		TAVIODI	ANDING PHASE 4		SURVEYOR'S CERTIFICATE	<u> </u>
	9 10 SECTION CORNER — — —	A CLUS	STER SUBDIVISION Drithwest quarter of section 28,		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	
0 30 60 120	△ SET CL MONUMENT	— CENTERLINE SALT LA	P 6 NORTH, RANGE 2 WEST, KE BASELINE AND MERIDIAN /EBER COUNTY, UTAH FINAL PLAT	JUNTY SS CAP	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 4, A CLUSTER SUBDIVISION, located in Weber County, Utah and has been correctly	
SCALE: 1"=60' (24x36 PLAN SET)	LOT LINE		MAY 2023	1/4 COR. DN 28 WEBER COI) 3" BRAS	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.	
	15-078-0187	2.f. 8.f. 8.f. 8.f.	TAYLOR LANDING PHASE 3	EAST SECTION (2018 6" BE 6" BE	275617 BRIAN G. LYON	LTING SUITE P
		Lot 80 11,025 s. 10,125 s. 10,624 s	Lot 7 10,125 10,125 10,125 7 10,125 7 13,619 8	2,051 72 2,313 8.f. 2,005 46.082 9.83.f. 2,051 8.f. 2,0	5/1/23 STATE OF STATE	NSU ERS 0 NORTH 84321 21
	.00 <u>.05</u> + W"80'84'002	\$49°22'51,"E— 15.63' .00°94	made, a soci	529.04.18, 52.3 529.16.18, 75.3 52.3 5.3 5.3 5.3 5.3 5.3 5.3 5.3 5	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:	CE CO INGINE 50 EAST 20, 10GAN, UTAH 435)755-51
,00°SZ	,00°57 ,00°57 ,00°57	, 00.27 W"80'84'002 '00.27 '00.87	Δ	SEET C20 13.52"E 8.47'C29 4' 1.04 8 9,286 9,286 93' N88*48 S296.25' SARING	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 913.30 feet along the south line of the Northwest Quarter of said Section 28;	ANCE 150 LOGA (435
09'17"E 0.00' it 84 50 s.f. 0.00'	t 85 50 s.f. 99'17"E 0.00' t 86 50 s.f. 99'17"E 0.00' t 87 50 s.f. 99'17"E 9'17"E	00'8900'00'2 s.f7"W 1457"W 145909190'17" 90'17" 90'17" 90'17"	135.00' 135.00' 1,125 s.f. 1,125 s.f.	88	thence N 00°48'39" E 539.29 feet to the POINT OF BEGINNING and running thence along the boundary of Sunset Equestrian Cluster Subdivision, Phase 1 the next six courses:	
\$89° 11,2 \$89°1	Lo 11,289°C S89°C S80°C S89°C S80°C S89°C S80°C	150 Lot 11,25 S89.09'1 S89.09'1 111,11	S8 S8 S8 S8 S8 S8 S8 S8 S8 S8 S8 S8 S9 D10 D10 D10 D10 D10 D10 D10 D10 D10 D10	136.83' 136.83	1) thence N 89°15'58" W 374.19 feet; 2) thence N 00°49'20" E 549.64 feet; 3) thence S 89°10'40" E 35.00 feet; 4) thence N 00°49'20" E 120.00 feet;	
— — — — — — — — — — — — — — — — — — —		-0.00° -0.0	2 -,005Z - 1200, S - 130 MESI 3	W"80'94'002	5) thence N 02°19'25" E 66.02 feet; 6) thence N 00°49'20" E 325.87 feet; thence N 00°51'36" E 113.67 feet;	
3.58'36", 66.47' 66.47'	4 <u>\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\</u>	COMMON AREA "4B"	NOO. + 6,08,,E	3 ot 99 507 s.f. 3 29 28 28 28	thence S 89°10'40" E 145.37 feet; thence N 83°58'36" E 66.47 feet; thence S 89°09'17" E 150.00 feet; thence S 00°46'08" W 450.00 feet to the Northwest Corner of Lot	
~ .00.88 — %		$\frac{.50.08}{$	Z — -00.48 — -00.48 — -00.48 — '85.24E)	5.58"W CLUSTER TO 10,0" IS S 5.58"W CLUSTER T	80, Taylor Landing, Phase 3; thence along the boundary of Taylor Landing, Phase 3 the next six courses: 1) thence S 00°46'08" W 75.00 feet;	en (
40 % 77 11 8.f.	0' 10 s.f. 0' 0' S.f. 3' S.f.	5.f. TH STREE 0'40"W 9.76' 1'40"E 91' 129.47' 129.47' 560 s.f.	9°10′43″ 135.00′ 135.00′ 135.00′ 135.00′ 340 s.f. 310′43″w 35.00′ t 101 85 s.f. 14″w	100 3 s.f. N89°15 AR (HELD AR (HELD T/4 COR ECTION 28 R COUNTY RASS CAF W GRADE,	 2) thence S 49°22'51" E 15.63 feet; 3) thence S 00°46'08" W 479.80 feet; 4) thence S 29°04'01" E 76.38 feet; 	Developme 0 West 1h 84337
\$89.10° 145.3 Lot 1 12,507 S89.10°.	Lot 1 12,518 12,518 145.6 145.6 145.6 12,525 Lot 10 12,532 S89*10'4 145.7	Lot 10 13,884 4 130,347 170,347 177 889°10 11,00 10 10 10 10 10 10 10 10 10 10 10 10 1	N88 N888 N886 111 10,01	Lot 108, 108, 108, 108, 108, 108, 108, 108,	5) thence S 00'46'08" W 101.92 feet; 6) thence N 88'48'29" W 75.08 feet to the point of beginning, containing 10.563 acres, more or less.	loper: age Land De North 2450 ionton, Utah
,00°98	79.7 <i>∑</i> '25.88 '00.98	120.00°	82.92° 84.00° 84	,Σ6.93° ₩	OWNER'S DEDICATION	Develor Herita 470 I Tremo
ν. 20. Ε 113.67.		100 001	COMMON AREA "4A" 1.05 ac79.675	\89.15,58 \75.26'	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 4, A CLUSTER SUBDIVISION, Do hereby dedicate to public use all those parts or portions of	
