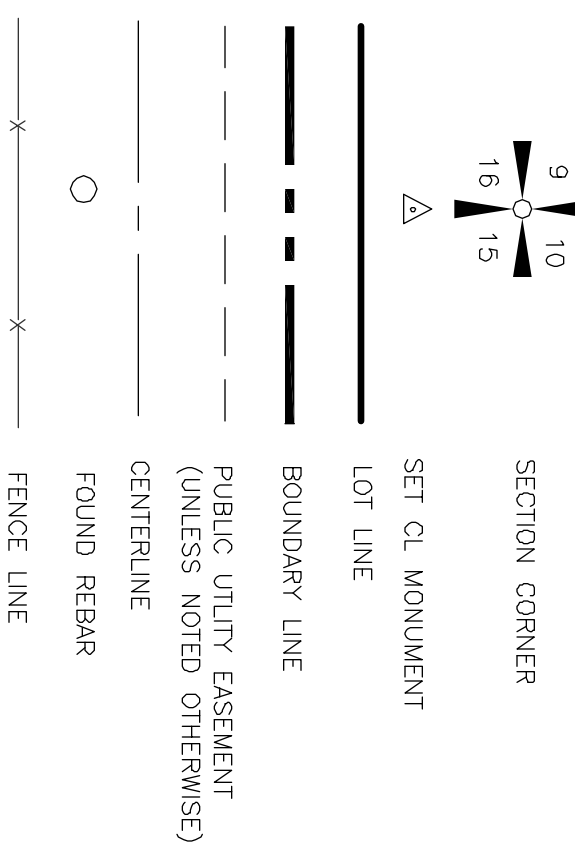
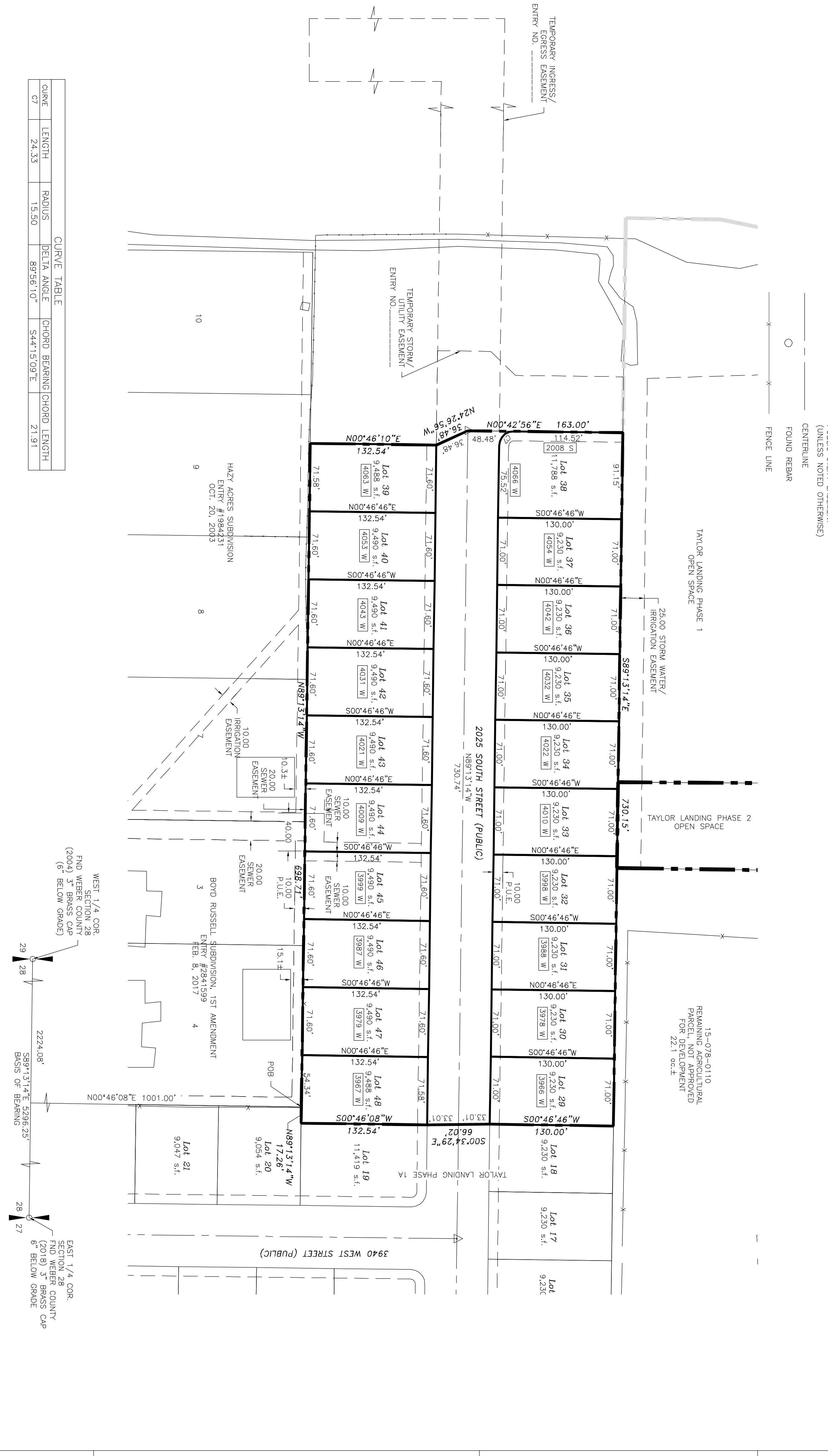
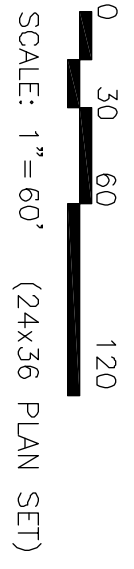


