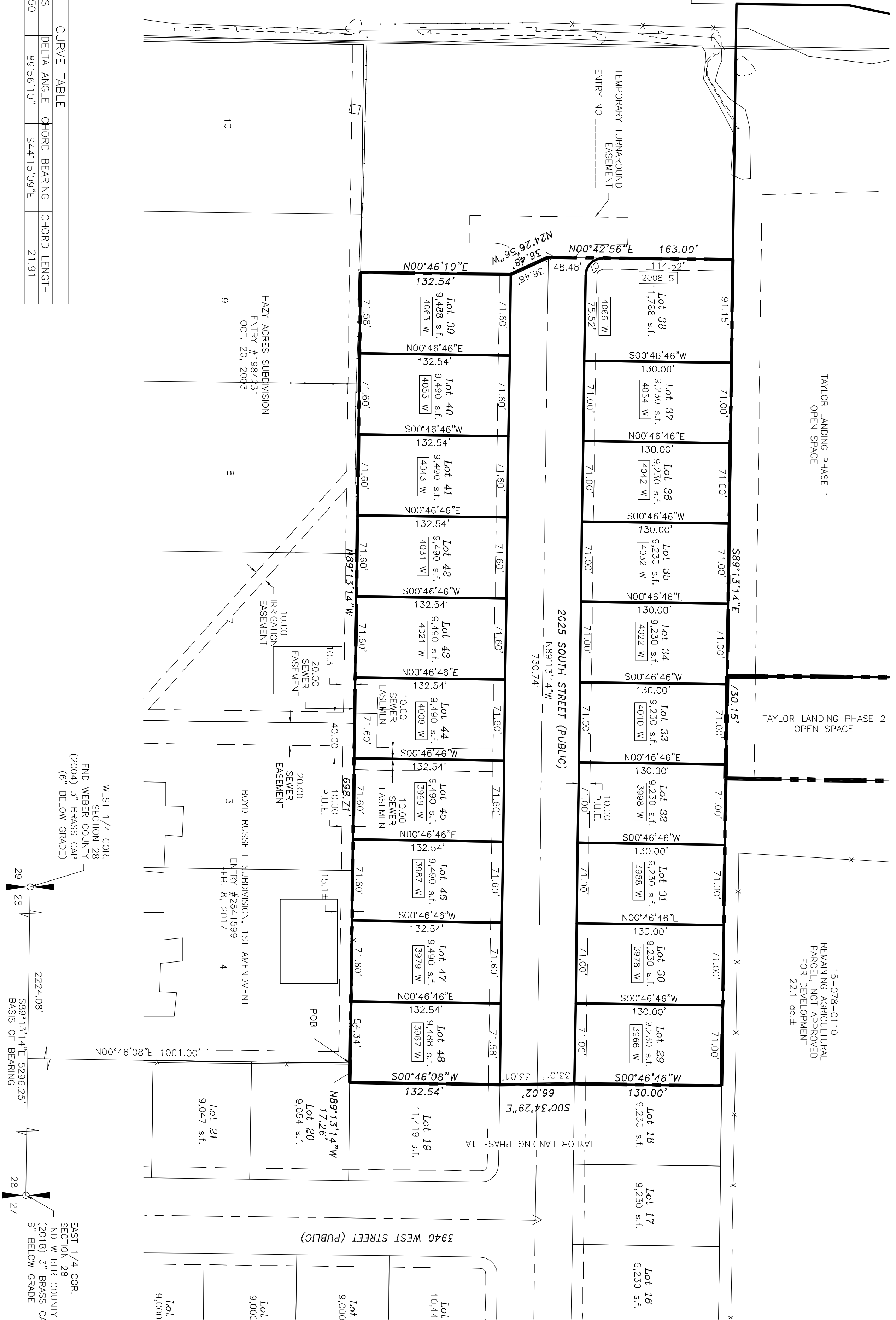


TAYLOR LANDING PHASE 2
A CLUSTER SUBDIVISION
 PART OF THE NORTHWEST QUARTER OF SECTION 28,
 TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE
 BASIN AND MERIDIAN,
 SALT LAKE COUNTY, UTAH
FINAL PLAT
DECEMBER 2020



CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	24.33	15.50	89°56'10"	S44°15'09" E
				Z1.91

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.