	FND REE FND REE	STINISET EQUIESTION OF INSTEED CHIBDINAL	NOO. 49,50,E	v a	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	DATE
		—SUNSET EQUESTRIAN CLUSTER SUBDIVIS PHASE 1	ND REE'SAR (HE'SAR (HE	AND REEVE	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	DRAWN:
CURVE TABLE			A B B B B B B B B B B B B B B B B B B B	~ 유	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	SMISSIONS
curve LENGTH RADIUS DELTA ANGLE C C20 44.07 253.00 9°58'47" C21 37.36 167.00 12°48'58" C22 0.76 167.00 0°15'33"	SHORD BEARING CHORD LENGTH S84*14'28"E				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	VISIONS/ SUE
C24 40.22 233.00 9°53'26" C25 20.84 25.50 46°49'35"	N10°42′51″W 12.95 ND4°10′35″W 40.17 S22°38′39″E 20.27 N39°14′28″W 14.24				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.	No. REVIEWED :
C27 20.84 25.50 46°49'35" C28 27.71 220.00 7°13'04" C29 49.82 286.00 9°58'47"	S55*50'17"E 20.27 S82*51'36"E 27.70 S84*14'28"E 49.75				 Doug Nosler, Manager	4
C30 11.69 60.00 11°10′03″ C31 20.84 25.50 46°49'35″ C32 65.73 60.00 62°45'51″ C33 53.07 60.00 50°40'42″	N59°30'22"E 11.68 S77°20'08"W 20.27 S83°31'41"E 62.49 S26°48'25"E 51.36				3900 WEST/TAYLOR PARTNER, LLC LIMITED LIABILITY ACKNOWLEDGEMENT STATE OF UTAH)	ASE NNSHIP 6
	N24*10'56"E 20.27 S23*03'50"W 49.82 N05*46'07"W 38.03 N48*56'39"W 20.02				On this day of A.D. 2023, personally appeared	PHA DIVISIOI ON 28, TOWNS EST, MERIDIAN , UTAH
C38 14.62 233.00 3'35'46" C39 24.36 15.50 90'03'13"	S10°30'30"E 14.62 N45°47'45"E 21.93				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.	VDING TR SUBE ALF OF SECTIO AL
WEBER COUNTY ATTORNEY have examined the financial guarantee and other documents speciated with this subdivision plat and in my opinion they conform	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	WEBER COUNTY PLANNING COMMISSION APPROVAL This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission on theday of	SURVEYOR'S NOTES NARRATIVE 1. The purpose of this survey was to subdivide part of parcel 15-078-0185 into 28 lots. The survey was requested by Jay Stocking of Sierra Homes.	GENERAL NOTES 1. All Public Utility Easements shown as dashed lines shall be 10.00 foot	NOTARY PUBLIC MY COMMISSION EXPIRES RESIDING AT	STE STATE OF
vith the County Ordinance applicable thereto and now in force and iffect. Signed thisday of, 2023.	from the responsibilities and/or liabilities associated therewith. Signed thisday of, 2023.	Chairman, Weber County Planning Commission	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 boundary Sunset	wide unless otherwise indicated. 2. 8" rebar to be set at all rear property corners. Curb pins to be set at lot line projections along streets. Subdivision boundary and lot corners are set as required by state code and county ordinance.	COUNTY RECORDER State of Utah, County of Weber, recorded and filed at the request	OR CLU OF THE NOI SALT L WEB
County Attorney	Weber County Surveyor Recod of Survey #	WEBER COUNTY COMMISSION ACCEPTANCE	Equestrian Cluster Subdivision, Phase 1 and Taylor Landing, Phase 3. The west line was established along the boundary of Sunset Equestrian Cluster Subdivision, Phase 1. The east line was established along the boundary of Taylor Landing, Phase 3.	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	of Date Time Fee Entry	PART PART
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	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.	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 Cammissioners of Weber County, Utah thisday		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 atherwise reasonable possible, provided compliance with the clear view triangle as defined in Section 108-7-7 of Weber County Land Use Code.	Index	PROJECT
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.	Signed thisday of, 2023. Weber County Surveyor	of, 2023. Chairman, Weber County Commission		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.	Filed in: File of plats County Recorder	DATE: MAY,2023 DRAWNG No. 1
		Attest:				1 of 2

