

TAYLOR LANDING PHASE 5

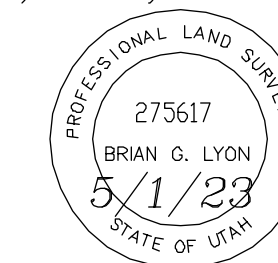
A CLUSTER SUBDIVISION

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

FINAL PLAT
MAY 2023

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 (20) lots, known hereafter as TAYLOR LANDING PHASE 5, A CLUSTER SUBDIVISION, located in 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 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 955.84 feet along the south line of the Northwest Quarter of said Section 28; thence North 1271.85 feet to the POINT OF BEGINNING and running

thence N 00°46'08" E 450.00 feet;
thence N 89°09'17" W 150.00 feet;
thence S 83°58'36" W 66.47 feet;
thence N 89°10'40" W 145.37 feet;
thence S 00°51'36" W 113.67 feet;
thence N 89°10'50" W 298.75 feet along the boundary of Sunset Equestrian Cluster Subdivision, Phase 1;
thence N 00°49'19" E 393.42 feet along the boundary of Olivia Subdivision;
thence S 89°09'17" E 1,045.30 feet along the boundary of Belmont Park Estates Subdivision, Phase 1, 2 and 3;
thence along the boundary of Taylor Landing Phase 1 Open Space the next three courses:

- 1) thence S 00°49'48" W 353.36 feet;
- 2) thence S 11°33'40" W 213.77 feet;
- 3) thence S 00°48'18" W 100.00 feet;

thence along the boundary of Taylor Landing Phase 3 the next four courses:

- 1) thence S 00°42'56" W 40.00 feet;
- 2) thence N 89°13'14" W 197.94 feet;
- 3) thence S 00°46'08" W 17.97 feet;
- 4) thence N 89°09'17" W 147.00 feet to the point of beginning, containing 11.038 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 5, A CLUSTER SUBDIVISION, 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.

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 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 Central Weber Sewer Improvement District.

In witness whereof, we have hereunto set our hands this _____ day of _____, 2023.

Doug Nosler, Manager
3900 WEST/TAYLOR PARTNER, LLC

LIMITED LIABILITY ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF _____ } ss

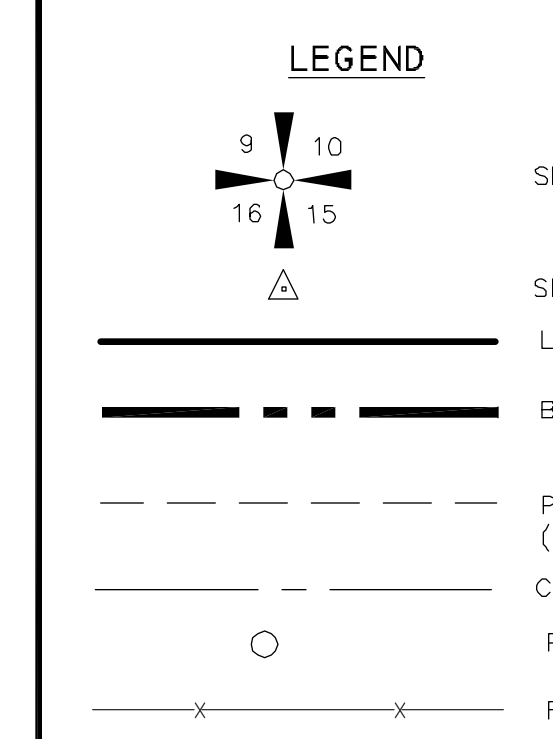
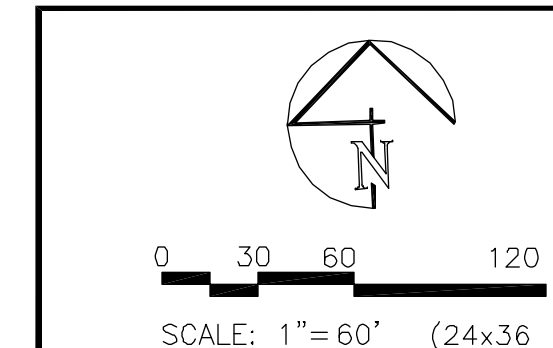
On this ____ day of _____ A.D. 2023, personally appeared before me, Doug Nosler who being by me duly sworn did say, for himself that he is the Manager of 3900 WEST/TAYLOR PARTNER, LLC, a Utah Limited Liability Company, and that the within and foregoing instrument was signed on behalf of said Limited Liability Companies.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC
RESIDING AT _____

