

TAYLOR LANDING PHASE 3

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

**FINAL PLAT
DECEMBER 2021**

The subdivision boundary corners and lot corners shall be set on the site prior to recording of the final plat. WCO 106 - 1 - 8(c)(1)
A note on the plat shall indicate the subdivision boundary and lot corners are set as required by state code and county ordinance. WCO 106 - 1 - 8(c)(2)

A north point or arrow which shall make the top of the sheet either North or East however exceptions may be approved by the county surveyor. WCO 106 - 1 - 5(a)(2); WCO 106 - 1 - 8(c)(1); UCA 17 - 23 - 17(3)(c)

A CLUSTER SUBDIVISION
Subdivision Name approved by the county recorder. WCO 106 - 1 - 5(a)(1); UCA 17 - 27a - 603(1)(a)

WHAT IS THE DISTANCE?

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)

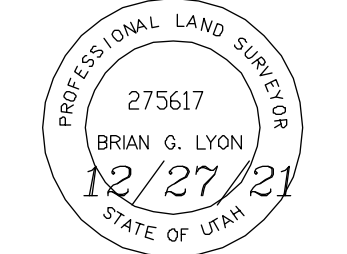
CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C10	24.34	15.50	89°59'22"	S44°13'33"E	21.92
C11	24.35	15.50	90°00'38"	N45°46'27"W	21.92
C12	24.35	15.50	90°00'00"	N44°13'52"W	21.92
C13	24.12	15.50	89°09'42"	S45°20'59"W	21.76
C14	24.57	15.50	90°50'18"	S44°39'01"E	22.08
C15	24.35	15.50	90°00'00"	N45°46'08"E	21.92
C16	10.61	220.00	2°45'44"	S87°51'00"W	10.60
C17	24.35	15.50	90°00'38"	S45°46'27"W	21.92
C18	24.34	15.50	89°59'22"	S44°13'33"E	21.92
C19	24.36	15.50	90°03'50"	N45°44'51"E	21.93

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 _____, 2022.

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

The subdivision boundary corners, lot corners, and centerline street monuments shall be noted on the final plat in conformance with county ordinance. WCO 106 - 1 - 8(c)(1)
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)
*When street monuments are required, send " Subdivision Monumentation Letter " to developer of Subdivision to notify of the MIA and its associated costs.

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 3, 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 and running
thence N 00°48'39" E 539.29 feet along the boundary of Sunset Equestrian Cluster Subdivision, Phase 1;
thence S 88°48'29" E 75.08 feet;
thence N 00°46'08" E 101.92 feet;
thence N 29°04'01" W 76.38 feet;
thence N 00°46'08" E 479.80 feet;
thence N 49°22'51" W 15.63 feet;
thence S 89°09'17" E 147.00 feet;
thence N 00°46'08" E 17.97 feet;
thence S 89°13'14" E 197.94 feet;
thence N 00°42'56" E 40.00 feet;
thence S 89°13'14" E 226.00 feet to the Northwest Corner of Lot 38, Taylor Landing, Phase 2;
thence along the boundary of Taylor Landing, Phase 2 the next three courses:
1) thence S 00°42'56" W 163.00 feet;
2) thence S 24°26'56" E 36.48 feet;
3) thence S 00°46'10" W 132.54 feet;
thence along the boundary of Hazy Acres Subdivision the next two courses:
1) thence N 89°13'14" W 201.28 feet;
2) thence S 00°46'08" W 1,001.00 feet to the south line of the Northwest Quarter of said Section 28;
thence N 89°13'14" W 410.78 feet along said south line to the point of beginning, containing 12.85 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 3, 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 _____, 2022.

Doug Nosler, Manager
3900 WEST/TAYLOR PARTNER, LLC
LIMITED LIABILITY ACKNOWLEDGEMENT
STATE OF UTAH
COUNTY OF _____ } ss
On this _____ day of _____ A.D. 2022, 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.