 Weber 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 are accepted by the Commissioners of Weber County, Utah this _____ day of _____, 2020.

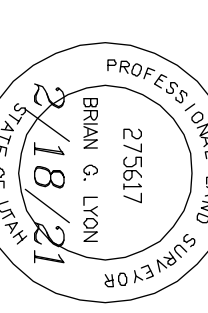
 Chairman, Weber County Commission

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 use of agricultural land for other purposes is prohibited unless approved by the Weber County Planning Commission and the Weber County Surveyor.

SURVEYOR'S CERTIFICATE

I, Elton G. Lyon, a Registered Land Surveyor, hold Certificate No. 273517, 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 plat is a true and correct representation 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 of the Salt Lake Base and Meridian North, Range 2 West of the Salt Lake Base and Meridian, and more or less, the south line of the Northwest Quarter of said Section 28, thence N00°46'08"E 1001.00' feet to the POINT OF BEGINNING and running
 thence N 89°13'14" W 698.71' feet along the north line of Boyd Russell Subdivision, 1st Amendment and Hazy Acres Subdivision;
 thence N 00°46'10" E 132.54' feet;
 thence N 2°26'56" W 36.48' feet;
 thence S 89°13'14" E 163.00' feet;
 thence N 00°46'46" E 730.15' feet to the boundary line of Taylor Landing Phase 1A, the next four courses:
 1) thence S 00°46'46" W 80.00' feet;
 2) thence S 00°34'28" E 66.02' feet;
 3) thence S 00°46'08" W 132.54' feet;
 4) thence N 89°13'14" W 17.26' 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, for 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 resources, and for other purposes, and the right to install, maintain, repair, replace, alter, improve, and govern such easements.
 Dedicate and convey to Weber County a perpetual open space easement, on, over, and under all portions of the above-described tract of land, for the purpose of providing for the enjoyment of those parcels and areas remain open and undeveloped in a manner consistent with the approved open space plan, in a witness whereof, we have hereunto set our hands this _____ day of _____, 2020.

