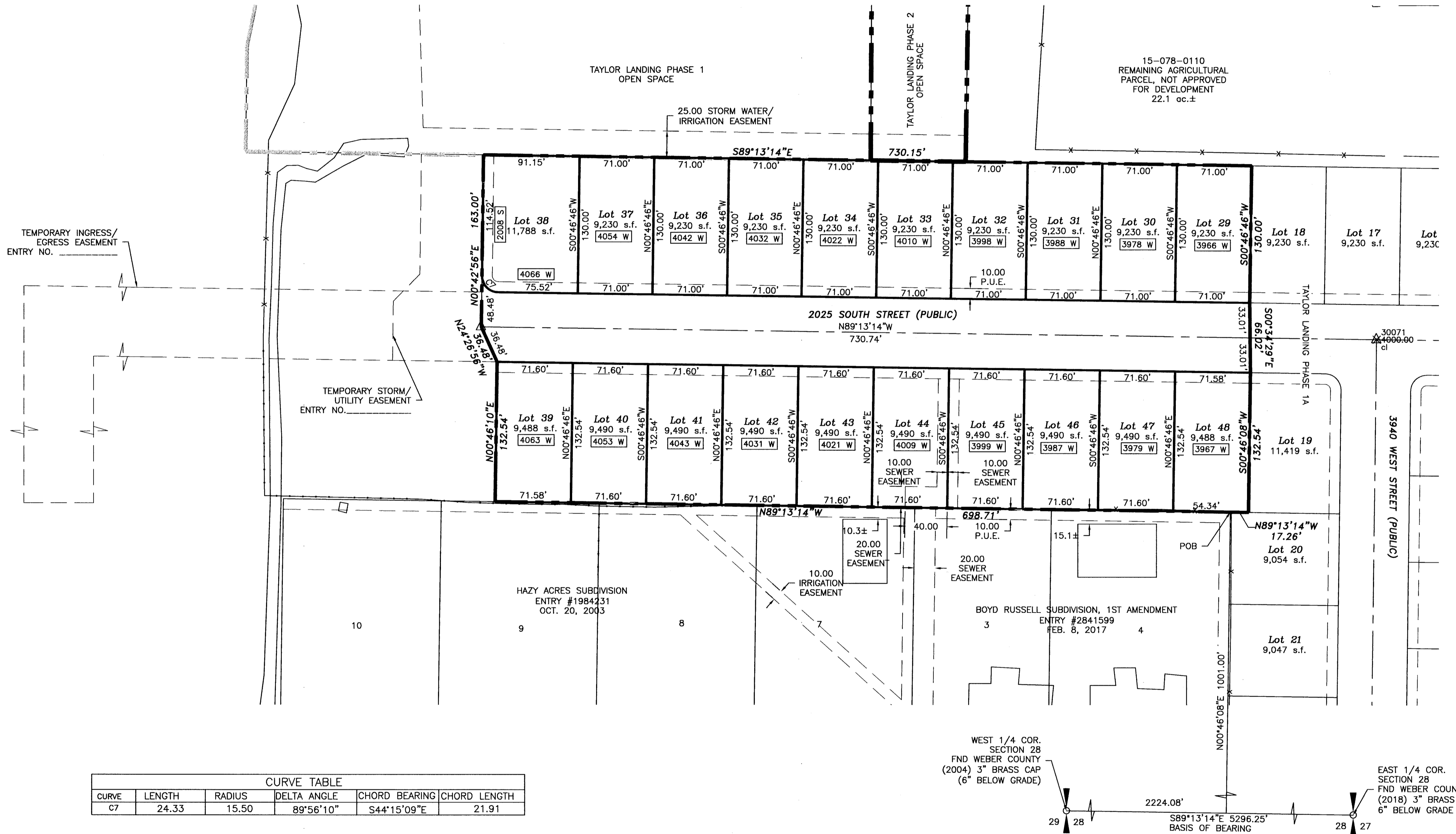


SCALE: 1"=60' (24x36 PLAN SET)

LEGEND

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

**TAYLOR LANDING PHASE 2
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
MAY 2022**

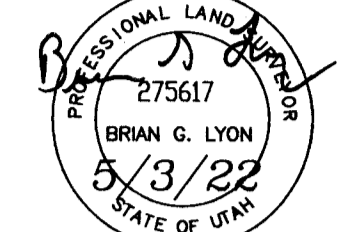


CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C7	24.33	15.50	89°56'10"	S44°15'09"E	21.91

