

LEGEND

SECTION CORNER

SET CL. MONUMENT

LOT LINE

BOUNDARY LINE

PUBLIC UTILITY EASEMENT
(UNLESS NOTED OTHERWISE)

CENTERLINE

FOUND REBAR

FENCE LINE

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
BASELINE AND MERIDIAN,
WEBER COUNTY, UTAH

FINAL PLAT
DECEMBER 2020

SURVEYOR'S CERTIFICATE

I, Elton G. Lyon, a Registered Land Surveyor, hold Certificate No. 273517 (Renewal 6/1/20) 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 made and the same 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, a distance of 1001.00 feet to the POINT OF BEGINNING and 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 N 00°42'56" E 163.00 feet; thence S 89°13'14" E 730.15 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 800.00 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 the boundaries thereon to be hereinafter known as Taylor Landing Phase 2, hereby dedicate to the public use of said tract of land designated as streets, the same to be used as public thoroughfares.

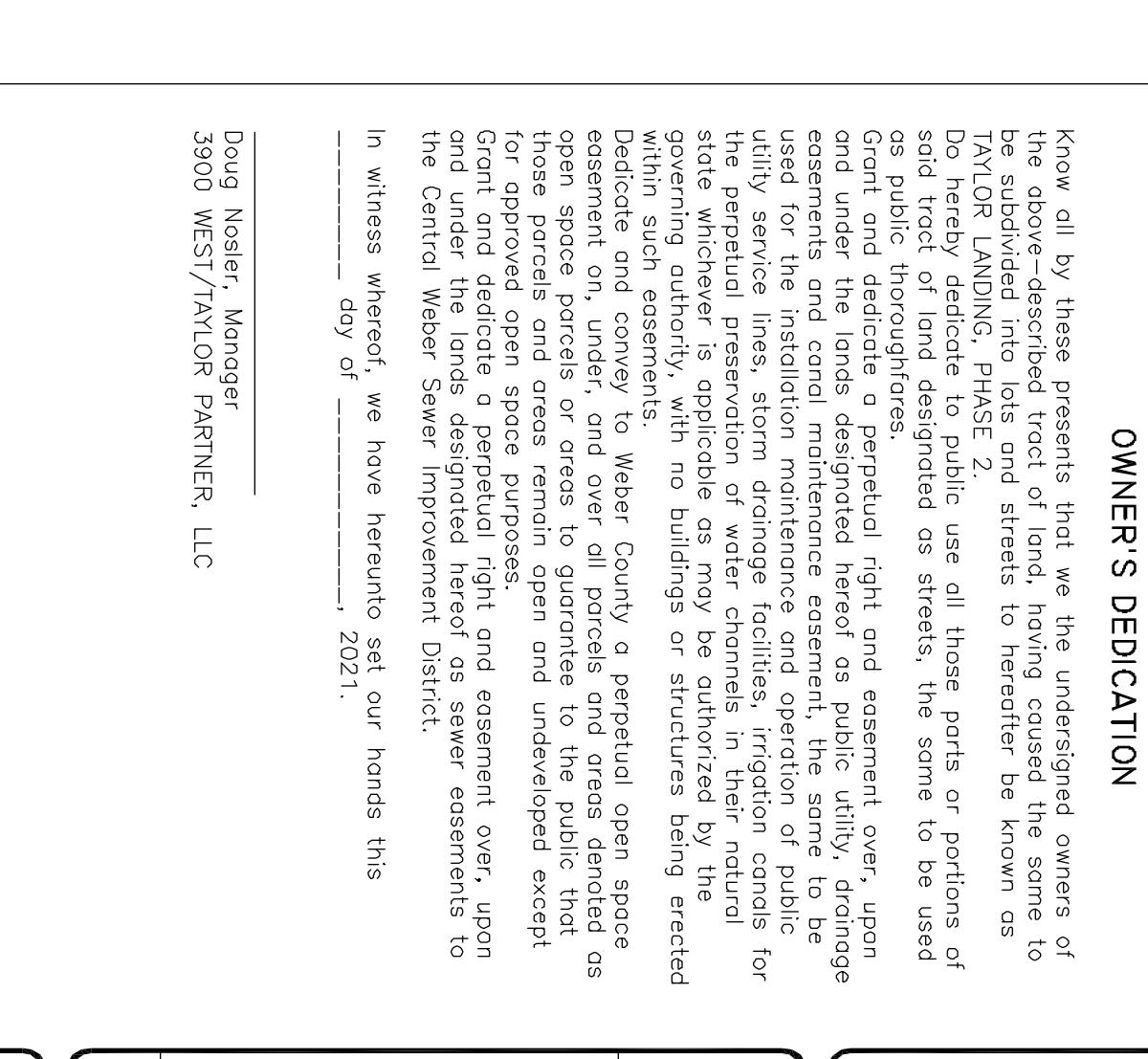
Grant and dedicate a perpetual right and easement over, upon and under the lands described hereon for the installation, maintenance and repair of utility service lines, storm drainage facilities, irrigation canals for the perpetual preservation of water resources, and for the installation, maintenance and repair of water control structures, including any 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 under all parcels and areas depicted as such on this plat, to be used for the installation, maintenance and repair of those parcels and areas remain open and undeveloped except for approved open space purposes.

Grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as sewer easements to the General Weber Sewer Improvement District.

In witness whereof, we have hereunto set our hands this _____ day of _____, 2021.

Doug Nesler, Manager
3900 WEST/TAYLOR PARTNER, LLC



WEBER COUNTY ATTORNEY

I have examined the financial guarantees and other documents with this plat and certify that the same conform with the County Ordinance applicable thereto and are in force and effect.

Signed this _____ day of _____, 2021.

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 _____, 2021.

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 _____, 2021.

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 these improvements.

Signed this _____ day of _____, 2021.

Weber County Engineer

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 _____, 2021.

Weber County Surveyor

WEBER COUNTY PLANNING COMMISSION APPROVAL

This is to certify that this subdivision plat, the dedication of streets and other public improvements, and the amount of the financial guarantee is sufficient for the installation of these improvements.

Signed this _____ day of _____, 2021.

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 these improvements.

Signed this _____ day of _____, 2021.

Weber County Engineer

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 _____, 2021.

Weber County Surveyor

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 of the land is prohibited. The use of the land for other purposes is prohibited. The use of the land for other purposes is prohibited. The use of the land for other purposes is prohibited.

SURVEYOR'S NOTES NARRATIVE

1. The purpose of this survey was to subdivide part of parcel 15-078-0110 into 20 lots. The survey was requested by Jay Stokking of Sierra Homes.

2. The basis of bearing is S 89°13'14" E between the West North, Range 2 West, Salt Lake Base and Meridian, 25, Township 6 North, Range 2 West, Salt Lake Base and Meridian.

3. The south line was established along the north line of the Boyd Russell Subdivision, 1st Amendment recorded in the Weber County Recorder's Office under Entry 2441599 on February 8, 2017, and the east line was established along the west line of Taylor Subdivision, Phase 1A.

GENERAL NOTES

1. All Public Utility Easements shown as dashed lines shall be 10,000 foot wide unless otherwise indicated.

2. Easement to be set at all rear property corners. Curb pins to be set at least 10 feet from the rear property corner.

3. All development within this subdivision is subject to the requirements of Section 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 100 feet on both sides of the street within the subdivision. The trees shall be planted in accordance with the specifications in Section 108-7 of Weber County Land Use Code. A high water table area and no basements are allowed unless approved by Geotechnical Engineer and County Engineer. Lowest inhabitable floor shall be minimum of one foot above historical ground water level.

LIMITED LIABILITY ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF _____ } ss

On this _____ day of _____, A.D. 2021, personally appeared before me, Doug Nesler, who being by me duly sworn did say, that he is the Manager of 3900 WEST/TAYLOR PARTNER, LLC, a Utah Limited Liability Company, and that the Weber County Surveyor's Office has signed on behalf of said Limited Liability Company.

MY COMMISSION EXPIRES: _____ RESIDING AT: _____

COUNTY RECORDER

State of Utah, County of Weber, recorded and filed at the request of _____ Time _____ Fee _____