Doug Noster, Stacking Manager
 3900 WEST TAYLOR PARTNER, LLC

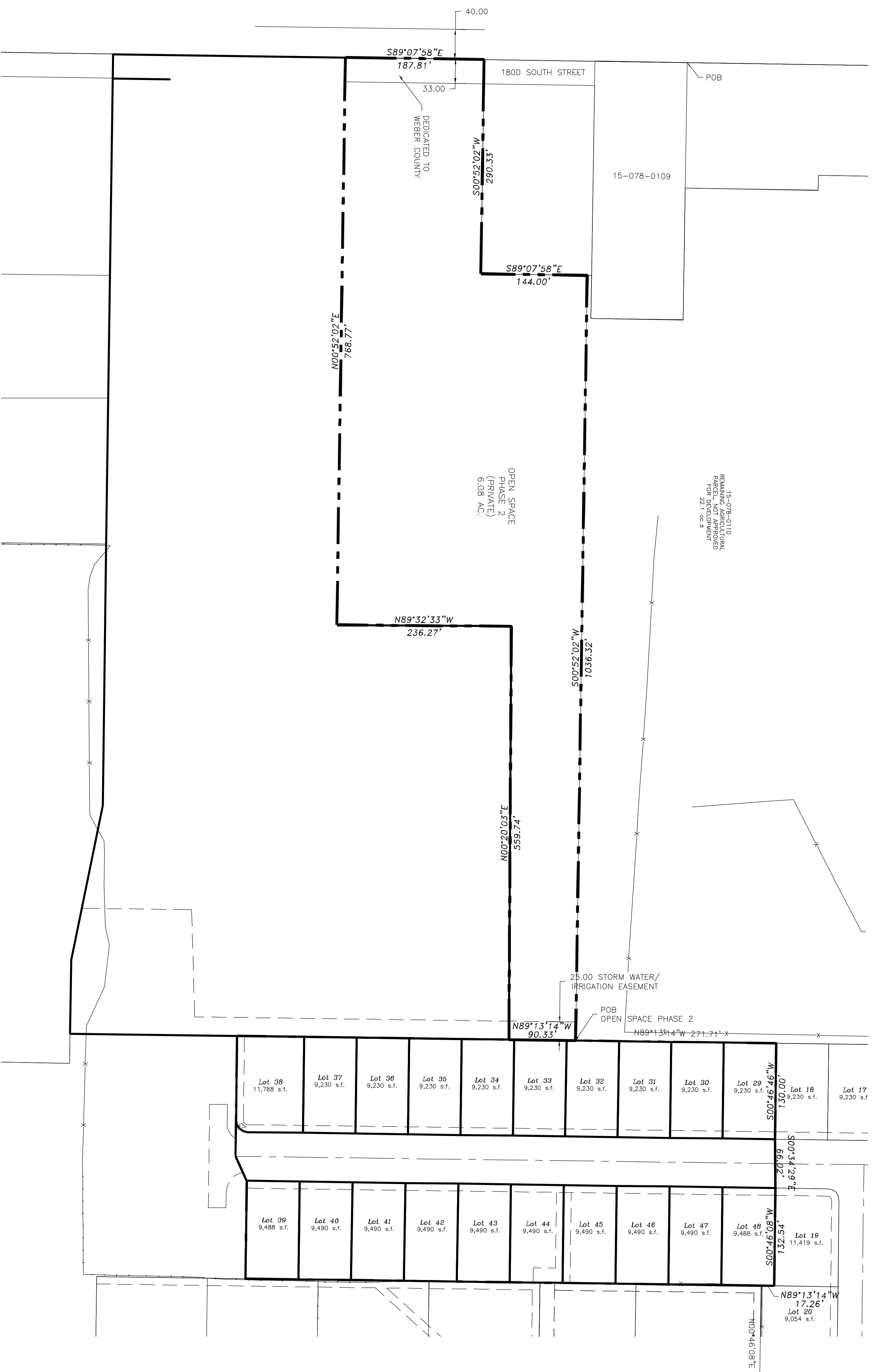
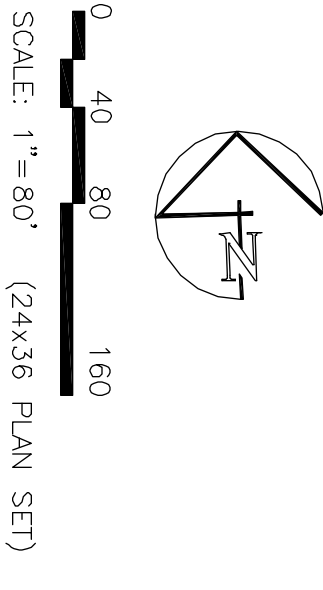
LIMITED LIABILITY ACKNOWLEDGEMENT

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 he is the Manager of 3800 WEST TAYLOR PARTNER, LLC, a Utah Limited Liability Company, and that the above and foregoing instrument was signed on behalf of said Limited Liability Company.

