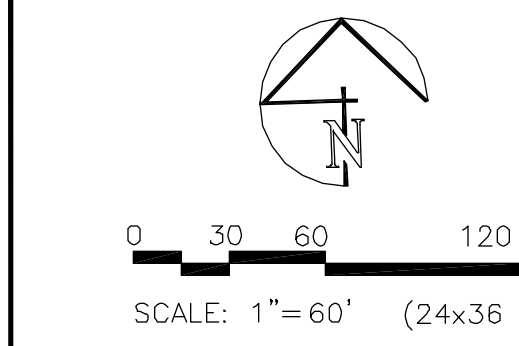
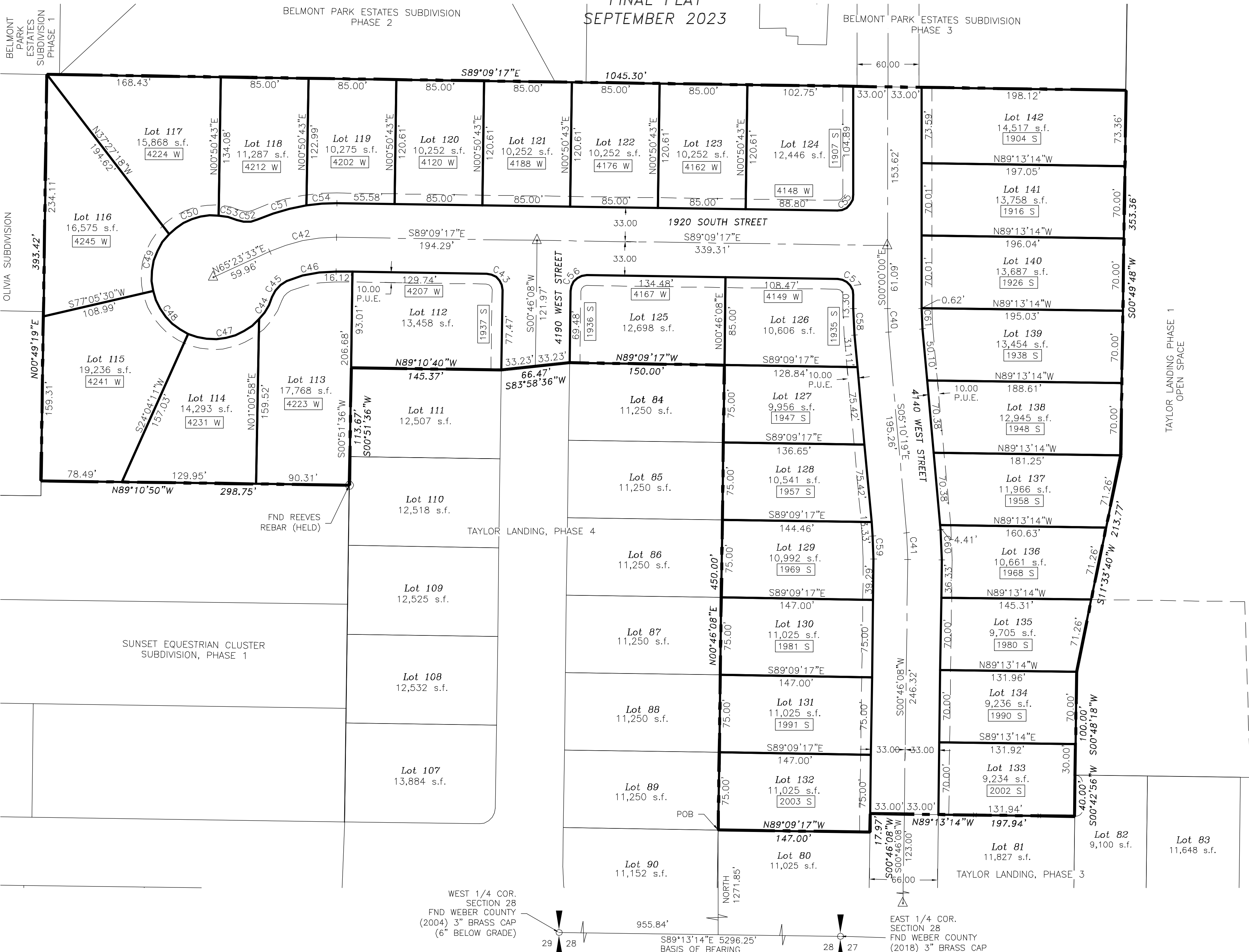