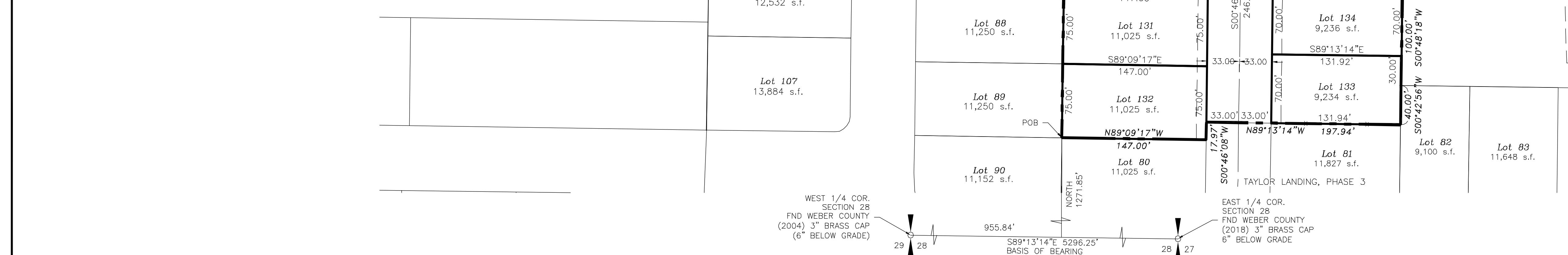
COUNTY RECORDER

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

Index _____
Filed in: File of plats _____ County Recorder



CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C40	22.57	250.00	5°10'19"	S02°35'09"E	22.56
C41	25.92	250.00	5°56'27"	N02°12'05"W	25.91
C42	66.64	150.00	25°27'10"	S78°07'08"W	66.09
C43	24.33	15.00	89°55'25"	N44°11'34"W	21.91
C44	25.02	60.00	23°53'40"	N30°32'28"E	24.84
C45	21.49	25.50	48°16'36"	S42°43'57"W	20.86
C46	48.96	117.00	23°58'28"	S78°51'29"W	48.60
C47	74.96	60.00	71°34'53"	N78°16'45"E	70.18
C48	55.52	60.00	53°01'19"	S39°25'09"E	53.56
C49	59.82	60.00	57°07'33"	S15°39'16"W	57.37
C50	53.02	60.00	50°38'03"	S69°32'04"W	51.32
C51	49.64	183.00	15°32'32"	S73°49'25"W	49.49
C52	20.55	25.50	46°10'45"	N89°08'32"E	20.00
C53	18.20	60.00	17°22'48"	N76°27'30"W	18.13
C54	29.55	183.00	9°15'02"	S86°13'12"W	29.51
C55	24.58	15.50	90°50'43"	N45°25'22"E	22.08
C56	24.37	15.50	90°04'36"	S45°48'26"W	21.93
C57	24.12	15.50	89°09'17"	N44°34'38"W	21.76
C58	25.55	283.00	5°10'19"	S02°35'09"E	25.54
C59	22.50	217.00	5°56'27"	N02°12'05"W	22.49
C60	29.34	283.00	5°56'27"	N02°12'05"W	29.33
C61	19.59	217.00	5°10'19"	S02°35'09"E	19.58



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 _____, 2023.

