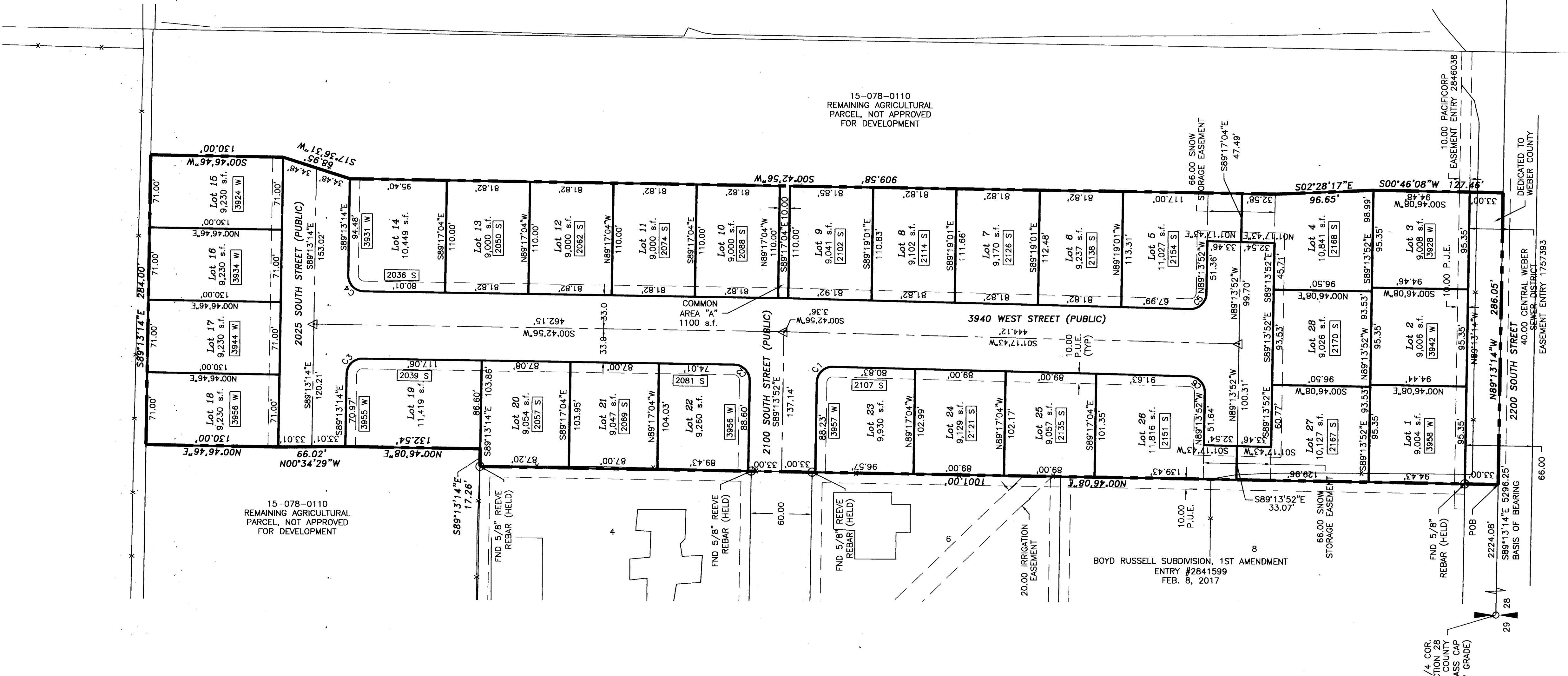


0 30 60 120
SCALE: 1"=60' (24x36 PLAN SET)

LEGEND

	SECTION CORNER
	SET CL. MONUMENT
	LOT LINE
	BOUNDARY LINE
	PUBLIC UTILITY EASEMENT (UNLESS NOTED OTHERWISE) ENT LINE
	CENTERLINE
	FOUND REBAR
	FENCE LINE

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
DECEMBER 2020



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	24.49	15.50	90°31'35"	N43°58'05"W	22.02
C2	24.36	15.50	90°03'12"	N45°44'32"E	21.93
C3	24.33	15.50	89°56'10"	N44°15'09"W	21.91
C4	24.36	15.50	90°03'50"	S45°44'51"W	21.93
C5	24.28	15.50	89°44'35"	S44°21'35"E	21.87
C6	24.20	15.50	89°28'25"	N46°01'55"E	21.82

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 1A, A CLUSTER SUBDIVISION 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.