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 _____, 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 does not relieve the Licensed Land Surveyor who executed this plat 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

SURVEYOR'S NOTES NARRATIVE
1. The purpose of this survey was to subdivide part of parcel 15-078-0175 and 15-078-0176 into 35 lots. The survey was requested by Joy Stacking 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 the Southwest Quarter of said Section 28. The east line was established along the west of Lazy Acres Subdivision recorded in the Weber County Recorder's Office under Entry 1984231 on October 20, 2003 and along Taylor Landing Phase 2.
GENERAL NOTES
1. All Public Utility Easements shown as dashed lines shall be 10.00 foot wide unless otherwise indicated.
2. A 6" 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.

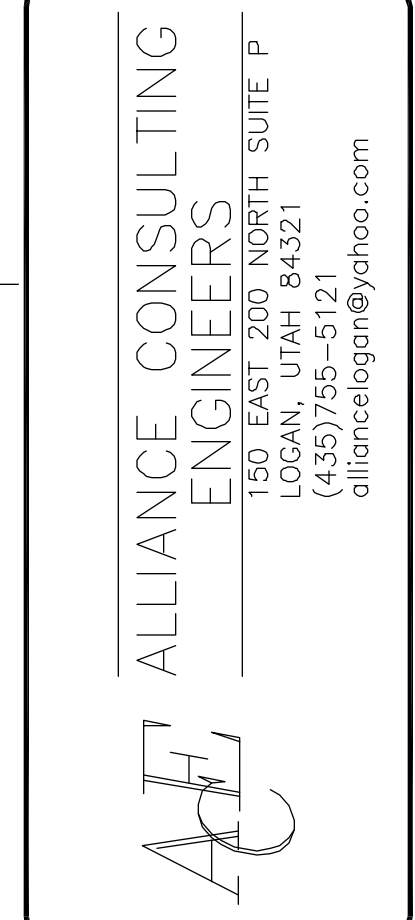
MY COMMISSION EXPIRES _____ NOTARY PUBLIC RESIDING AT _____
COUNTY RECORDER
State of Utah, County of Weber, recorded and filed at the request of _____ Time _____ Fee _____
Entry _____
Index _____
Filed in: File of plats _____ County Recorder

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 _____, 2022.
Weber County Engineer

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 _____, 2022.
Chairman, Weber County Commission
Attest: _____
Title: _____

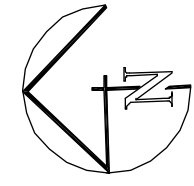
ALLIANCE CONSULTING ENGINEERS
150 EAST 200 NORTH SUITE P
LOGAN, UTAH 84321
(435)755-5121
alliance@ahce.com