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 execute this plat from the responsibilities and/or liabilities associated therewith.
Signed this _____ day of _____, 2023.

Weber County Surveyor
Record of Survey # _____

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 _____, 2023.

Chairman, Weber County Planning Commission

SURVEYOR'S NOTES NARRATIVE
1. The purpose of this survey was to subdivide part of parcel 15-078-0187 into 31 lots. The survey was requested by Jay Stocking of Sierra Homes.
2. 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.
3. The boundary was established along the boundaries of Taylor Landing Phase 1 Open Space, Taylor Landing Phase 3 and Phase 4, Sunset Equestrian Cluster Subdivision, Phase 1, Olivia Subdivision and Belmont Park Subdivision Estates Subdivision, Phase 1, 2 and 3.
GENERAL NOTES
1. All Public Utility Easements shown as dashed lines shall be 10.00 foot wide unless otherwise indicated.
2. _____ rebar to be set at all rear property corners. Curb pins to be set at lot line projections along all streets. Subdivision boundary and lot corners are set as required by state code and county ordinance.
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 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.
5. This is a high water table area and no basements are allowed unless approved by Geotechnical Engineer and County. Lowest inhabitable floor shall be minimum of one foot above historical ground water level.

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 _____, 2023.

Chairman, Weber County Commission
Attest: _____
Title: _____

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 _____, 2023.

Weber County Engineer

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

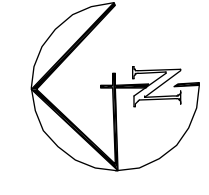
Developer: Land Development
Heritage Land 2450 West
Tremonton, Utah 84337

NO.	REASON(S) SUBMISSIONS	DATE

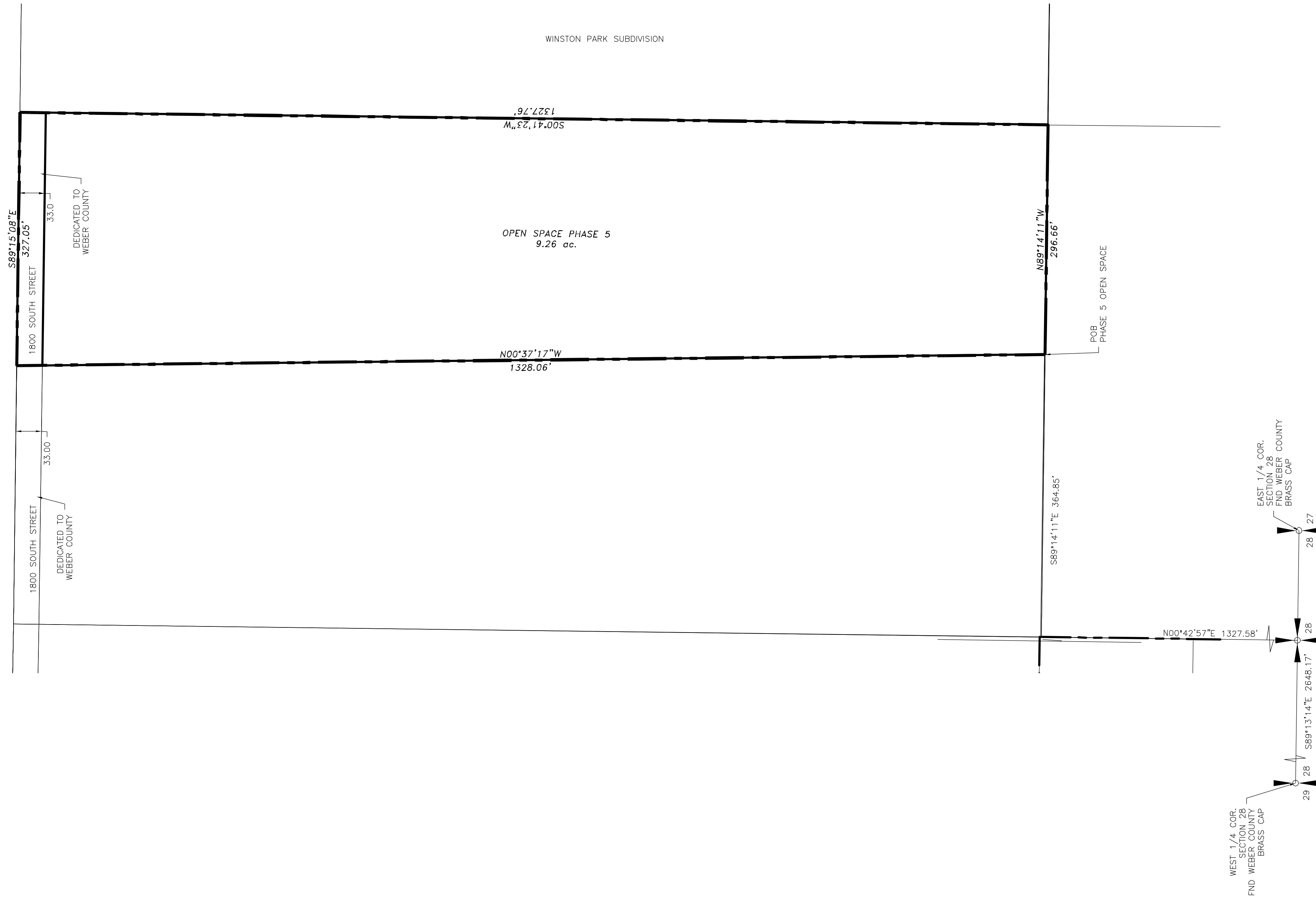
DRAWN: _____
PROJECT NO.: _____
REVIEWED: _____
CADD FILE: _____

