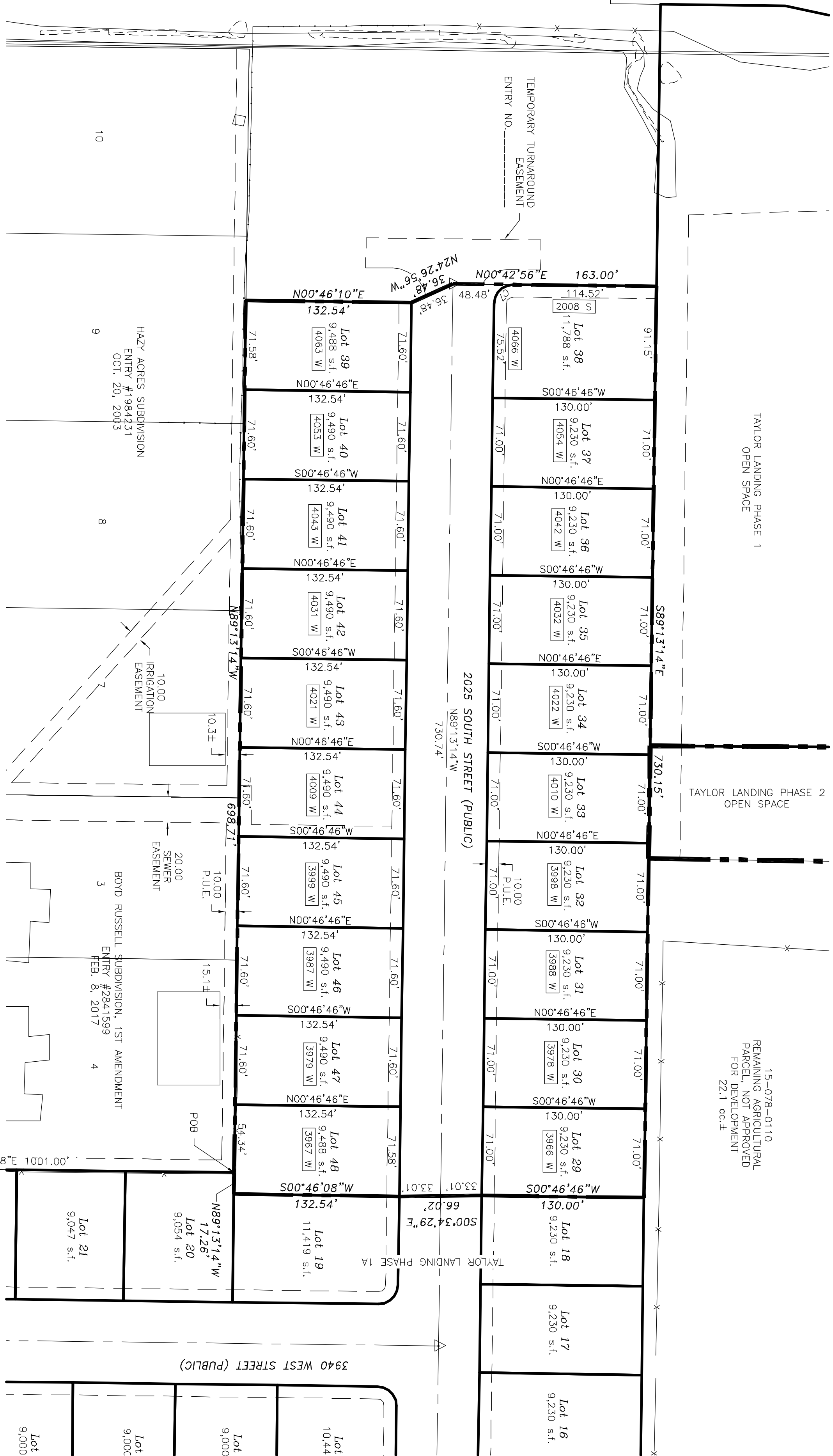


**TAYLOR LANDING PHASE 2**  
**A CLUSTER SUBDIVISION**  
 PART OF THE NORTHWEST QUARTER OF SECTION 28,  
 TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE  
 BASINE AND MERIDIAN,  
 SALT LAKE COUNTY, UTAH  
**FINAL PLAT**  
**DECEMBER 2020**



CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	24.33	15.50	89°56'10"	S44°15'09"E	21.91

**WEBER COUNTY ATTORNEY**

I have examined the financial guarantees and other documents with 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.

\_\_\_\_\_  
 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 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 public 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 improvements, and the amount of the financial guarantee accepted by the Commissioners of Weber County, Utah this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

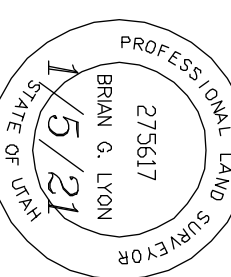
\_\_\_\_\_  
 Chairman, Weber County Commission

**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 other agricultural use is permitted in the agricultural zones. The agricultural zones are defined in the Weber County Land Use Code. Future residents of this subdivision.

