

TAYLOR LANDING PHASE 1A 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

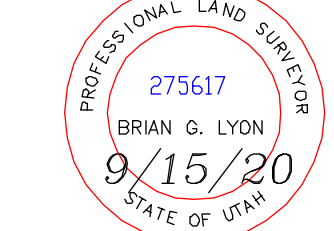
FINAL PLAT

LEGEND

- SECTION CORNER
- SET CL MONUMENT
- LOT LINE
- BOUNDARY LINE
- EASEMENT LINE
- CENTERLINE
- FOUND REBAR

SURVEYOR'S CERTIFICATE

I, Brian G. Lyon, a Registered Land Surveyor, hold Certificate No. 275617, as prescribed by the laws of the State of Utah, and do hereby certify that by authority of the owners, I have made a survey of the tract of land shown on this plat, which is accurately described therein, and have subdivided said tract of land into lots and streets to be hereafter known as TAYLOR LANDING, PHASE 1A and the same has been correctly surveyed and all streets are the dimensions shown.



BOUNDARY DESCRIPTION

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 2224.07 feet along the south line of the Northwest Quarter of said Section 28 to the POINT OF BEGINNING and running thence N 00°46'08" E 1,001.00 feet along the east line of Boyd Russell Subdivision, 1st Amendment and its projection thereof; 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; thence S 89°13'14" E 284.00 feet; thence S 00°46'46" W 130.00 feet; thence S 17°36'31" W 68.95 feet; thence S 00°42'56" W 1,333.54 feet to the south line of the Northwest Quarter of said Section 28; thence N 89°13'14" W 280.79 feet, along said south line to the point of beginning, containing 8.502 acres, more or less.

NARRATIVE

1. THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE PART OF PARCEL 15-078-0110 INTO 20 LOTS.
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.

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 1A, do hereby dedicate to Weber County, Utah for perpetual use of the public all parcels of land shown on this plat intended for public use, and do warrant, defend and save the municipality harmless against any easements or other encumbrances on the dedicated streets which will interfere with the municipality's use, operation and maintenance of the streets and do further dedicate the easements as shown, with the same warranty as given for other dedicated property.

In witness whereof, we have hereunto set our hands this _____ day of _____, 2020.

Jay Stocking, Manager
River Valley Development, LLC. **check ownership for correct LLC**

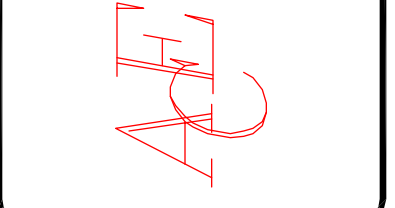
LIMITED LIABILITY ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF _____ } ss

On this _____ day of _____, A.D. 2020, personally appeared before me, Jay Stocking who being by me duly sworn did say, for himself that he is the Manager of River Valley Development, 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 _____

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



Developer:
Sierra Homes
1740 West
Trenton, Utah 84337

NO.	REVISIONS / SUBMISSIONS	DATE

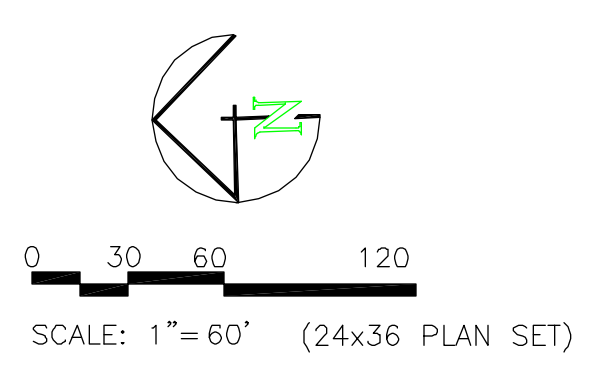
DRAWN : _____ PROJECT NO. : _____
REVIEWED : _____
DATE FILE : _____

PROJECT FILE:
**TAYLOR LANDING PHASE 1A
A CLUSTER SUBDIVISION**
PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASELINE AND MERIDIAN, WEBER COUNTY, TAYLOR, UTAH

FINAL PLAT

DRAWING TITLE

DATE : JULY, 2019
DRAWING No. 1
1 of 2



Owner's Dedication Certificate shall include the following Common Open Space dedication as applicable:
"Grant and convey to the subdivision lot (unit) owners association, all those parts or portions of said tract of land designated as common areas to be used for recreational and open space purposes for the benefit of each lot (unit) 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 the common areas to guarantee to Weber County that the common areas remain open and undeveloped except for approved recreational, parking and open space purposes." WCO 106-7-1

Owner's Dedication Certificate shall include the following Public Streets dedication as applicable:
"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."