Brian G. Lyon
275617
4/26/21
STATE OF UTAH

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 2224.08 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 it's 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 909.58 feet;
thence S 02°28'17" E 96.65 feet;
thence S 00°46'08" W 127.46 feet to the south line of the Northwest Quarter of said Section 28;
thence N 89°13'14" W 286.05 feet along said south line to the point of beginning, containing 8.52 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 1A, 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 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 "A" 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 "A" 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 _____, 2021.

Doug Nosler
Doug Nosler, Manager
3900 WEST/TAYLOR PARTNER, LLC

LIMITED LIABILITY ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF _____ } ss

On this _____ day of _____ A.D. 2021, 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.

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 _____

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

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

DATE: APRIL 2021
DRAWING No. 1
1 of 2

TAYLOR LANDING PHASE 1A
A CLUSTER SUBDIVISION
PART OF THE NORTH HALF OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASELINE AND MERIDIAN
WEBER COUNTY, UTAH

FINAL PLAT

**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:

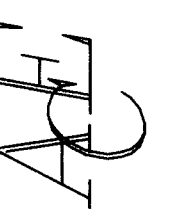
Commencing at the West Quarter Corner of Section 28, Township 6 North, Range 2 West of the Salt Lake Base and Meridian monumented with a Brass Cap; thence S 89°13'14" E 2224.08 feet along the south line of the Northwest Quarter of said Section 28; thence N00°46'08"E 1001.00 feet; thence S 89°13'14" E 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; N89°13'14"W 362.04 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 314.43 feet along said north line; thence S 00°52'02" W 768.77 feet; thence S 89°32'33" E 236.27 feet; thence S 00°20'03" W 559.74 feet to the point of beginning, containing 12.81 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 1 (INCLUDES PH1A AND FUTURE PH1B)
TOTAL AREA: 12.80 ACRES
PUBLIC R-O-W: 3.82 ACRES
NET DEVELOPABLE GROUND: 9.18 ACRES
NET OPEN SPACE: 12.81 ACRES (58.25%)