**SURVEYOR'S CERTIFICATE**

I, Elton G. Lyon, a Registered Land Surveyor, hold Certificate No. 13299, State of Utah, and have completed a survey of the property described on this plat in accordance with Section 17-23-17 and have verified all on this plat, and have hereby subdivided said tract into twenty (20) lots, known hereafter as TAYLOR LANDING PHASE 2, A CLUSTER SUBDIVISION, located in Weber County, Utah and has been correctly drawn to the designated state and is true and correct representation of the actual survey. The survey was conducted on the ground 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 and running North, 89°13'14" E 163.00 feet to the boundary line of Taylor Landing Phase 1A; thence along said boundary the next four courses:  
 1) thence S 00°46'46" W 80.000 feet;  
 2) thence S 00°34'28" E 66.032 feet;  
 3) thence S 00°46'08" W 132.254 feet;  
 4) thence N 89°13'14" W 17.226 feet to the point of beginning, containing 5.46 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 surveyed and platted, and having caused the same to be recorded in the public records of the State of Utah, 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 above-described tract of land, to the public, for the installation, maintenance and operation of public utility service lines, storm drainage facilities, irrigation canals for the perpetual preservation of water resources, and for the installation, maintenance and operation of water distribution and governing authority, with no buildings or structures being erected within such easements.  
 Dedicate and convey to Weber County a perpetual open space easement, on, over, and over all portions and areas situated as shown on the above-described plat, to be used for the purpose of 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 Noster, Stacking Manager  
 3900 WEST TAYLOR PARTNER, LLC

**LIMITED LIABILITY ACKNOWLEDGEMENT**

STATE OF UTAH } ss  
 COUNTY OF \_\_\_\_\_ }  
 On this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2020, personally appeared before me, Joy Stokking who being by me duly sworn did say, that the above-described plat, the dedication of streets and other public improvements, and the amount of the financial guarantee accepted by the Commissioners of Weber County, Utah this \_\_\_\_\_ day of \_\_\_\_\_, 2020, was signed and accepted by the Commissioners of Weber County, Utah this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

**COUNTY RECORDER**

NOTARY PUBLIC  
 MY COMMISSION EXPIRES \_\_\_\_\_ RESIDING AT \_\_\_\_\_  
 State of Utah, County of Weber, recorded and filed at the request of \_\_\_\_\_  
 Date \_\_\_\_\_ Time \_\_\_\_\_ Fee \_\_\_\_\_  
 Index \_\_\_\_\_  
 Filed in: File of plats \_\_\_\_\_ County Recorder

