

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

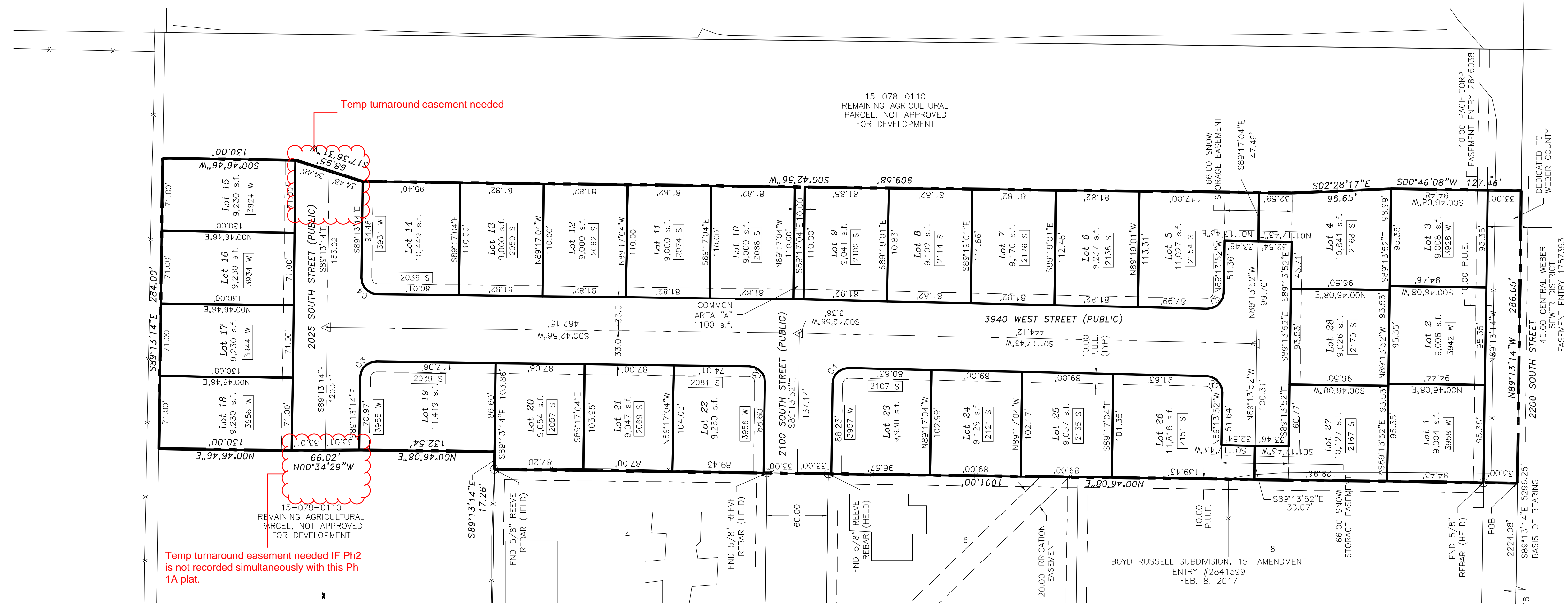
LEGEND

	SECTION CORNER
	SET CL MONUMENT
	LOT LINE
	BOUNDARY LINE
	PUBLIC UTILITY EASEMENT (UNLESS NOTED OTHERWISE)
	CENTERLINE
	FOUND REBAR
	FENCE LINE

TAYLOR LANDING PHASE 1A A CLUSTER SUBDIVISION

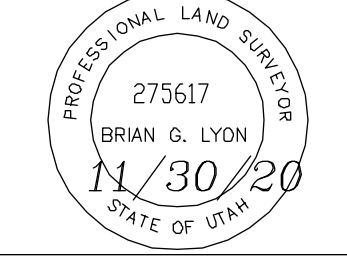
PART OF THE NORTHWEST QUARTER OF SECTION 28,
TOWNSHIP 6 NORTH, RANGE 2 WEST,
SALT LAKE BASELINE AND MERIDIAN
WEBER COUNTY, UTAH

FINAL PLAT DECEMBER 2020



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 twenty-eight (28) 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" W 130.00 feet; thence S 89°13'14" W 284.00 feet; thence S 00°42'56" W 909.58 feet; thence S 02°28'17" E 96.65 feet; thence N 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 Common Area "A" to be used for recreational and open space purposes for the benefit of each lot owner 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 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. 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. In witness whereof, we have hereunto set our hands this _____ day of _____, 2020.