PROJECT TITLE: **TAYLOR LANDING PHASE 5**
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

DATE: MAY, 2023
DRAWING No. **1**
1 of 2



0 40 80 160
 SCALE: 1"=80' (24x36 PLAN SET)



TAYLOR LANDING PHASE 5 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

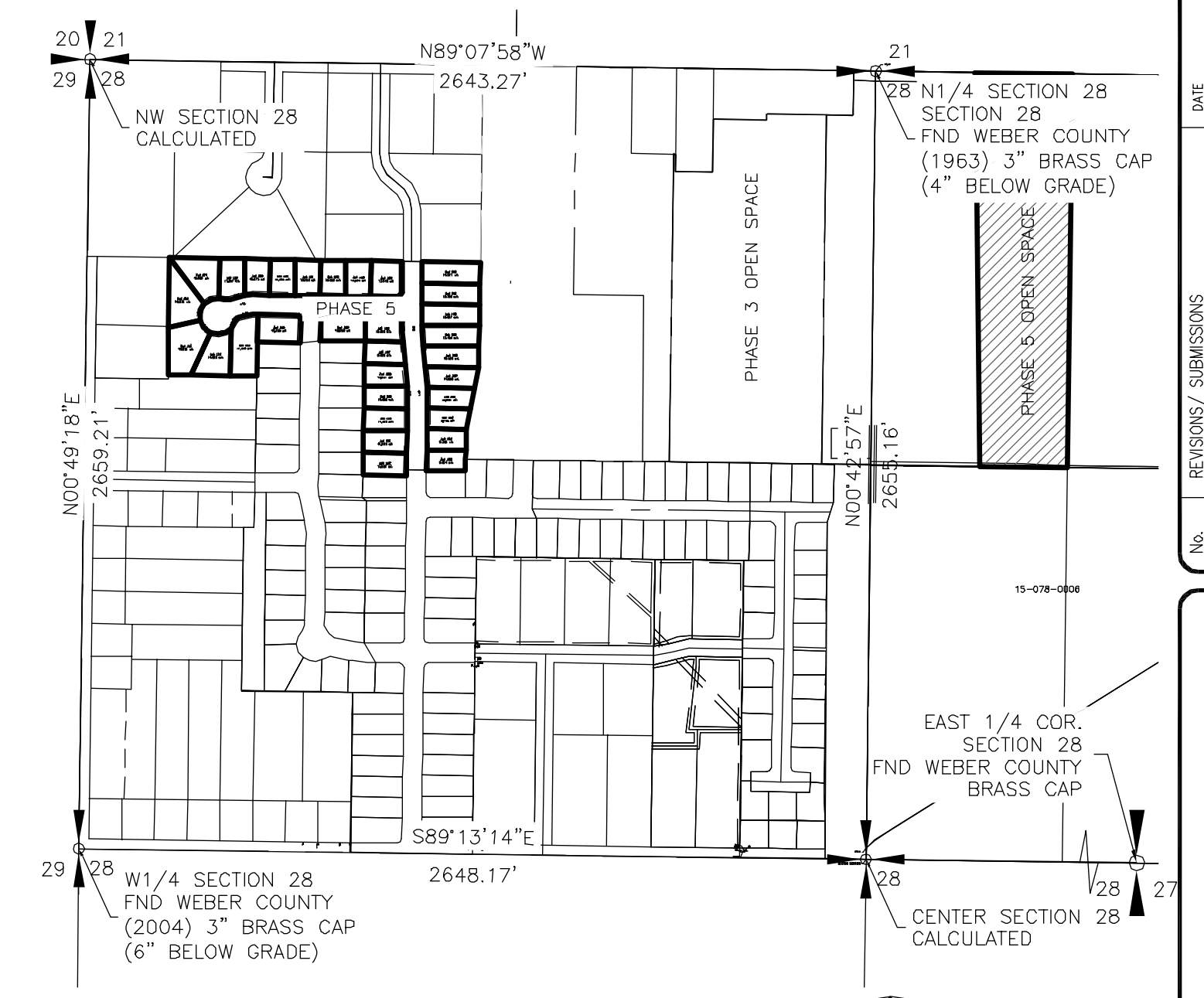
OPEN SPACE PHASE 5 BOUNDARY DESCRIPTION

Together with:
 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 2648.17 feet
 along the south line of the Northwest Quarter of said Section 28 to
 the Center Quarter Corner of Section 28; thence N00°42'57"E
 1327.58 feet along the west line of the Northeast Quarter of said
 Section 28 to the Southwest Corner of the Northwest Quarter of the
 Northeast Quarter of said Section 28; thence S89°14'11"E 364.85
 feet along the south line of the Northwest Quarter of the of the
 Northeast Quarter of said Section 28 to the POINT OF BEGINNING
 and running
 thence N 00°37'17" W 1,328.06 feet to the north line of the
 Northeast Quarter of said Section 28 said point also being
 S89°15'08" E 333.86 feet from the North Quarter Corner of said
 Section 28;
 thence S 89°15'08" E 327.05 feet along said north line;
 thence S 00°41'23" W 1,327.76 feet along the west line of Winston
 Park Subdivision and it's projection thereof to the south line
 of the Northwest Quarter of the of the Northeast Quarter of said
 Section 28 ;
 thence N 89°14'11" W 296.66 feet along said south line to the
 point of beginning, containing 9.5043 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 5
 TOTAL AREA: 11.04 ACRES
 PUBLIC R-O-W: 2.33 ACRES
 NET DEVELOPABLE GROUND: 8.71 ACRES
 NET OPEN SPACE: 9.26 ACRES (51.53% >50%)



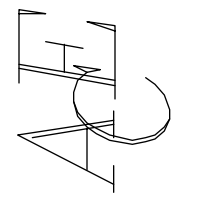
SECTION CONTROL MAP
 SCALE: 1"=500'

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 _____

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



Developer: Land Development
 Heritage Land Co.
 Tremonton, Utah 84337

No.	REVISIONS / SUBMISSIONS	DATE

PROJECT TITLE
TAYLOR LANDING PHASE 5
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

DATE : MAY, 2023
 DRAWING No. **2**
 2 of 2