TAYLOR LANDING PHASE 1B,
A CLUSTER SUBDIVISION

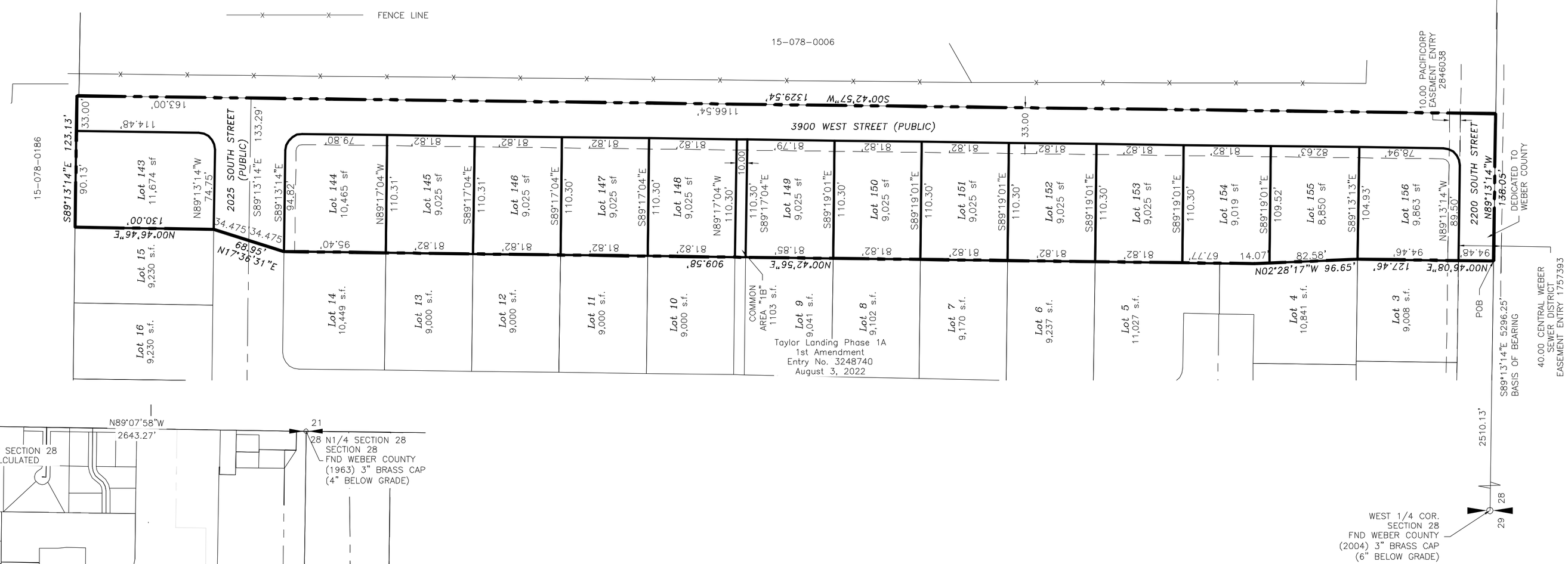
PART OF THE NORTHWEST QUARTER OF SECTION 28,
TOWNSHIP 6 NORTH, RANGE 2 WEST,
SALT LAKE BASELINE AND MERIDIAN
WEBER COUNTY, UTAH