Doug Nasler, 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, Jay 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 _____ Time _____ Fee _____
Date _____

Index _____ County Recorder
Filed in: File of plats _____

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	24.49	15.50	90°31'35"	N43°58'05"W	22.02
C2	24.36	15.50	90°03'12"	N45°44'32"E	21.93
C3	24.33	15.50	89°56'10"	N44°15'09"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

WEBER COUNTY ATTORNEY

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

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 does not relieve the Licensed Land Surveyor who executes this plat 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

SURVEYOR'S NOTES NARRATIVE

- The purpose of this survey was to subdivide part of parcel 15-078-0110 into 27 lots. The survey was requested by Jay Stocking of Sierra Homes.
- 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.
- The south line was established along the south line of of the Southwest Quarter of said Section 28. The north right of way line of 2200 South Street was established 33' north and parallel with said quarter section line. This line lines up with the right of way line of the Boyd Russell Subdivision, 1st Amendment recorded in the Weber County Recorder's office under Entry 2841599 on February 8, 2017. The west line of the subdivision was established along the east line of the said Boyd Russell Subdivision, 1st Amendment. Boyd Russell Subdivision was established using section control and found rebar as shown.

GENERAL NOTES

- All Public Utility Easements shown as dashed lines shall be 10.00 foot wide unless otherwise indicated.
- Found rebar to be set at all rear property corners. Curb pins to be set at lot line projections along streets.
- All development within this subdivision is subject to the requirements of Section 108-16 "Outdoor Lighting" of the Weber County Land Use Code.
- 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.

AGRICULTURAL NOTE

Agriculture is the preferred use in the agriculture 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 subject to restrictions on the basis that it interferes with activities of future residents of this subdivision.

WEBER COUNTY ENGINEER

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.

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 associated with this subdivision, thereon are hereby approved and accepted by the Commissioners of Weber County, Utah this ____ day of _____, 2020.

Chairman, Weber County Commission

Attest: _____
Title: _____

ALLIANCE CONSULTING ENGINEERS

160 EAST 300 NORTH SUITE P
LOGAN, UTAH 84321
(435) 755-5121
alliance@alliancece.com

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

NO.	REVISIONS / SUBMISSIONS	DATE	DRAWN BY	PROJECT NO.

**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

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 314.43 feet along said north line; thence S 00°52'02" W 768.77 feet; thence S 89°32'33" E 236.27 feet; thence S 00°20'03" W 559.74 feet to the point of beginning, containing 12.81 acres, more or less.

NOTES:

TAYLOR LANDING OVERALL SUBDIVISION
 TOTAL AREA: 109.63 ACRES
 PUBLIC R-O-W: 13.55 ACRES
 NET DEVELOPABLE GROUND: 96.08 ACRES
 NET OPEN SPACE: 55.97 ACRES (58.25%)

PHASE 1 (INCLUDES PH1A AND FUTURE PH1B)
 TOTAL AREA: 12.80 ACRES
 PUBLIC R-O-W: 3.62 ACRES
 NET DEVELOPABLE GROUND: 9.18 ACRES
 NET OPEN SPACE: 12.81 ACRES (58.25%)