TAYLOR LANDING PHASE 5

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 SEPTEMBER 2023

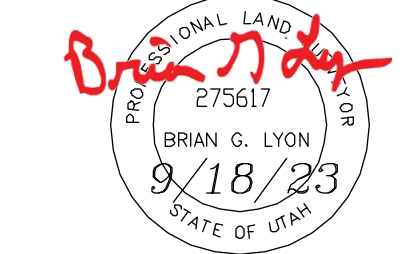


LEGEND table with symbols for SECTION CORNER, SET CL MONUMENT, LOT LINE, BOUNDARY LINE, PUBLIC UTILITY EASEMENT, CENTERLINE, FOUND REBAR, and FENCE LINE.

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, DELTA ANGLE, CHORD BEARING, CHORD LENGTH. Lists curves C40 through C61.

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...



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...

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...

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

Jay Stocking, Manager Heritage Land Holdings, LLC

LIMITED LIABILITY ACKNOWLEDGEMENT

STATE OF UTAH COUNTY OF _____ ss

On this ____ day of _____ A.D. 2023, personally appeared before me, Jay Stocking who being by me duly sworn did say, for himself that he is the Manager of Heritage Land Holdings, LLC...

MY COMMISSION EXPIRES _____ NOTARY PUBLIC RESIDING AT _____

COUNTY RECORDER

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

Index _____ Filed in: File of plats _____ County Recorder _____

WEBER COUNTY ATTORNEY I have examined the financial guarantee and other documents associated with this subdivision plot and in my opinion they conform with the County Ordinance applicable thereto and now in force and effect.

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.

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.

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.

GENERAL NOTES 1. All Public Utility Easements shown as dashed lines shall be 10.00 foot wide unless otherwise indicated. 2. 3/8" rebar to be set at all rear property corners.

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.

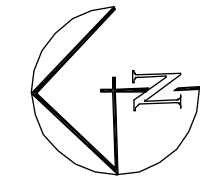
WEBER COUNTY COMMISSION ACCEPTANCE This is to certify that this subdivision plat, the dedication of streets and other public ways and financial guarantee of public improvements associated with this subdivision, thereon are hereby approved and accepted by the Commissioners of Weber County, Utah this ____ day of _____, 2023.

ALLIANCE CONSULTING ENGINEERS logo and contact information: 1500 EAST 200 NORTH, SUITE P, LOGAN, UTAH 84321, (435)755-5121, alliance@ahco.com