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

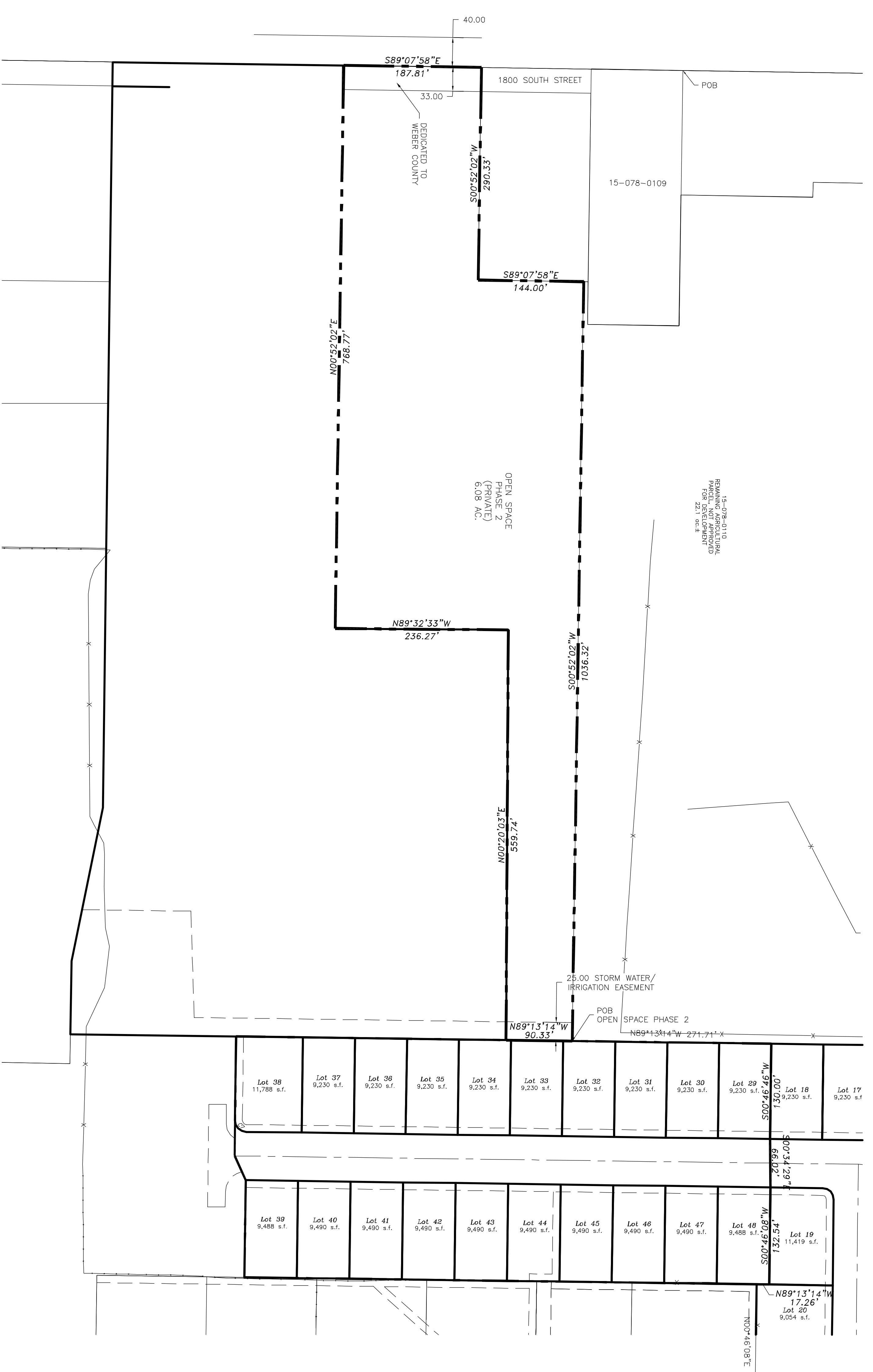
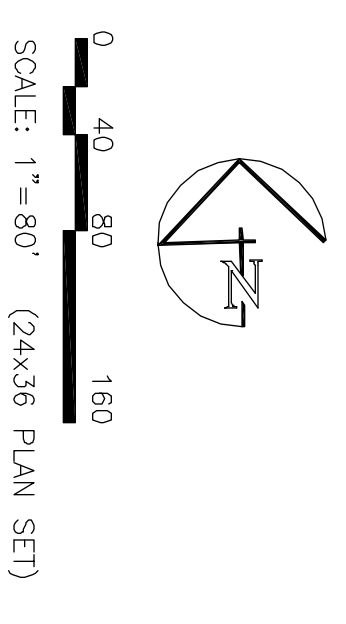
DRAWING TITLE  
**FINAL PLAT**