**LEGEND**



**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  
JANUARY 2022**



**WEBER COUNTY ATTORNEY**

I have examined the financial guarantees and other documents with the County Ordinance applicable thereto and have in force and effect.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
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 \_\_\_\_\_, 2022.

\_\_\_\_\_  
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 \_\_\_\_\_, 2022.

\_\_\_\_\_  
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 \_\_\_\_\_, 2022.

\_\_\_\_\_  
Weber County Engineer

**WEBER COUNTY COMMISSION ACCEPTANCE**

This is to certify that this subdivision plat, the dedication of streets and other public improvements, the dedication of easements and other conditions are approved, recorded, and accepted by the Commissioners of Weber County, Utah this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

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

**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 Stooking 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.

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 2446599 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 10,000 foot.

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. Street trees shall be planted at a distance of 10 feet from the tree's placement. The trees shall be located as close to 50-foot spacing as otherwise reasonable. Possible, provided compliance with the Weber County Land Use Code.

5. A high water table area and no basements are allowed unless approved by Geotechnical Engineer and County Planning Commission shall be minimum of one foot above historical ground water level.

**SURVEYOR'S CERTIFICATE**

I, Elton G. Lyon, a Registered Land Surveyor, hold Certificate No. 27567 issued by the State of Utah on 08/19/2016 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 and 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.

PROFESSIONAL LAND SURVEYOR  
ELTON G. LYON  
08/19/2016  
STATE OF UTAH

**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 cast iron nail in the center of said Section 28 and thence N00°46'08"E 1001.00' 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 24°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, then 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 N 00°46'08" W 132.54' feet;

4) thence N 89°13'14" W 172.26' 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, the plat thereof to be hereafter be 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 designated hereof as utility 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 or water channels in water control systems, and for the use of water by any other governmental governing authority, with no buildings or structures being erected within such easements.

Dedicate and convey to Weber County a perpetual open space easement over, and over all portions of areas depicted as 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 hereof as sewer easements to the General Sewer Improvement District.

In witness whereof, we have hereunto set our hands this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Doug Nesler, Manager  
3900 WEST/TAYLOR PARTNER, LLC