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

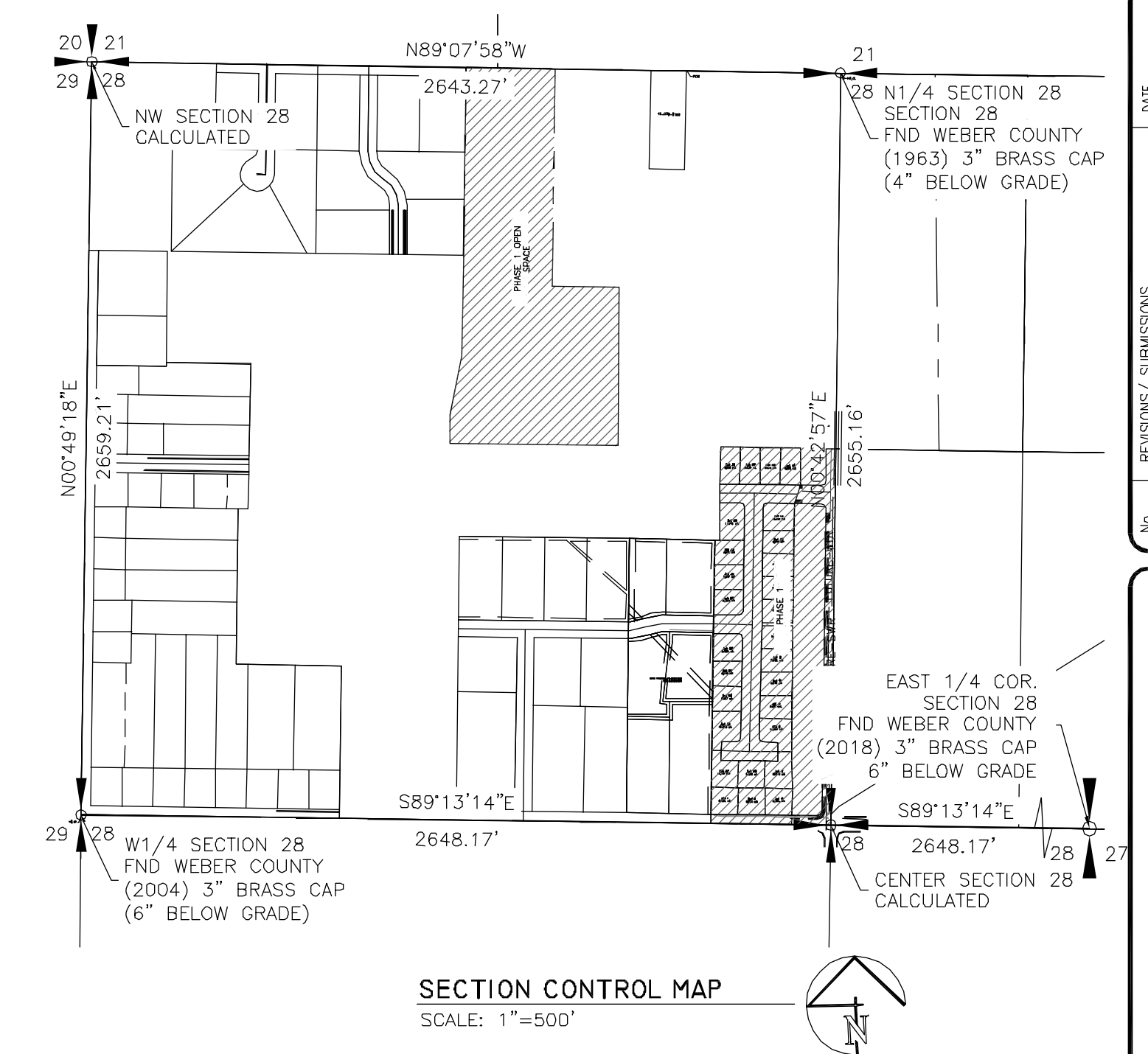
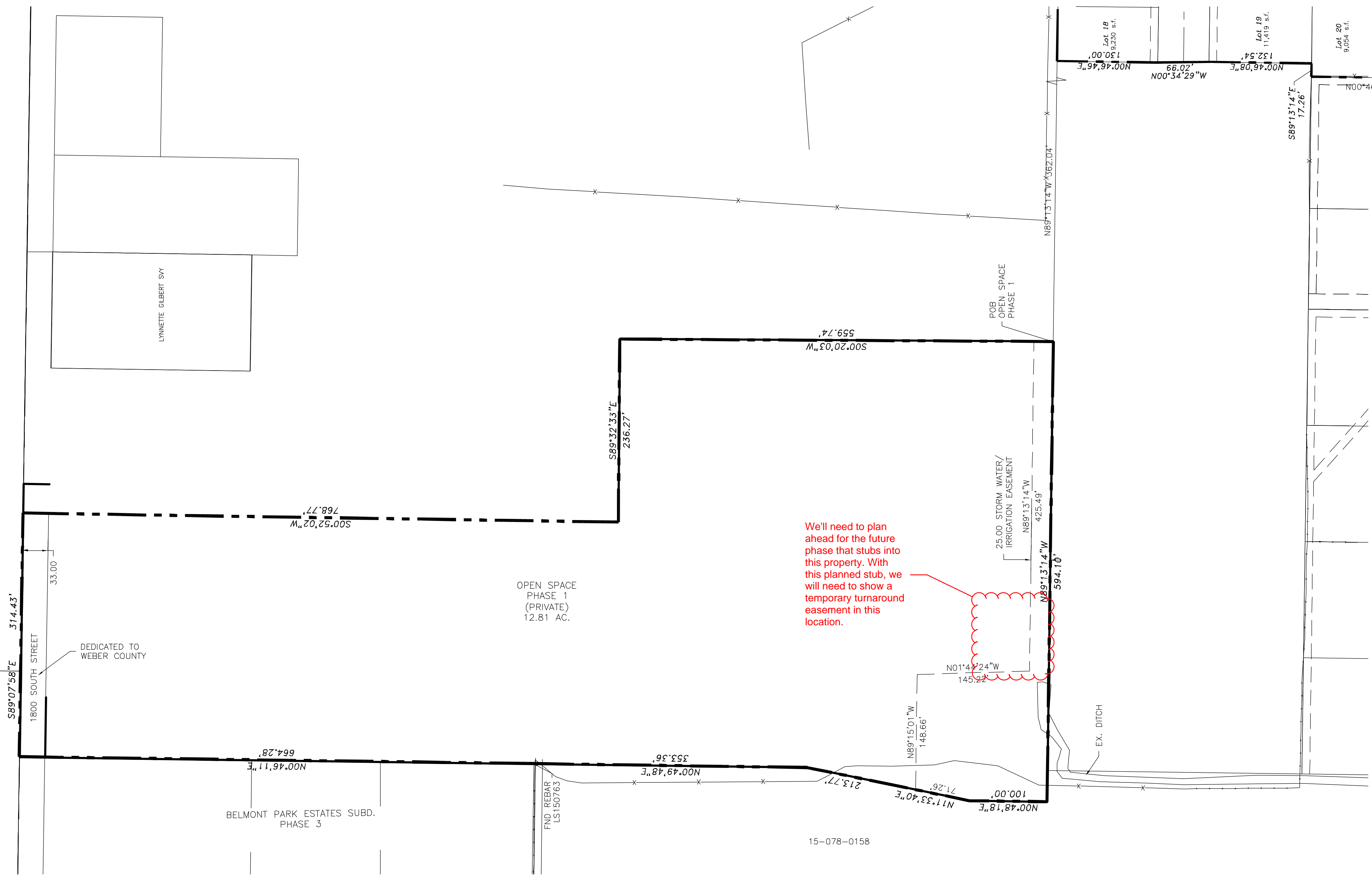
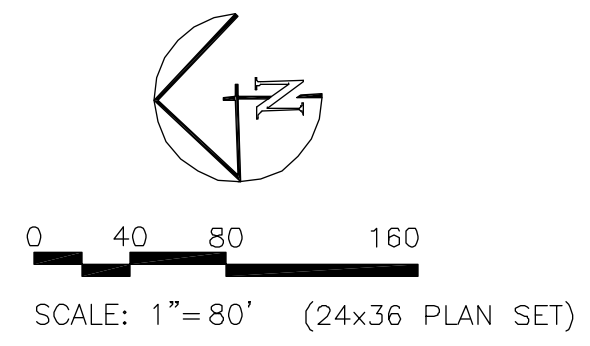
Developer: Heritage Land Development
 Tremonton, Utah 84337

No.	REVISIONS/SUBMISSIONS	DATE

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

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
FINAL PLAT

DATE: OCT.26,2020
 DRAWING No. **2**
 2 of 2



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 _____

15-078-0158