**ALLIANCE CONSULTING
ENGINEERS**
150 EAST 200 NORTH SUITE P
LOGAN, UTAH 84321
(435)758-5121
allianceengr@janoo.com



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

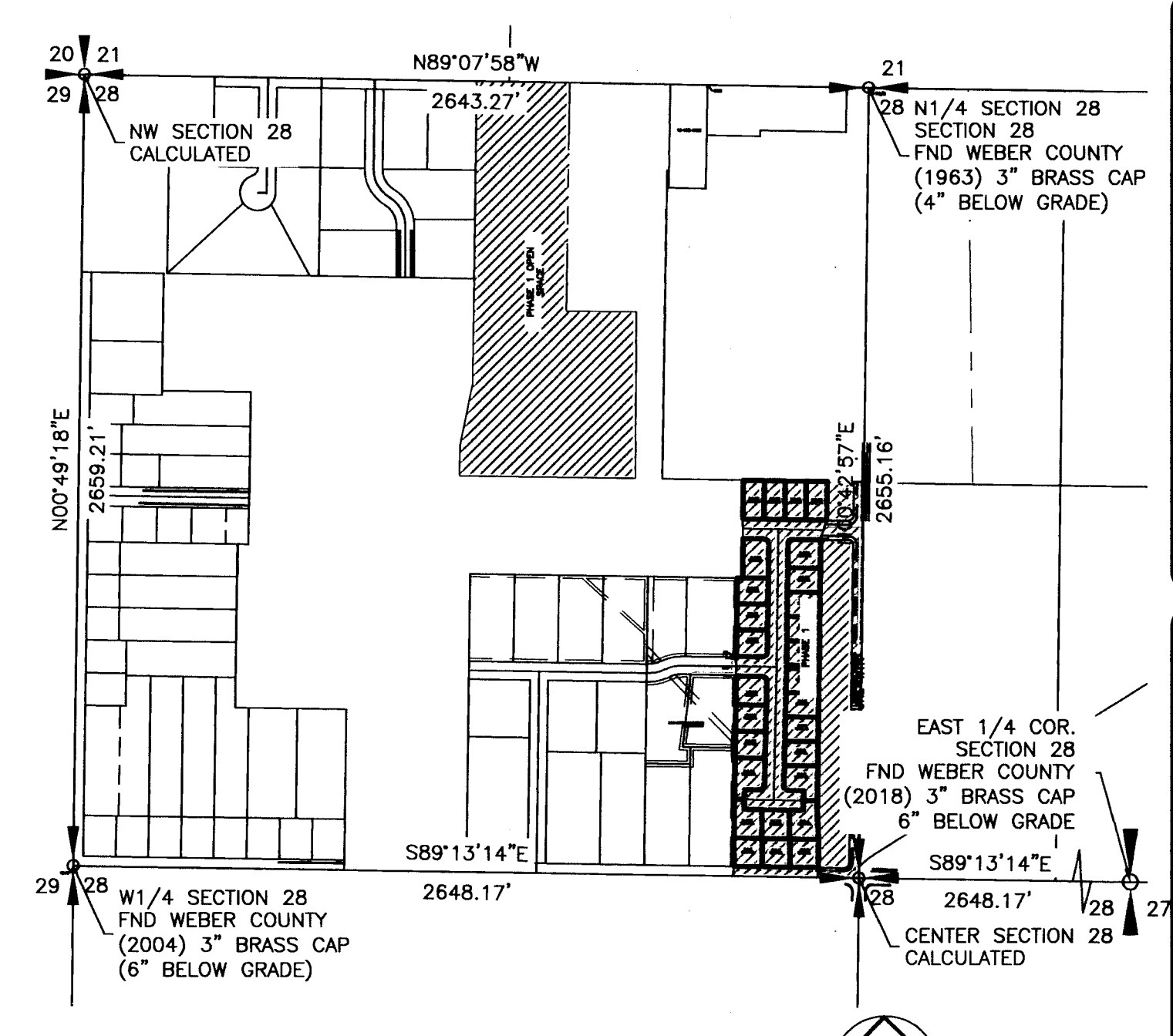
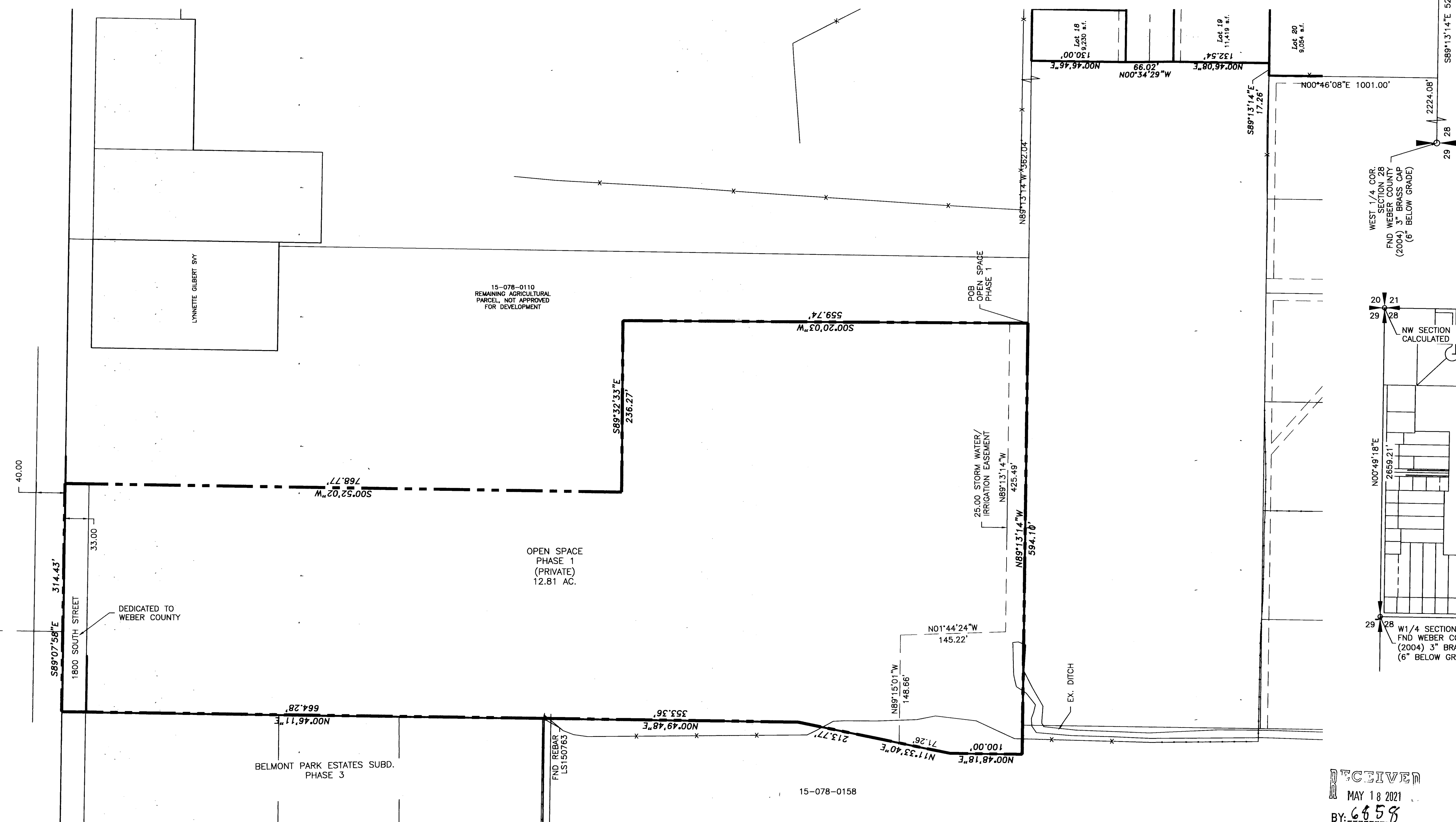
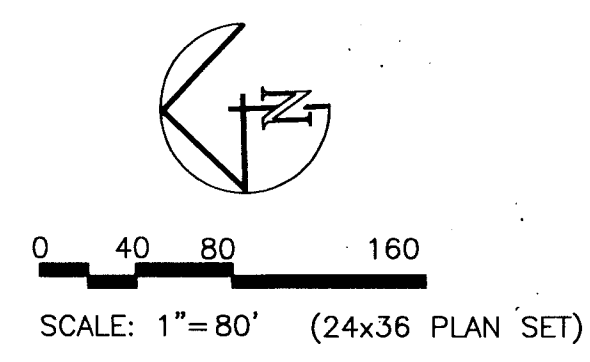
NO.	REVISIONS / SUBMISSIONS	DATE

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

**TAYLOR LANDING PHASE 1A
A CLUSTER SUBDIVISION**
PART OF THE NORTH HALF OF SECTION 28, TOWNSHIP 6
NORTH, RANGE 2 WEST, MERIDIAN
WEBER COUNTY, TAYLOR, UTAH
FINAL PLAT

DATE: JAN 5, 2021

DRAWING NO. 2 of 2



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 _____

RECEIVED
MAY 18 2021
BY: 6658

Index Filed in: File of plats County Recorder

15-078-0158