Owner's Dedication Certificate shall include the following Public Utility, Drainage and Canal Maintenance dedication as applicable:
"Grant and dedicate a perpetual right and easement over, upon and under the lands designated hereof as public utility, storm water detention ponds, 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 or 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."

The existing location, widths, and other dimensions of all existing or platted streets or railroad lines within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6)

The existing location, widths, and other dimensions of all existing or platted land drains, culverts, watercourses, wetlands, streams corridor setbacks, flood plain within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6)

The existing location, widths, and other dimensions of all existing or platted fence lines or other lines of occupation within or immediately adjacent to the tract to be subdivided. WCO 106-1-5(a)(6)

The existing location, widths, and other dimensions of all existing or platted easements within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6)

The surveyor making the plat shall certify that the surveyor "has completed a survey of the property described on the plat in accordance with Section 17-23-17 and has verified all measurements". UCA 17-27a-603(4)(b)(ii)

The surveyor making the plat shall certify that the surveyor "holds a license in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act". UCA 17-27a-604(4)(b)(i)

The surveyor making the plat shall certify that the surveyor "has placed monuments as represented on the plat". UCA 17-27a-604(4)(b)(iii)

Date of the survey noted in the heading (Meaning the date, year and month the survey markers were placed). WCO 106-1-5(a)(2); WCO 106-1-8(c)(1)c.; UCA 17-23-17(3)(b)

The existing location, widths, and other dimensions of all existing or platted buildings and structures within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6)

A house number indicating the street address for each lot within the subdivision shall be assigned by the county surveyor. WCO 106-1-8(c)(1)f see addressing review for correct addresses

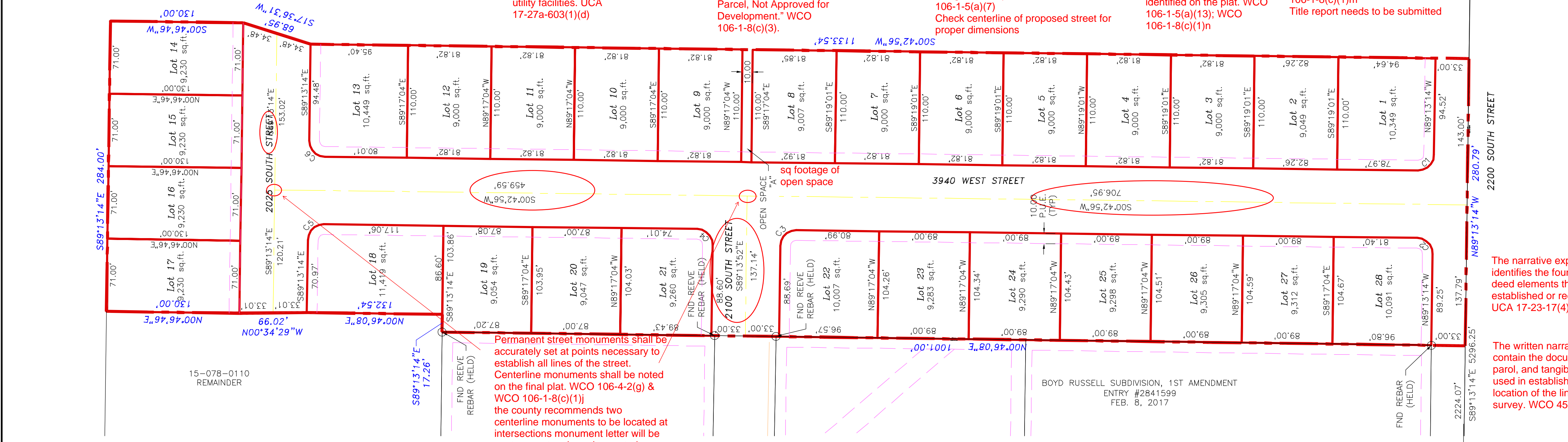
Every existing right-of-way and easement grant of record for underground facilities, as defined in UCA Section 54-8a-2, and for other utility facilities. UCA 17-27a-603(1)(d)

The remaining parcel will show a note: "Remaining Agricultural Parcel, Not Approved for Development." WCO 106-1-8(c)(3).