COUNTY RECORDER

Notary Public
 My Commission Expires _____ Residing At _____
 State of Utah, County of Weber, recorded and filed at the request of _____
 Time _____ Fee _____
 Entry _____
 Index _____
 Filed in: File of plats _____ County Recorder

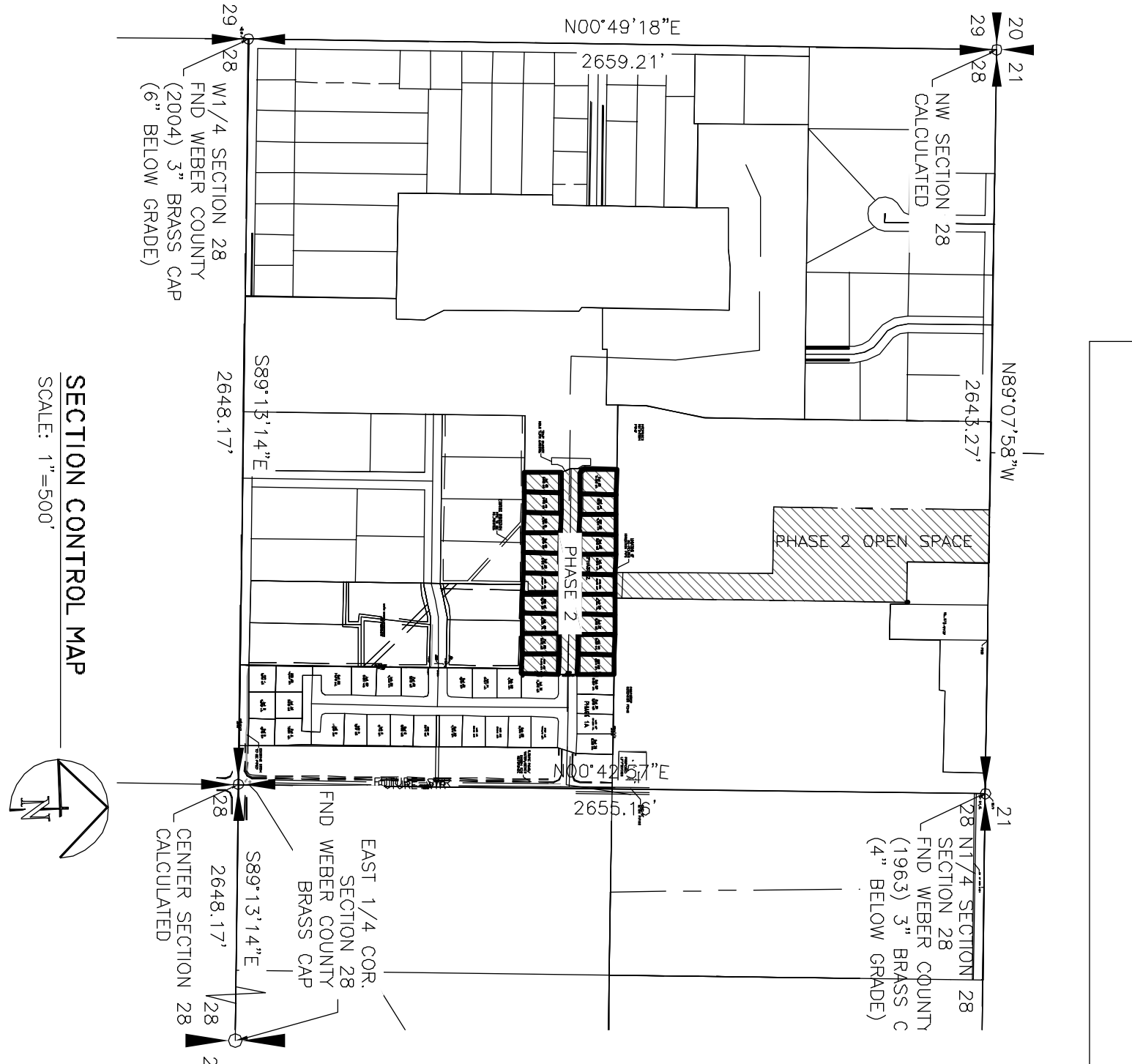
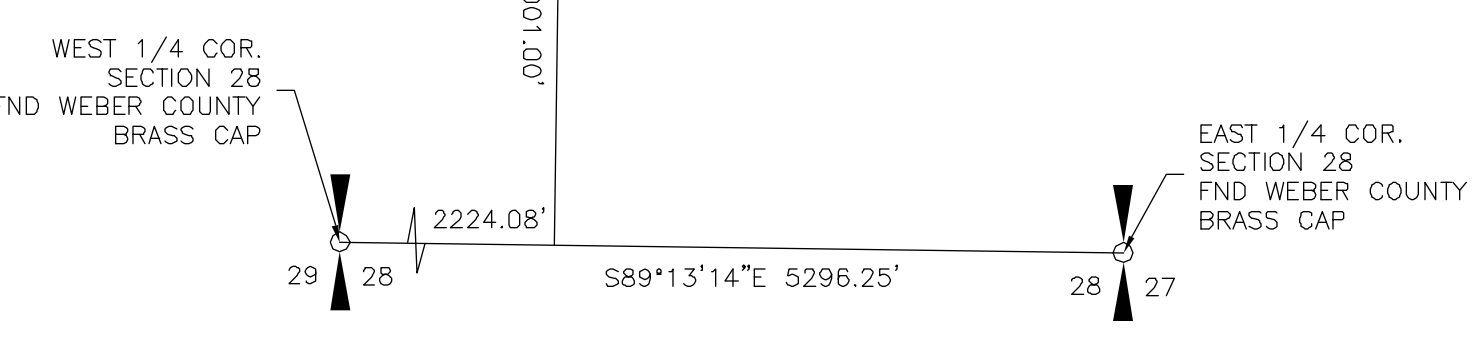
DATE: JAN 5, 2021 DRAWING NO. 1 of 2	TAYLOR LANDING PHASE 2 A CLUSTER SUBDIVISION PART OF THE NORTH HALF OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASELINE AND MERIDIAN WEBER COUNTY, TAYLOR, UTAH FINAL PLAT	No. _____ REVISIONS / SUBMISSIONS DATE _____ REVIEWED: _____ CAD FILE: _____	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
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TAYLOR LANDING PHASE 2
A CLUSTER SUBDIVISION
 PART OF THE NORTHWEST QUARTER OF SECTION 28,
 TOWNSHIP 6 NORTH, RANGE 2 WEST,
 SALT LAKE BASLINE AND MERIDIAN
 WEBER COUNTY, UTAH
FINAL PLAT