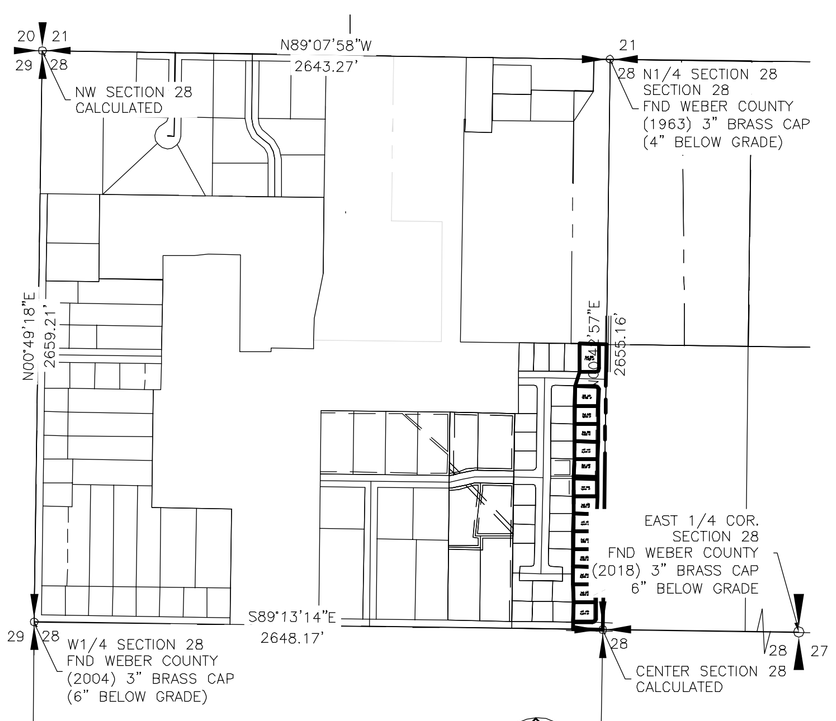
FINAL PLAT
APRIL 2024

0 30 60 120
SCALE: 1"= 60' (24x36 PLAN SET)

LEGEND

- SECTION CORNER
- SET CL MONUMENT
- LOT LINE
- BOUNDARY LINE
- PUBLIC UTLITY EASEMENT (UNLESS NOTED OTHERWISE)ENT LINE
- CENTERLINE
- FENCE LINE





SECTION CONTROL MAP
SCALE: 1"=500'

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-eight (28) lots, known hereafter as TAYLOR LANDING PHASE 1B located in Pleasant View City, 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.

PROFESSIONAL LAND SURVEYOR 275617 BRIAN G. LYON STATE OF UTAH
4/16/24

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" E 2510.13 feet along the south line of the Northwest Quarter of said Section 28 to the POINT OF BEGINNING and running thence along the boundary of Taylor Landing Phase 1A recorded in the Weber County Recorder's Office under Entry No. 3153734 on May 18, 2021 the next five courses:

1) thence N 00°46'08" E 127.46 feet;
2) thence N 02°28'17" W 96.65 feet;
3) thence N 00°42'56" E 909.58 feet;
4) thence N 17°36'31" E 68.95 feet;
5) thence N 00°46'46" E 130.00 feet;

thence S 89°13'14" E 123.13 feet to the east line of the Northwest Quarter of said Section 28;
thence S 00°42'57" W 1,329.54 feet along said east line to the Center Quarter Section Corner of said Section 28;
thence N 89°13'14" W 138.05 feet along the south line of the Northwest Quarter of said Section 28 to the point of beginning, containing 4.277 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 1B.
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.
Grant and convey to the subdivision lot owners association Common Area "1B" to be used for recreational and open space purposes for the benefit of each lot owners association member in common with all others in the subdivision and grant and dedicate to the county a perpetual open space right and easement on and over Common Area "1B" to guarantee to Weber County that the common area remain open and undeveloped except for approved recreational, parking and open space purposes.
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.
In witness whereof, we have hereunto set our hands this _____ day of _____, 2024.

_____
_____, Manager
Heritage Land Holdings, LLC.

LIMITED LIABILITY ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF _____ } ss

On this ___ day of _____ A.D. 2024, personally appeared before me, _____ who being by me duly sworn did say, for himself that he is the Manager of Heritage Land Holdings, 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

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 affect.

Signed this _____day of _____, 2024.

_____
County Attorney

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 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 _____, 2024.

_____
Weber County Surveyor
Record of Survey#_____
WCO 106-1-8(c)(1)n.10; WCO 45-4-2(c)

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 _____, 2024.

_____
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 _____, 2024.

_____
Chairman, Weber County Planning Commission

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 _____, 2024.

_____
Chairman, Weber County Commission

Attest:_____

Title:_____

SURVEYOR'S NOTES NARRATIVE

1. The purpose of this survey was to amend Taylor Landing Phase 1A recorded in the Weber County Recorder's Office under Entry No. 3153734 on May 18, 2021 to creating two open space parcels instead of 1 (See Sheet 2). 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 south line was established along the south line of of the Southwest Quarter of said Section 28. The north right of way line of 2200 South Street was established 33' north and parallel with said quarter section line. The west line of the subdivision was established along the east line of the Taylor Landing Phase 1A 1st Amendment recorded in the Weber County Recorder's Office under Entry No. 2841599. The east line was established along the east line of the Northwest Quarter of said Section 28.

GENERAL NOTES

1. All Public Utility Easements shown as dashed lines shall be 10.00 foot wide unless otherwise indicated.
2. $\frac{5}{8}$" rebar to be set at all rear property corners. Curb pins to be set at lot line projections along streets.
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.
6. Open Space for Taylor Landing Phase 1B was dedicated at the recording of Taylor Landing Phase 1A.

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

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

No.	REVISIONS/ SUBMISSIONS	DATE

REVIEWED : DRAWN :
CAD FILE : PROJECT NO. :

TAYLOR LANDING PHASE 1B
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 : APRIL,2024
DRAWING No. 1
1 of 2