The location, widths, and other dimensions of proposed public streets, private streets, private access rights of way, or alleys with proper labeling of spaces to be dedicated to public or designated as private. WCO 106-1-5(a)(7)
Check centerline of proposed street for proper dimensions

Check preliminary title report to ensure all easements, boundary line agreements, or rights of way (subject to or together with) that are listed in the report are shown and/or identified on the plat. WCO 106-1-5(a)(13); WCO 106-1-8(c)(1)n
Title report needs to be submitted

All easements observed, recorded in the Recorder's Office, or included in a preliminary title report unless legally vacated by all easement holders. WCO 106-1-8(c)(1)m



The location, widths, and other dimensions of proposed pathways, parks, or other open spaces with proper labeling of spaces to be dedicated to public or designated as private. WCO 106-1-5(a)(7)

Permanent street monuments shall be accurately set at points necessary to establish all lines of the street. Centerline monuments shall be noted on the final plat. WCO 106-4-2(g) & WCO 106-1-8(c)(1) the county recommends two centerline monuments to be located at intersections monument letter will be sent on next review when noted on plat

A signature block for County Surveyor conforming to state code and county ordinance.
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 executed this plat from the responsibilities and/or liabilities associated therewith.
Signed this _____ day of _____, 2020.
Weber County Surveyor
WCO 106-1-8(c)(1)h.10; WCO 45-4-2(c)

The plat shall have a detailed description of all monuments found and each one shall be referenced on the plat including the type, size, condition, and location in reference to the surface of the ground as well as a description or graphic depiction of the markings, date, agency, entity, or surveyor as inscribed on the monument. WCO 45-3-3(b)

If the survey abuts or references a public or private right of way, subdivision, utility corridor, railroad, canal, river, etc. the survey narrative shall indicate what documentary, parol, and tangible evidence was used and which legal principles of boundary establishment were used to re-establish the location of said features. WCO 45-3-4(a).

The narrative explains and identifies the found monuments or deed elements that controlled the established or reestablished lines. UCA 17-23-17(4)(a)(iii)

The written narrative shall contain the documentary, parol, and tangible evidence used in establishing the location of the lines of the survey. WCO 45-3-4(a).

The individual or company names and addresses of the applicant of the subdivision. WCO 106-1-5(a)(3)

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 _____, 2020.
County Attorney

WEBER COUNTY SURVEYOR
I hereby certify that the Weber County Surveyor's Office has reviewed this plat for mathematical correctness, section corner data, and for harmony with lines and monuments on record in County offices. The approval of this plat by the Weber County Surveyor does not relieve the Licensed Land Surveyor who executed this plat 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

GENERAL NOTES
1. All Public Utility Easements shown as dashed lines shall be 10.00 foot wide unless otherwise indicated.
3. 8" rebar to be set at all rear property corners. Curb pins to be set at lot line projections along streets.

For subdivisions that are located in unincorporated areas of the county which are zoned for agriculture (A-1, A-2, A-3, and V-3), the following statement shall be required on each page of the final plat:
"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." WCO 106-1-8(c)(5).

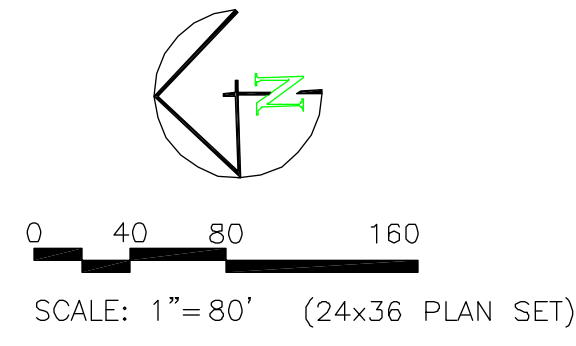
CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	24.33	15.50	89°56'10"	S44°15'09"E	21.91
C2	24.36	15.50	90°03'50"	N45°44'51"E	21.93
C3	24.33	15.50	89°56'48"	N44°15'28"W	21.91
C4	24.36	15.50	90°03'12"	N45°44'32"E	21.93
C5	24.33	15.50	89°56'10"	N44°15'09"W	21.91
C6	24.36	15.50	90°03'50"	S45°44'51"W	21.93

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 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 _____, 2020.
Weber County Surveyor

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 _____, 2020.
Chairman, Weber County Commission
Attest: _____
Title: _____

A three-inch by three-inch space in the lower right hand corner of the drawing for Recording Information. WCO 106-1-8(c)(1)i



TAYLOR LANDING PHASE 1A 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 I 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 2504.86 feet along the south line of the Northwest Quarter of said Section 28; thence N00°42'56"W 1133.54 feet; thence N17°36'31"E 68.95 feet; thence N00°46'46"E 130.00 feet; thence N89°13'14"W 646.04 feet to the POINT OF BEGINNING and running

thence N 89°13'14" W 594.10 feet;
 thence N 00°48'18" E 100.00 feet;
 thence N 11°33'40" E 213.77 feet;
 thence N 00°49'48" E 353.36 feet to the Southeast Corner of Belmont Park Estates Subdivision, Phase 3;
 thence N 00°46'11" E 664.28 feet to the north line of the Northwest Quarter of said Section 28;
 thence S 89°07'58" E 351.93 feet along said north line;
 thence S 00°52'02" W 768.50 feet;
 thence S 89°32'33" E 198.77 feet;
 thence S 00°20'03" W 559.74 feet to the point of beginning, containing 13.47 acres, more or less.