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 294.08 feet
 northerly along the Brass Cap boundary line 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 271.71 feet
 to the POINT OF BEGINNING and running
 thence N 89°13'14" W 90.33 feet;
 thence N 00°20'03" E 559.74 feet;
 thence N 88°32'33" W 236.27 feet;
 thence N 00°52'02" E 768.77 feet to the north line of the
 Northwest Quarter of said Section 28;
 thence S 89°07'58" E 187.81 feet along solid north line;
 thence S 00°32'02" W 290.33 feet;
 thence S 89°07'58" E 144.00 feet;
 thence S 00°52'02" W 1,036.32 feet to the point of beginning,
 containing 6.08 acres, more or less.

NOTES:
 TAXICOR 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 (58.29%)
 PHASE 2
 TOTAL AREA: 5.46 ACRES
 PUBLIC R-O-W: 1.1 ACRES
 NET DEVELOPABLE GROUND: 4.36 ACRES
 NET OPEN SPACE: 6.08 ACRES (58.25%)



COUNTY RECORDER
 State of Utah, County of Weber, recorded and filed at the request
 of
 Date _____ Time _____ Fee _____
 Index _____
 Filed in _____
 County Recorder _____

DATE: FEB18, 2021
 DRAWING NO. **2**
 2 of 2

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
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
 allianceclogan@yahoo.com

DATE: FEB18, 2021
 DRAWING NO. **2**
 2 of 2