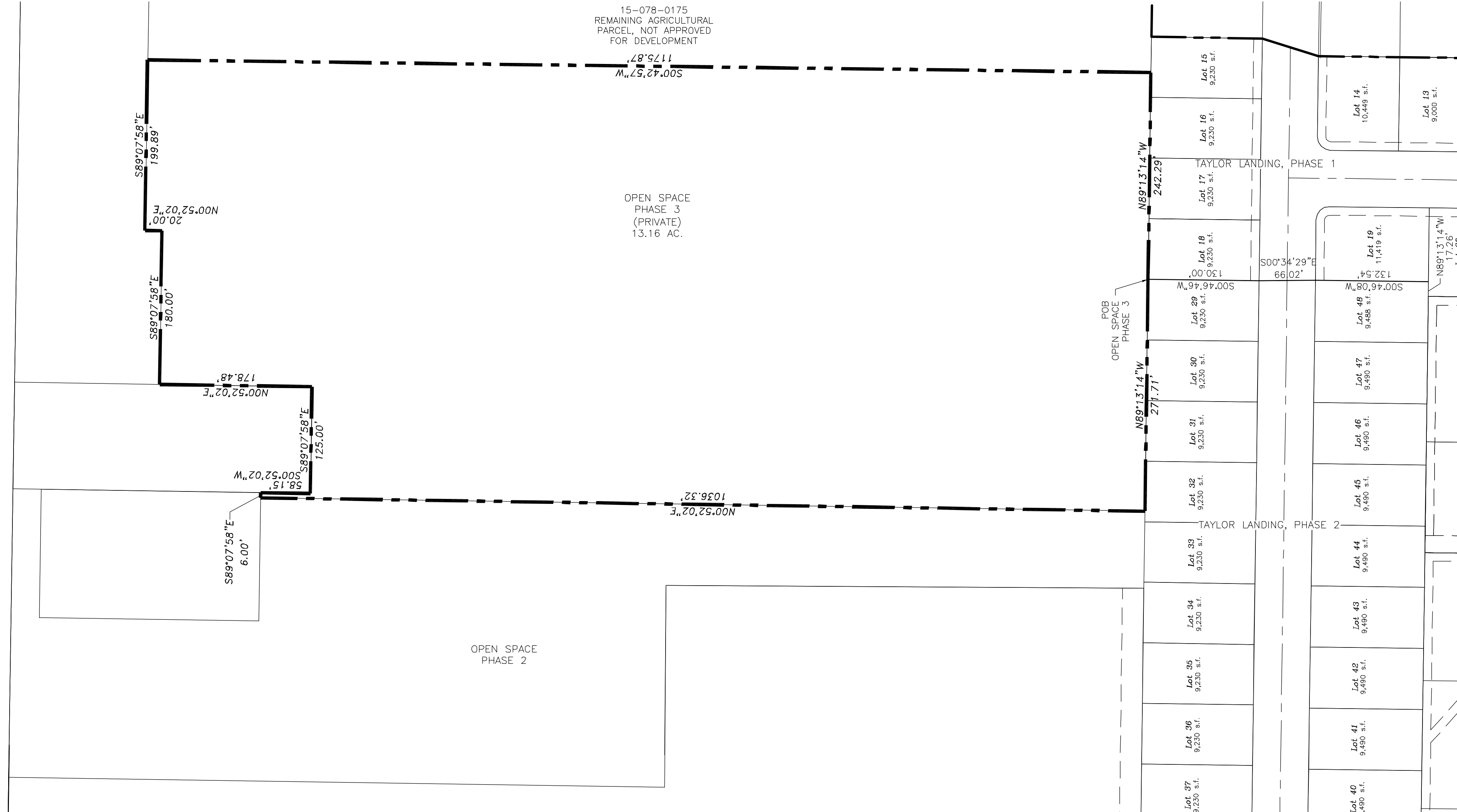
Developer: Land Development
470 North 2450 West
Tremonton, Utah 84337

No.	REVISIONS / SUBMISSIONS	DATE

TAYLOR LANDING PHASE 3
PART OF THE NORTH HALF OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASELINE AND MERIDIAN, WEBER COUNTY, UTAH
FINAL PLAT



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



TAYLOR LANDING PHASE 3 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 3 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:

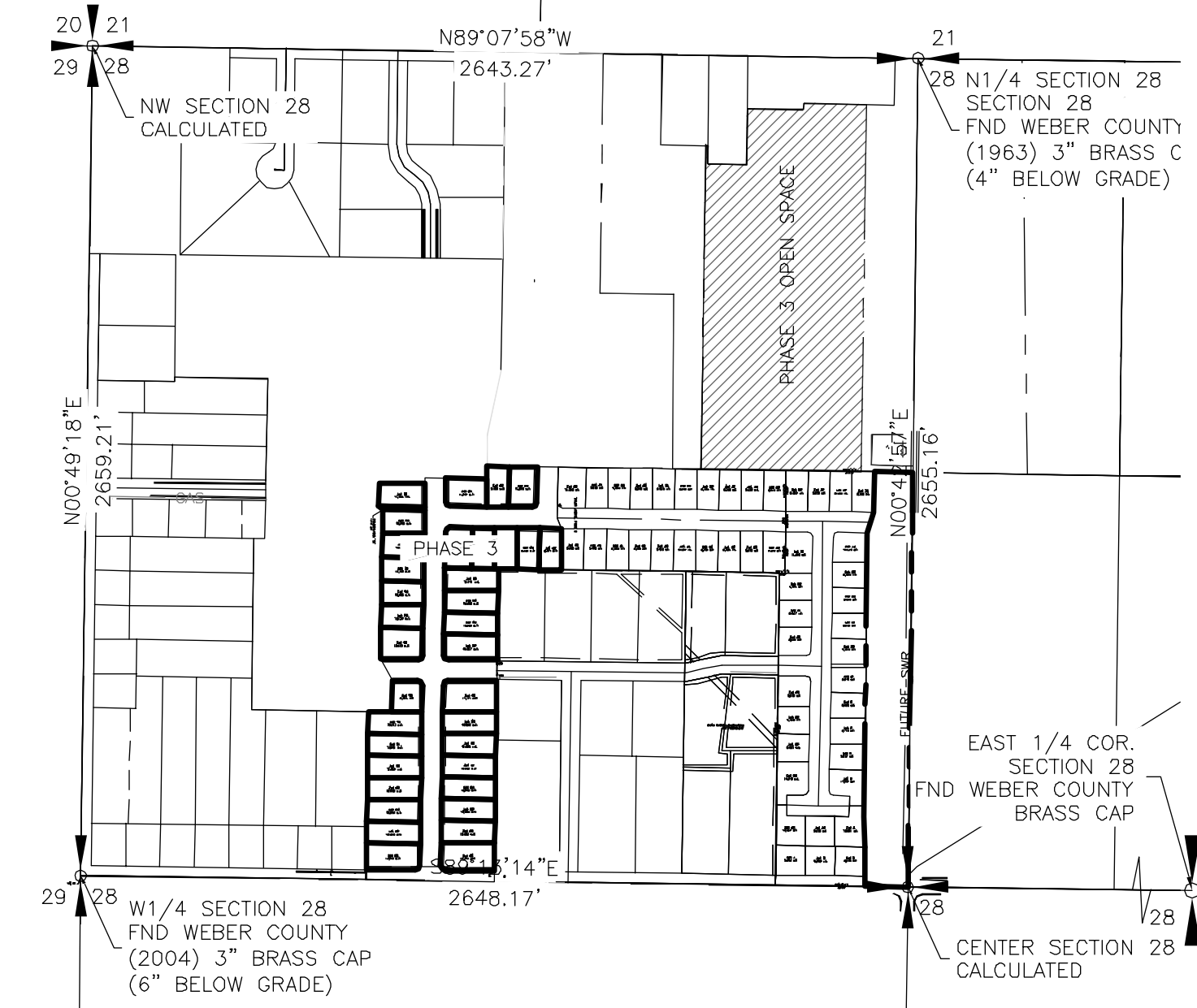
Commencing at the West Quarter Corner of Section 28, Township 6 North, Range 2 West of the Salt Lake Base and Meridian; thence S 89°13'14" E 2224.08 feet along the south line of the Northwest Quarter of said Section 28; thence N00°46'08"E 1001.00 feet; thence S 89°13'14" E 17.26 feet; thence N 00°46'08" E 132.54 feet; thence N 00°34'29" W 66.02 feet; thence N 00°46'46" E 130.00 feet to the POINT OF BEGINNING and running

thence N 89°13'14" W 271.71 feet along the north line of Taylor Landing, Phase 2;
thence N 00°52'02" E 1,036.32 feet;
thence S 89°07'58" E 6.00 feet;
thence S 00°52'02" W 58.15 feet;
thence S 89°07'58" E 125.00 feet;
thence N 00°52'02" E 178.48 feet;
thence S 89°07'58" E 180.00 feet;
thence N 00°52'02" E 20.00 feet;
thence S 89°07'58" E 199.89 feet;
thence S 00°42'57" W 1,175.87 feet to the north line of Taylor Landing, Phase 1;
thence N 89°13'14" W 242.29 feet along said north line to the point of beginning, containing 13.16 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 3
TOTAL AREA: 12.84 ACRES
PUBLIC R-O-W: 3.41 ACRES
NET DEVELOPABLE GROUND: 9.43 ACRES
NET OPEN SPACE: 13.16 ACRES (58.25%)



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
alliancelogan@yahoo.com

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

No.	REVISIONS / SUBMISSIONS
DATE	
REVIEWED:	DRAWN:
CAD FILE:	PROJECT NO.:

PROJECT FILE:
**TAYLOR LANDING PHASE 3
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

DATE: DEC, 2021

DRAWING No. **2**

2 of 2