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

ACE

Developer:
 Allias
 470 North 2450 West
 Tremonton, Utah 84337

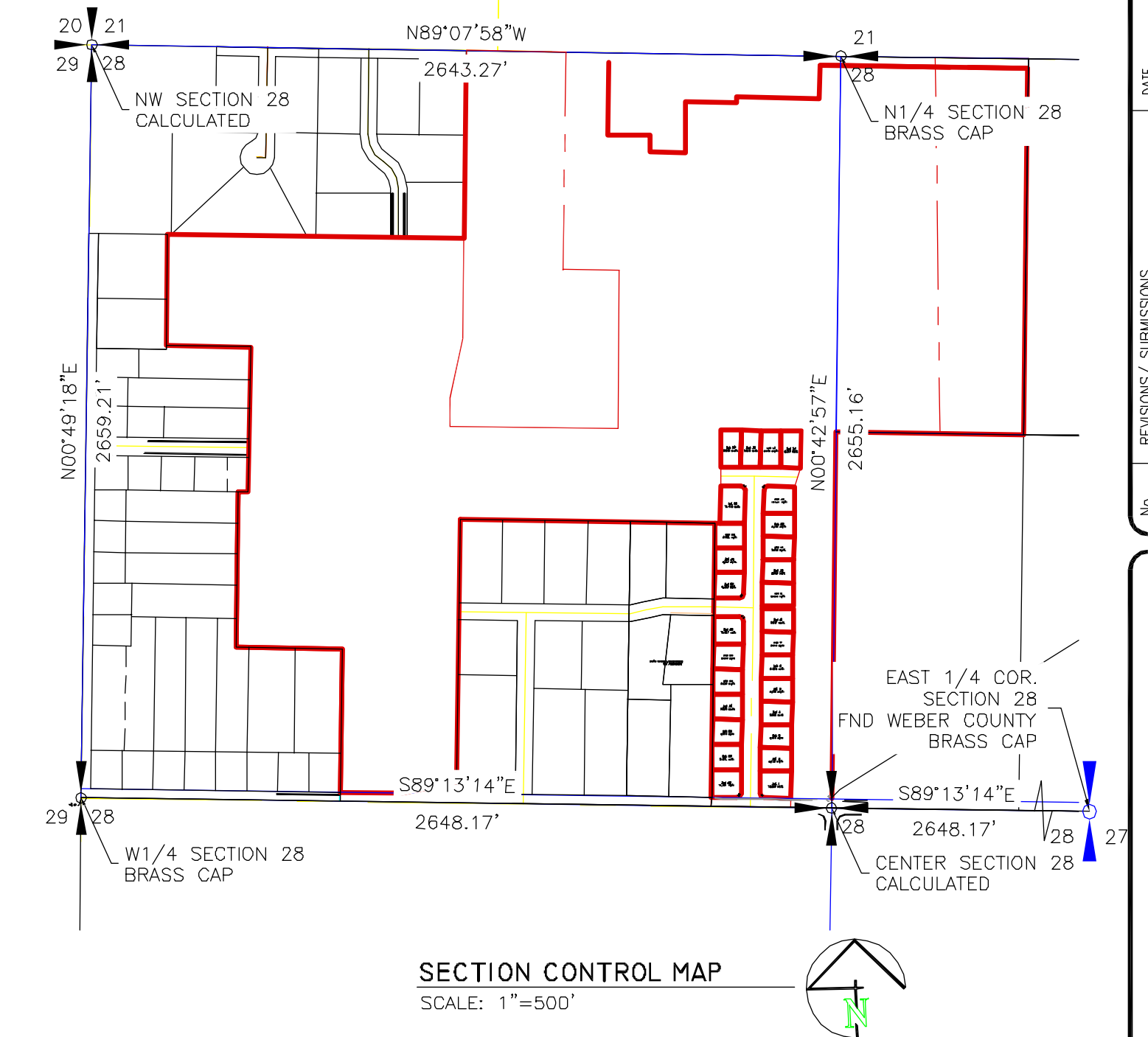
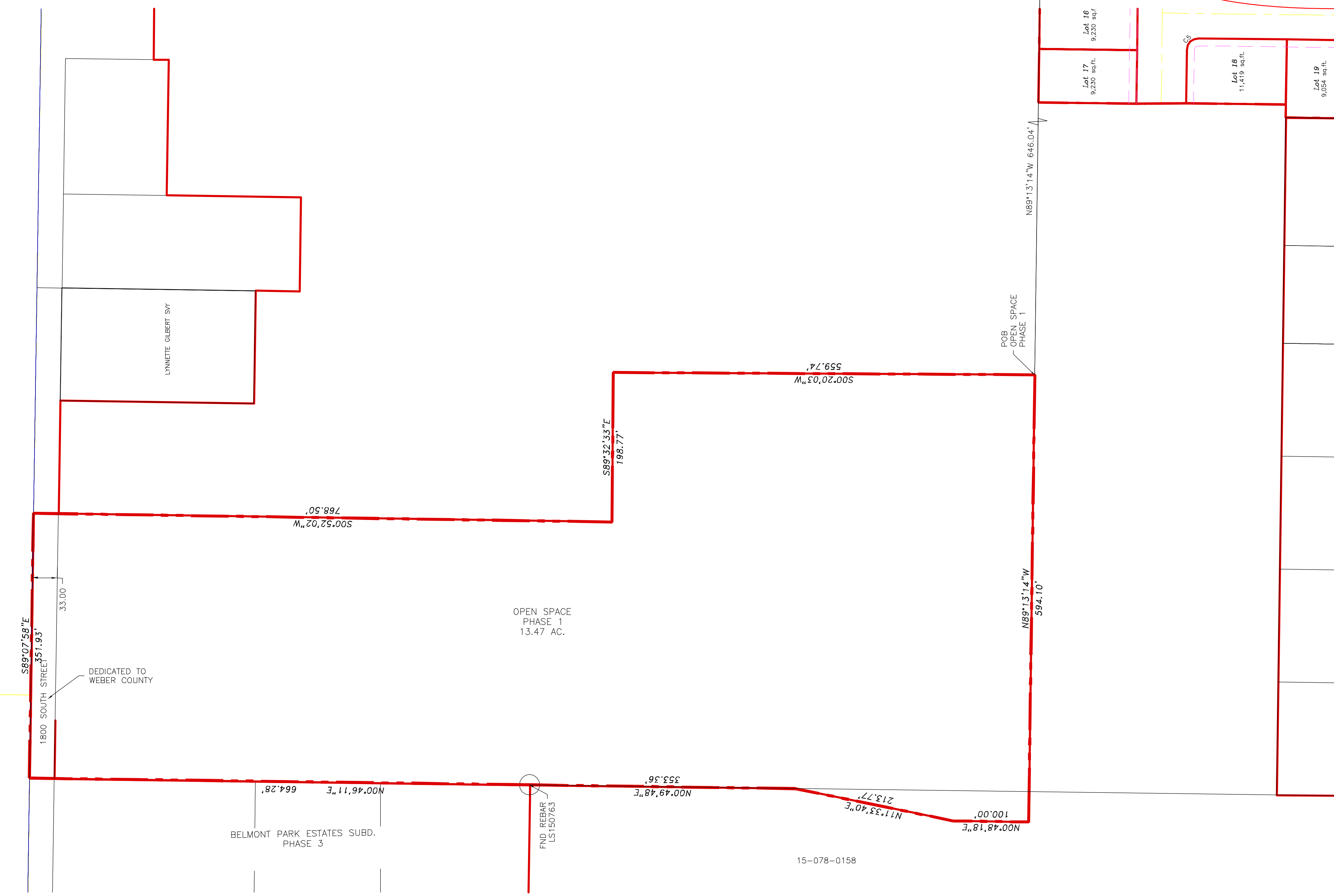
NO.	REVISIONS/SUBMISSIONS	DATE

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

PROJECT TITLE
**TAYLOR LANDING PHASE 1A
 A CLUSTER SUBDIVISION**
 PART OF THE NORTH HALF OF SECTION 28, TOWNSHIP 6
 SALT LAKE BASELINE AND MERIDIAN
 WEBER COUNTY, UTAH

DRAWING TITLE
FINAL PLAT

Check tie for correct location of open space phase 1



A three-inch by three-inch space in the lower right hand corner of the drawing for Recording Information. WCO 106-1-8(c)(1)

15-078-0158