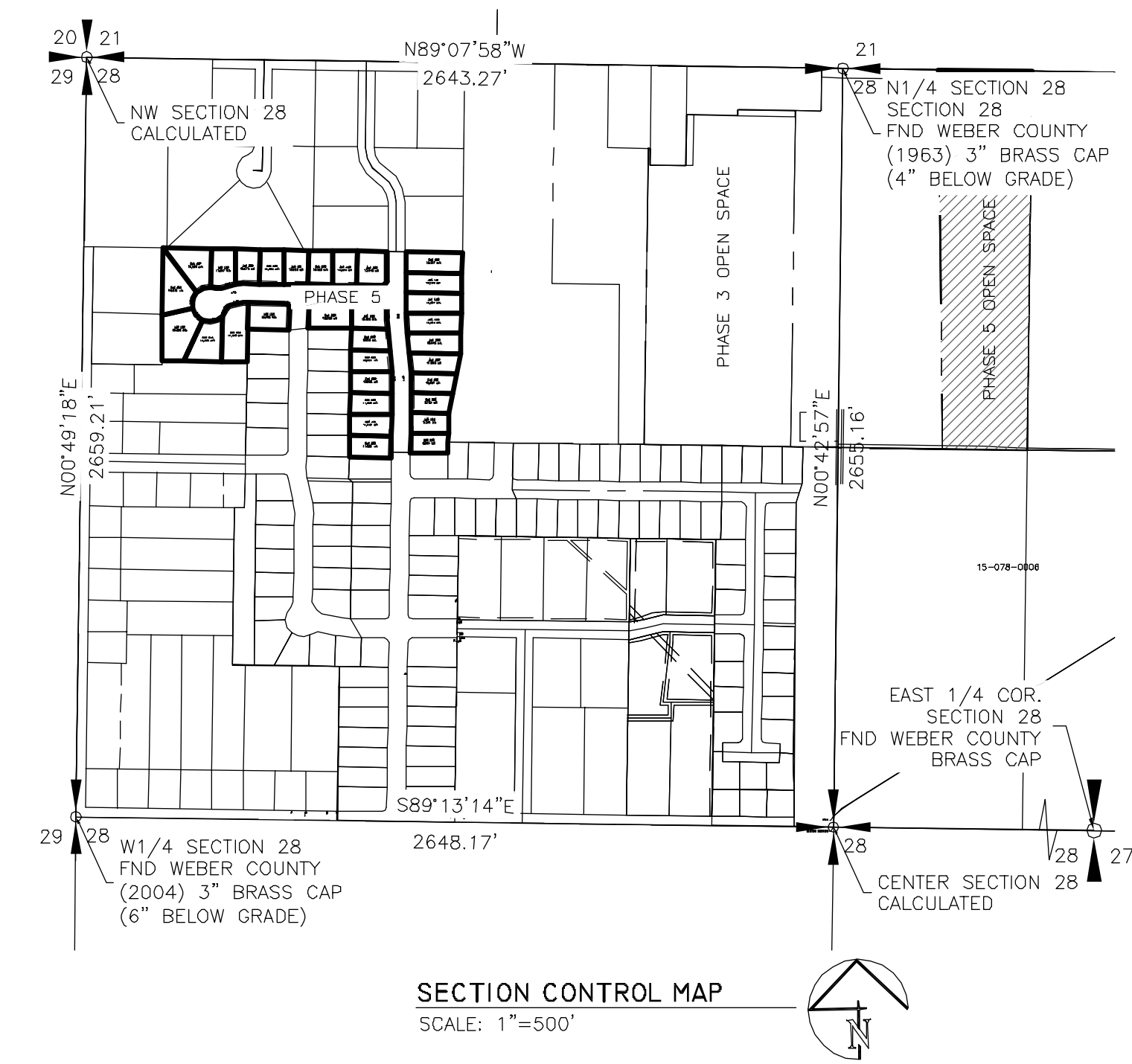
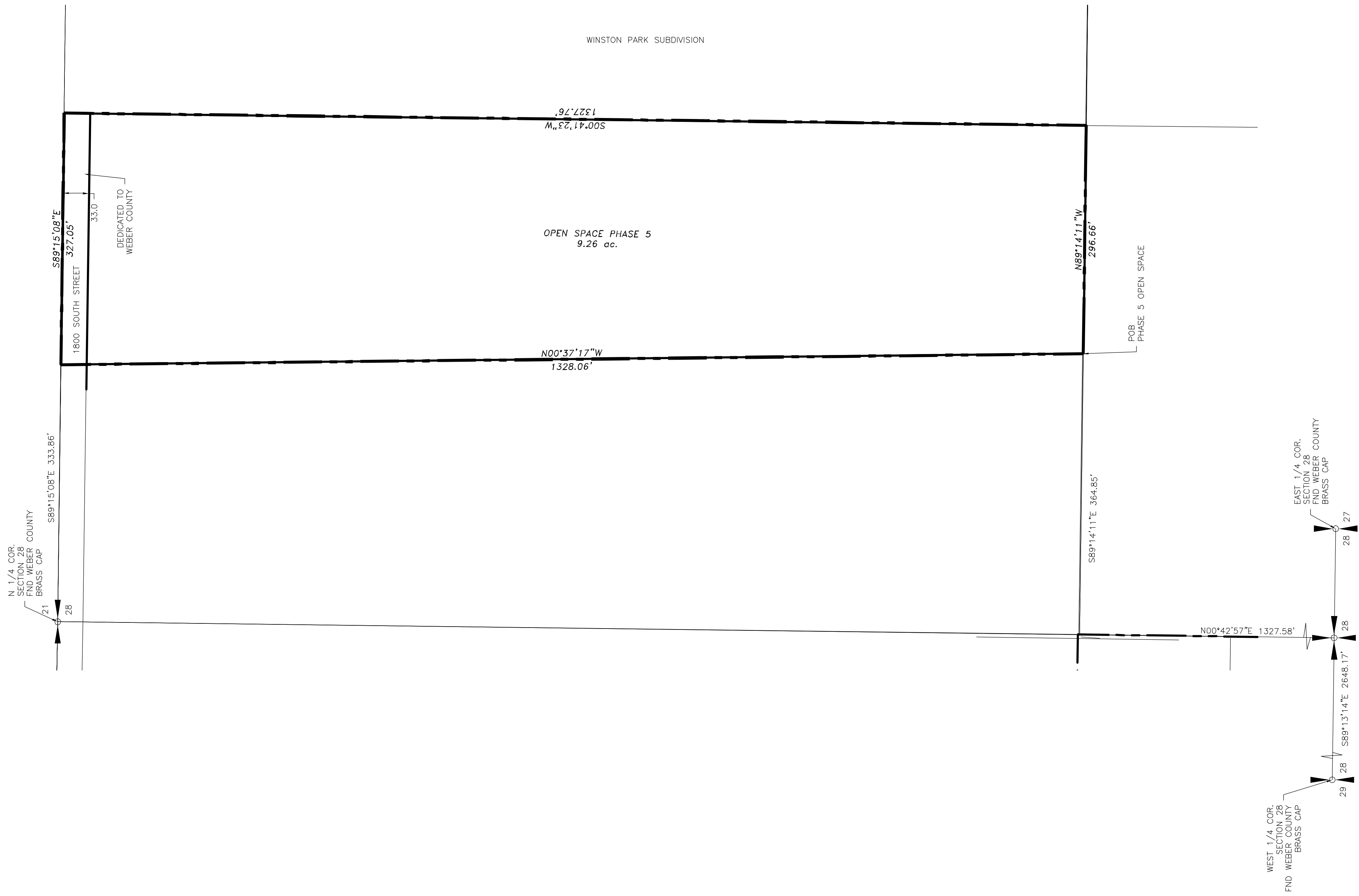
Developer: Heritage Land Development 470 North 2450 West Tremonton, Utah 84337

Table with columns: No., REVISIONS/SUBMISSIONS, DATE, DRAWN, PROJECT No., and FILE.

TAYLOR LANDING PHASE 5 A CLUSTER SUBDIVISION FINAL PLAT. PROJECT TITLE, PART OF THE NORTH-HALF OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASELINE AND MERIDIAN, WEBER COUNTY, UTAH. DATE: SEPT, 2023. DRAWING No. 1 of 2.



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



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 _____

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

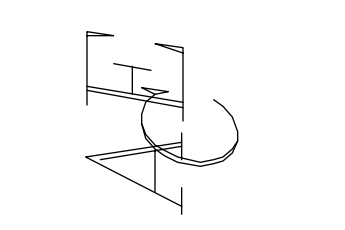
Together with:
Part of the East Half of the Northwest Quarter of Section 28, Township 6 North, Range 2 West of the Salt Lake Base and Meridian described as follows:
Commencing at the West Quarter Corner of Section 28, Township 6 North, Range 2 West of the Salt Lake Base and Meridian monumented with a 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 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 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%)

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

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

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: SEPT, 2023
DRAWING No. **2**
2 of 2