No.	REVISIONS / SUBMISSIONS	DATE

REVIEWED: \_\_\_\_\_ DRAWN: \_\_\_\_\_  
 CAD FILE: \_\_\_\_\_ PROJECT NO.: \_\_\_\_\_

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

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



**TAYLOR LANDING PHASE 2  
A CLUSTER SUBDIVISION  
FINAL PLAT**

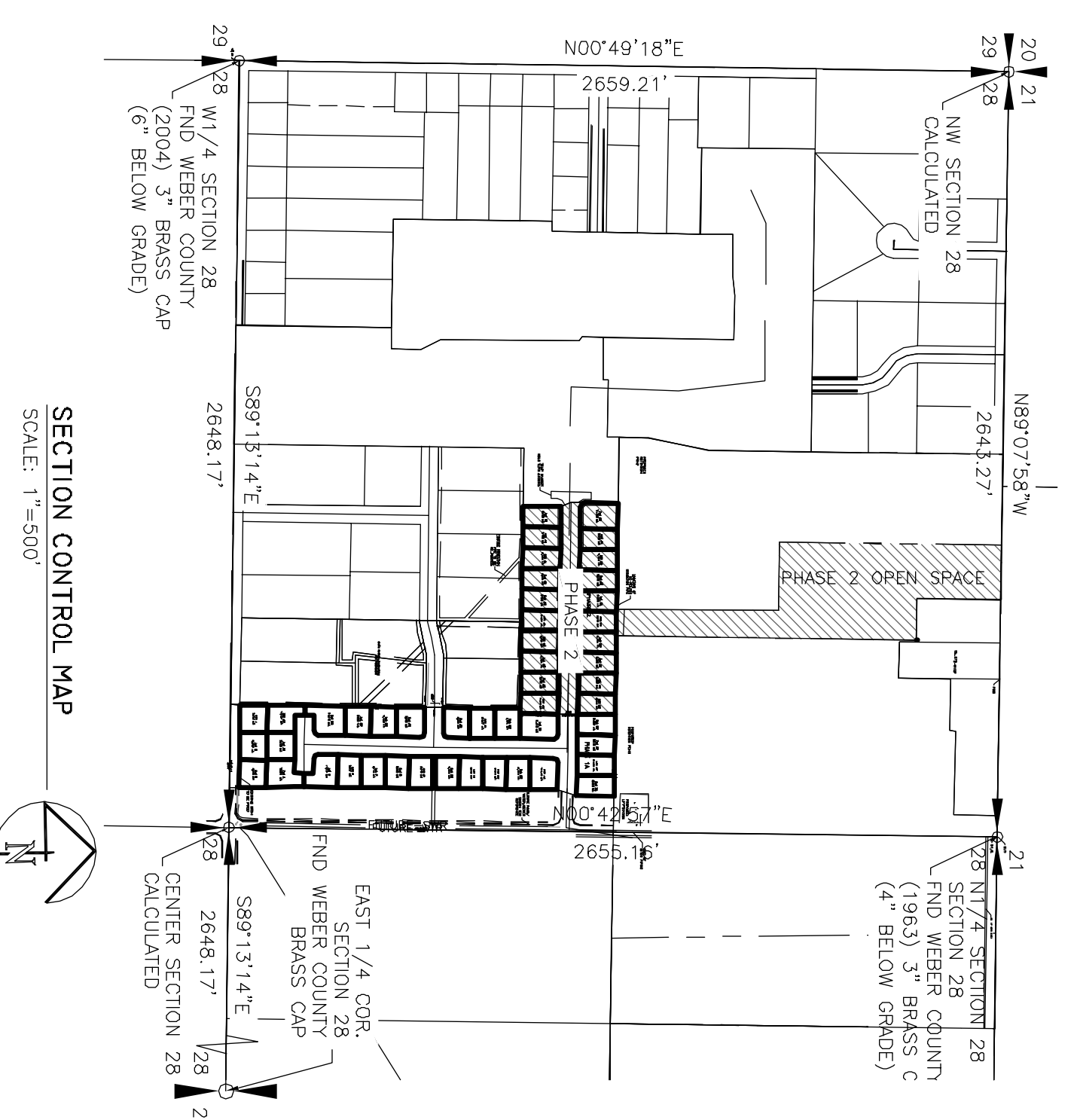
PART OF THE NORTHWEST QUARTER OF SECTION 28,  
TOWNSHIP 6 NORTH, RANGE 2 WEST,  
SALT LAKE BASELINE AND MERIDIAN,  
WEBER COUNTY, UTAH

**OPEN SPACE PHASE 2 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 along the south line of the Northwest Quarter of said Section 28; thence N 00°46'08" E 1302.54 feet; thence S 89°13'14" E 172.26 feet; thence N 00°46'08" E 1302.54 feet; thence N 00°34'29" W 66.02 feet; thence N 00°46'46" E 130.00 feet; N89°13'14"W 271.71 feet to the POINT OF BEGINNING and turning  
thence N 89°13'14" W 90.33 feet;  
thence N 00°20'03" E 599.74 feet;  
thence N 89°32'33" W 236.27 feet;  
thence N 00°52'02" E 768.27 feet to the north line of the Northwest Quarter of said Section 28;  
thence S 89°23'35" E 187.81 feet along said north line;  
thence S 00°52'02" W 236.25 feet;  
thence S 89°07'35" E 144.00 feet;  
thence S 00°52'02" W 1036.32 feet to the point of beginning, containing 6.08 acres, more or less.

**NOTES:**

TAYLOR LANDING OVERALL SUBDIVISION  
TOTAL AREA: 109.63 ACRES  
PUBLIC R-0-W: 13.55 ACRES  
NET DEVELOPABLE GROUND: 96.08 ACRES  
NET OPEN SPACE: 55.97 ACRES (58.25%)  
PHASE 2  
TOTAL AREA: 5.46 ACRES  
PUBLIC R-0-W: 1.1 ACRES  
NET DEVELOPABLE GROUND: 4.36 ACRES  
NET OPEN SPACE: 6.08 ACRES (68.25%)



**COUNTY RECORDER**

State of Utah, County of Weber, recorded and filed at the request of \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_ Fee \_\_\_\_\_

Index File #: File of plat \_\_\_\_\_ County Recorder \_\_\_\_\_

PROJECT TITLE  
**TAYLOR LANDING PHASE 2  
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:  
Heritage Land Development  
470 North 2450 West  
Tremonton, Utah 84337

**AE ALLIANCE CONSULTING ENGINEERS**  
150 EAST 200 NORTH SUITE P  
LOGAN, UTAH 84321  
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alliancelogan@yahoo.com