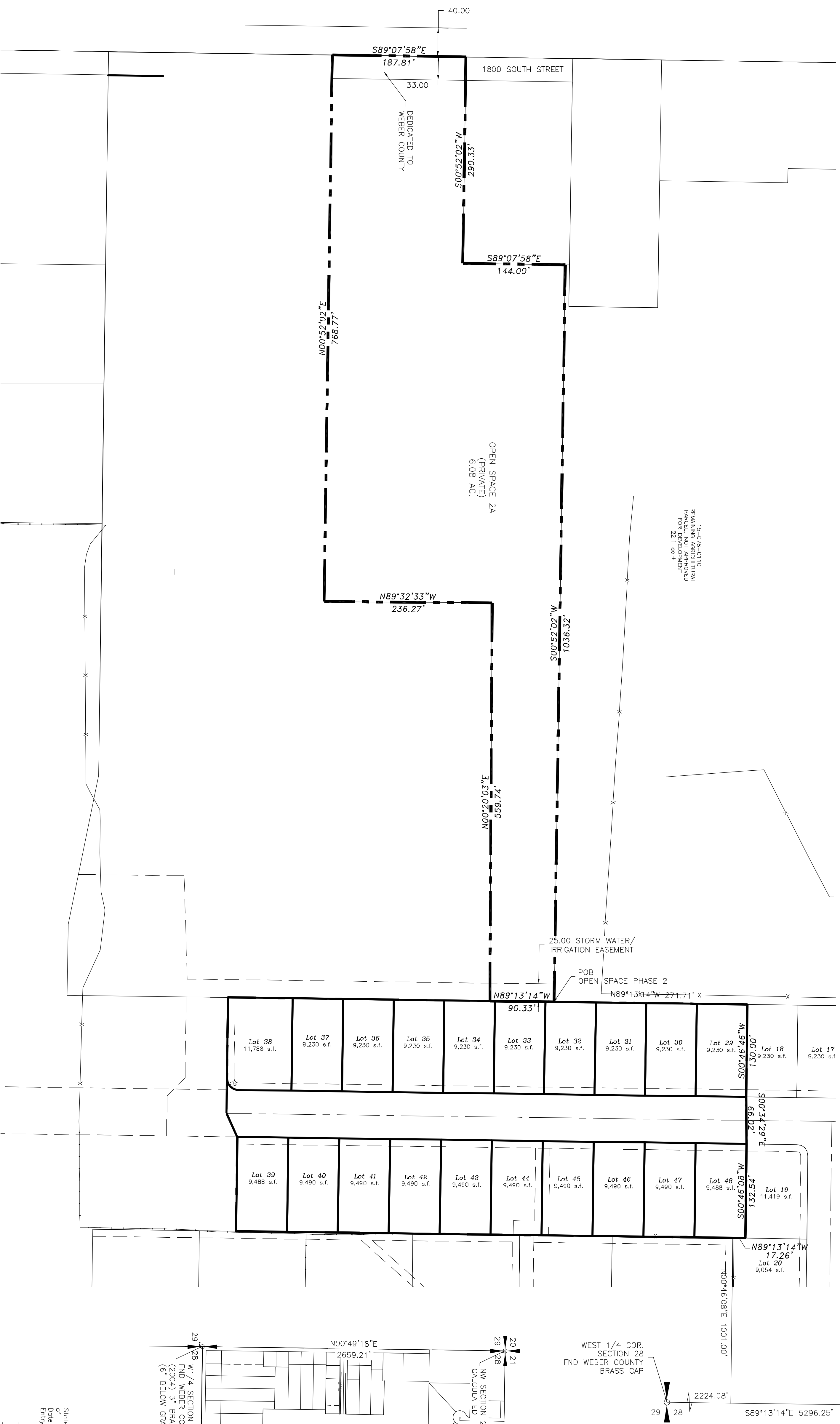
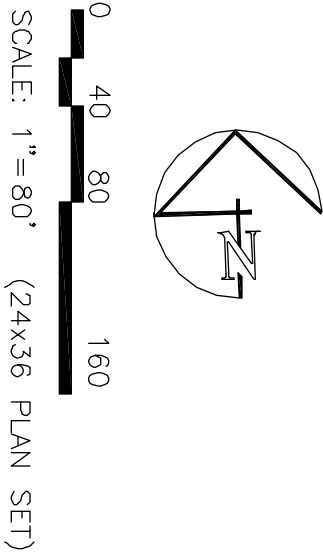
**LIMITED LIABILITY ACKNOWLEDGEMENT**

STATE OF UTAH } ss } COUNTY OF \_\_\_\_\_ } ON this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2022, 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 limited liability instrument was signed on behalf of said Limited Liability Company.