Index Filed in: File of plats _____ County Recorder

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

DATE: APRIL 2021
DRAWING NO. 1 of 2

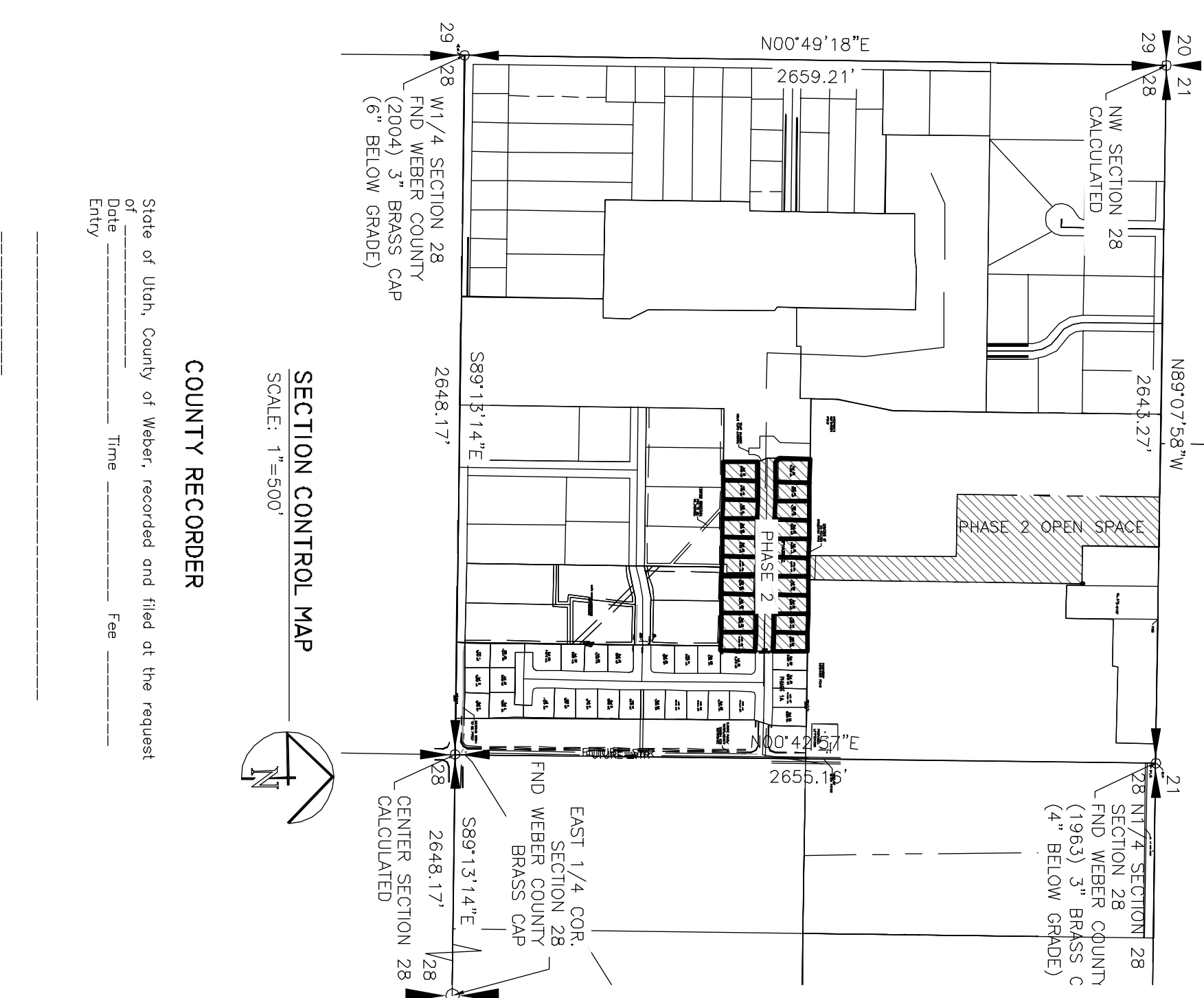
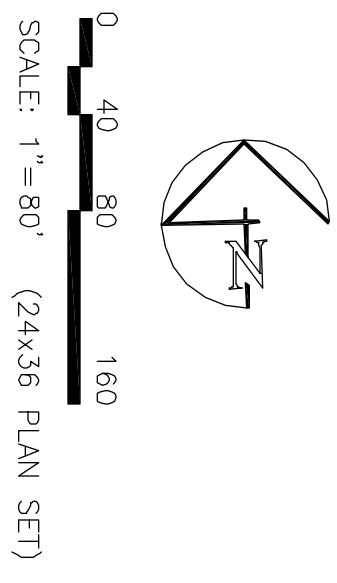
Developer:
Heritage Land Development
470 North 2450 West
Tremonton, Utah 84337

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

REVISIONS/ SUBMISSIONS

No.	REVISIONS/ SUBMISSIONS	DATE

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



TAYLOR LANDING PHASE 2
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 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 monumented with a Brass Cap; thence S 89°13'14\"/>

NOTES:
 TAYLOR LANDING OVERALL SUBDIVISION
 TOTAL AREA: 13.55 ACRES
 PUBLIC R-O-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-O-W: 1.1 ACRES
 NET DEVELOPABLE GROUND: 4.36 ACRES
 NET OPEN SPACE: 6.08 ACRES (58.25%)

WEST 1/4 COR. SECTION 28
 FND WEBER COUNTY BRASS CAP
 2224.08'
EAST 1/4 COR. SECTION 28
 FND WEBER COUNTY BRASS CAP
 SB89°13'14"E 5296.25'

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
 (435)755-5121
 alliancelogan@yahoo.com

COUNTY RECORDER
 SCALE: 1"=500'
 State of Utah, County of Weber, recorded and filed at the request of _____
 Date _____ Time _____ Fee _____
 Index filed in: File of plats _____
 County Recorder _____