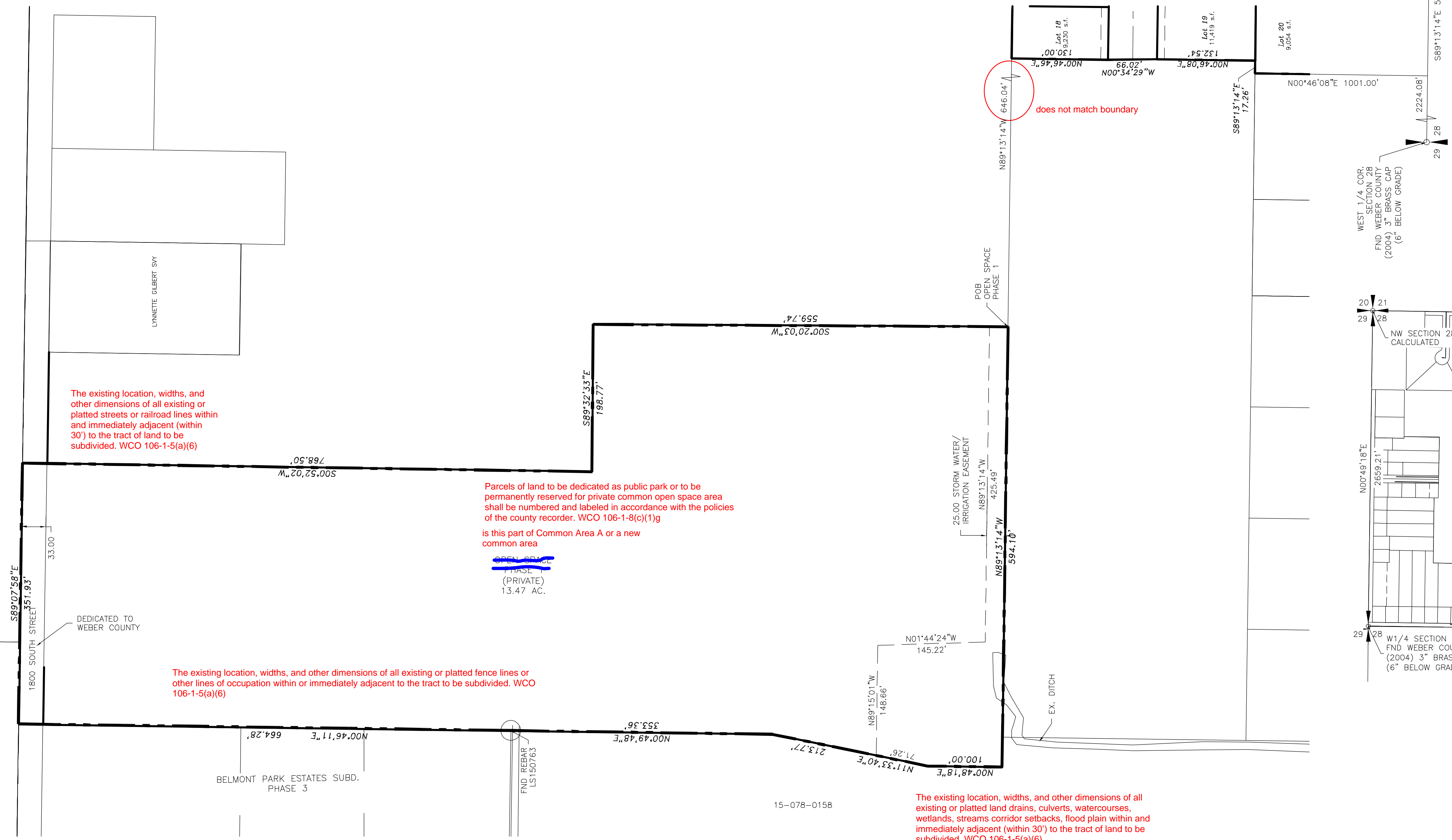
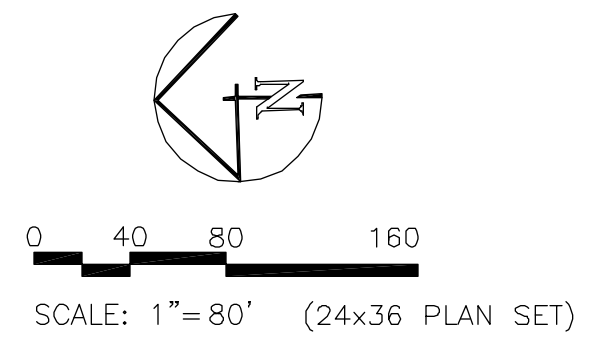
Developer:
 Allias
 470 North 2450 West
 Tremonton, Utah 84337

NO.	REVISIONS/SUBMISSIONS	DATE

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

PROJECT TITLE
TAYLOR LANDING PHASE 1A
A CLUSTER SUBDIVISION
 PART OF THE NORTH HALF OF SECTION 28, TOWNSHIP 6
 SALT LAKE BASELINE AND MERIDIAN
 WEBER COUNTY, UTAH
 DRAWING TITLE
FINAL PLAT

DATE: OCT.26.2020
 DRAWING No. **2**
 2 of 2



SECTION CONTROL MAP
 SCALE: 1"=500'

A three-inch by three-inch space in the lower right hand corner of the drawing for Recording Information. WCO 106-1-8(c)(1)

The existing location, widths, and other dimensions of all existing or platted streets or railroad lines within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6)

Parcels of land to be dedicated as public park or to be permanently reserved for private common open space area shall be numbered and labeled in accordance with the policies of the county recorder. WCO 106-1-8(c)(1)g
 is this part of Common Area A or a new common area
OPEN SPACE PHASE I
 (PRIVATE)
 13.47 AC.

The existing location, widths, and other dimensions of all existing or platted fence lines or other lines of occupation within or immediately adjacent to the tract to be subdivided. WCO 106-1-5(a)(6)

The existing location, widths, and other dimensions of all existing or platted land drains, culverts, watercourses, wetlands, streams corridor setbacks, flood plain within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6)