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC  
RESIDING AT \_\_\_\_\_

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

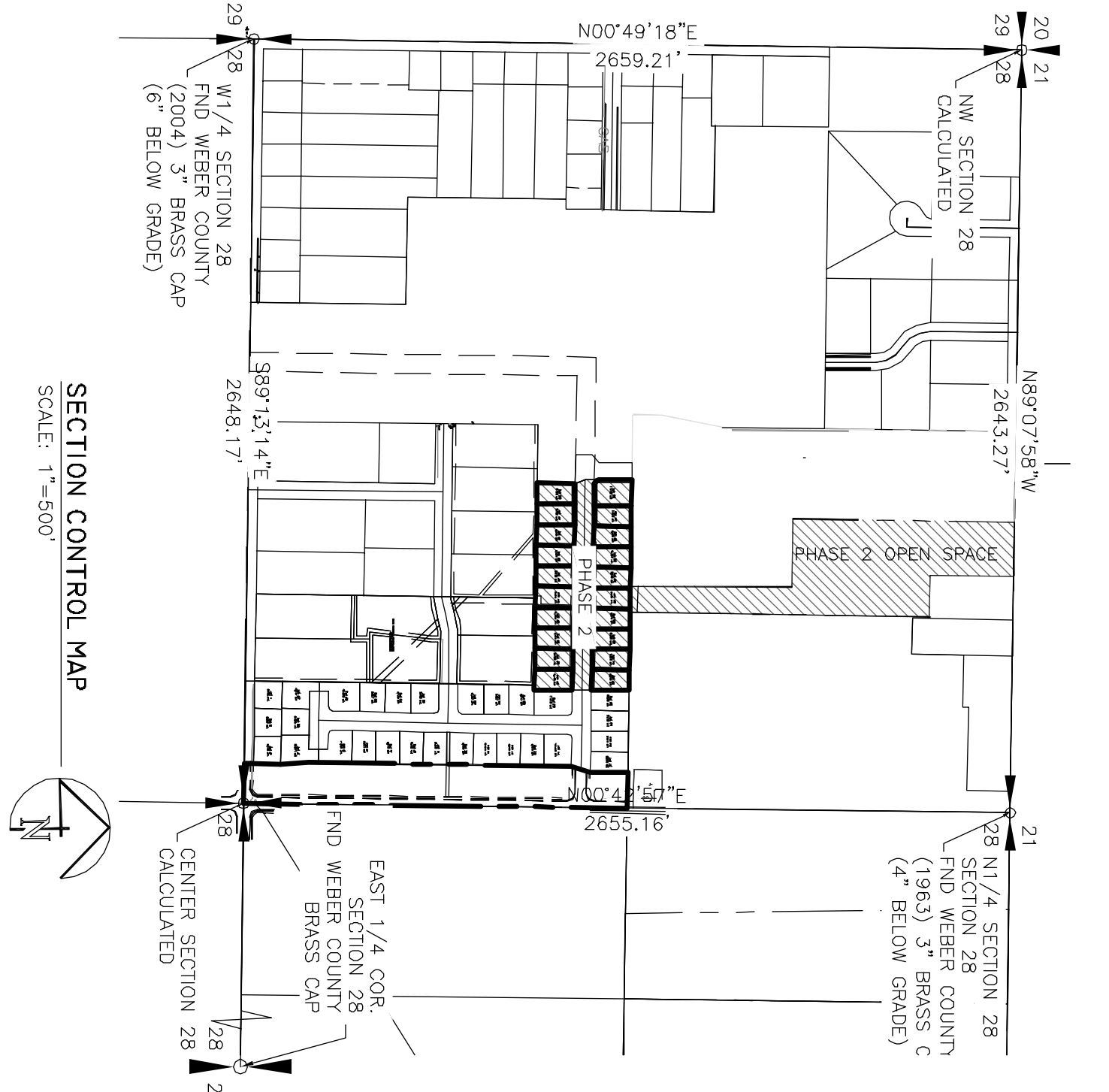
Filed in File of plats \_\_\_\_\_ County Recorder



**TAYLOR LANDING PHASE 2**  
**A CLUSTER SUBDIVISION**  
 PART OF THE NORTHWEST QUARTER OF SECTION 28,  
 TOWNSHIP 6 NORTH, RANGE 2 WEST,  
 SALT LAKE BASIN 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 northward with a Brass Cap, thence Quarter Section 28 North, Range 2 West of the Salt Lake Base and Meridian, thence N 00°46'08\"/>

**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 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 File No. File of plats \_\_\_\_\_  
 County Recorder \_\_\_\_\_

DATE: JAN, 2022 DRAWING NO. <b>2</b> 2 of 2	<b>TAYLOR LANDING PHASE 2</b> <b>A CLUSTER SUBDIVISION</b> PART OF THE NORTH HALF OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASELINE AND MERIDIAN WEBER COUNTY, TAYLOR, UTAH <b>FINAL PLAT</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No.</th> <th>REVISIONS/ SUBMISSIONS</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No.	REVISIONS/ SUBMISSIONS	DATE				Developer: Heritage Land Development 470 North 2450 West Tremonton, Utah 84337	<p><b>ALLIANCE CONSULTING ENGINEERS</b>          150 EAST 200 NORTH SUITE P          LOGAN, UTAH 84321          (435)755-5121          allianceclogan@yahoo.com</p>
No.	REVISIONS/ SUBMISSIONS	DATE								