RECEIVED
MAY 31 2022
BY: 7256

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 2, 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 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 to the POINT OF BEGINNING and running
thence N 89°13'14" W 698.71 feet along the north line of Boyd Russell Subdivision, 1st Amendment and Hazy Acres Subdivision; thence N 00°46'10" E 132.54 feet; thence N 24°26'56" W 36.48 feet; thence N 00°42'56" E 163.00 feet; thence S 89°13'14" E 730.15 feet to the boundary line of Taylor Landing Phase 1A;
thence along said boundary the next four courses:
1) thence S 00°46'46" W 130.00 feet;
2) thence S 00°34'29" E 68.02 feet;
3) thence S 00°46'08" W 132.54 feet;
4) thence N 89°13'14" W 17.26 feet to the point of beginning, containing 5.46 acres, more or less.

Together with Open Space Phase 2

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 2.
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 hereto set our hands this ____ day of _____, 2022.

Doug Noster, Manager
3900 WEST/TAYLOR PARTNER, LLC

LIMITED LIABILITY ACKNOWLEDGEMENT

STATE OF UTAH } ss
COUNTY OF _____ }
On this ____ day of _____ A.D. 2022, personally appeared before me, Doug Noster 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

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 execute 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

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: _____

SURVEYOR'S NOTES NARRATIVE
1. The purpose of this survey was to subdivide part of parcel 15-078-0110 into 20 lots. The survey was requested by Jay 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 north line of the Boyd Russell Subdivision, 1st Amendment recorded in the Weber County Recorder's office under Entry 2841599 on February 8, 2017 and the north line of Lazy Acres Subdivision recorded in the Weber County Recorder's Office under Entry 1984231 on October 20, 2003. The east line was established along the west line of Taylor Landing Subdivision, Phase 1A.
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. 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.

PROJECT TITLE
**TAYLOR LANDING PHASE 2
A CLUSTER SUBDIVISION**

DATE
MAY 2022

DRAWING No. **1**

1 of 2

DEVELOPER: Development Heritage Land Co. 84337 Tremonton, Utah

REVISIONS / SUBMISSIONS

PROJECT TITLE
**TAYLOR LANDING PHASE 2
A CLUSTER SUBDIVISION**

DATE
MAY 2022

DRAWING No. **1**

1 of 2

PROJECT TITLE
**TAYLOR LANDING PHASE 2
A CLUSTER SUBDIVISION**

DATE
MAY 2022

DRAWING No. **1**

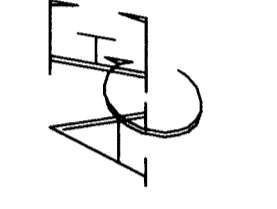
1 of 2

DATE: MAY, 2022

DRAWING No. **1**

1 of 2

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



DEVELOPER: Development Heritage Land Co. 84337 Tremonton, Utah

PROJECT TITLE
**TAYLOR LANDING PHASE 2
A CLUSTER SUBDIVISION**

DATE
MAY 2022

DRAWING No. **1**

1 of 2

PROJECT TITLE
**TAYLOR LANDING PHASE 2
A CLUSTER SUBDIVISION**

DATE
MAY 2022

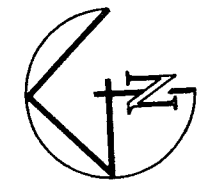
DRAWING No. **1**

1 of 2

DATE: MAY, 2022

DRAWING No. **1**

1 of 2



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

TAYLOR LANDING PHASE 2 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 2 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 271.71 feet
to the POINT OF BEGINNING and running

thence N 89°13'14" W 90.33 feet;
thence N 00°20'03" E 559.74 feet;
thence N 89°32'33" W 236.27 feet;
thence N 00°52'02" E 768.77 feet to the north line of the
Northwest Quarter of said Section 28;
thence S 89°07'58" E 187.81 feet along said north line;
thence S 89°07'58" W 290.33 feet;
thence S 89°07'58" E 144.00 feet;
thence S 00°52'02" W 1,036.32 feet to the point of beginning,
containing 6.08 acres, more or less.

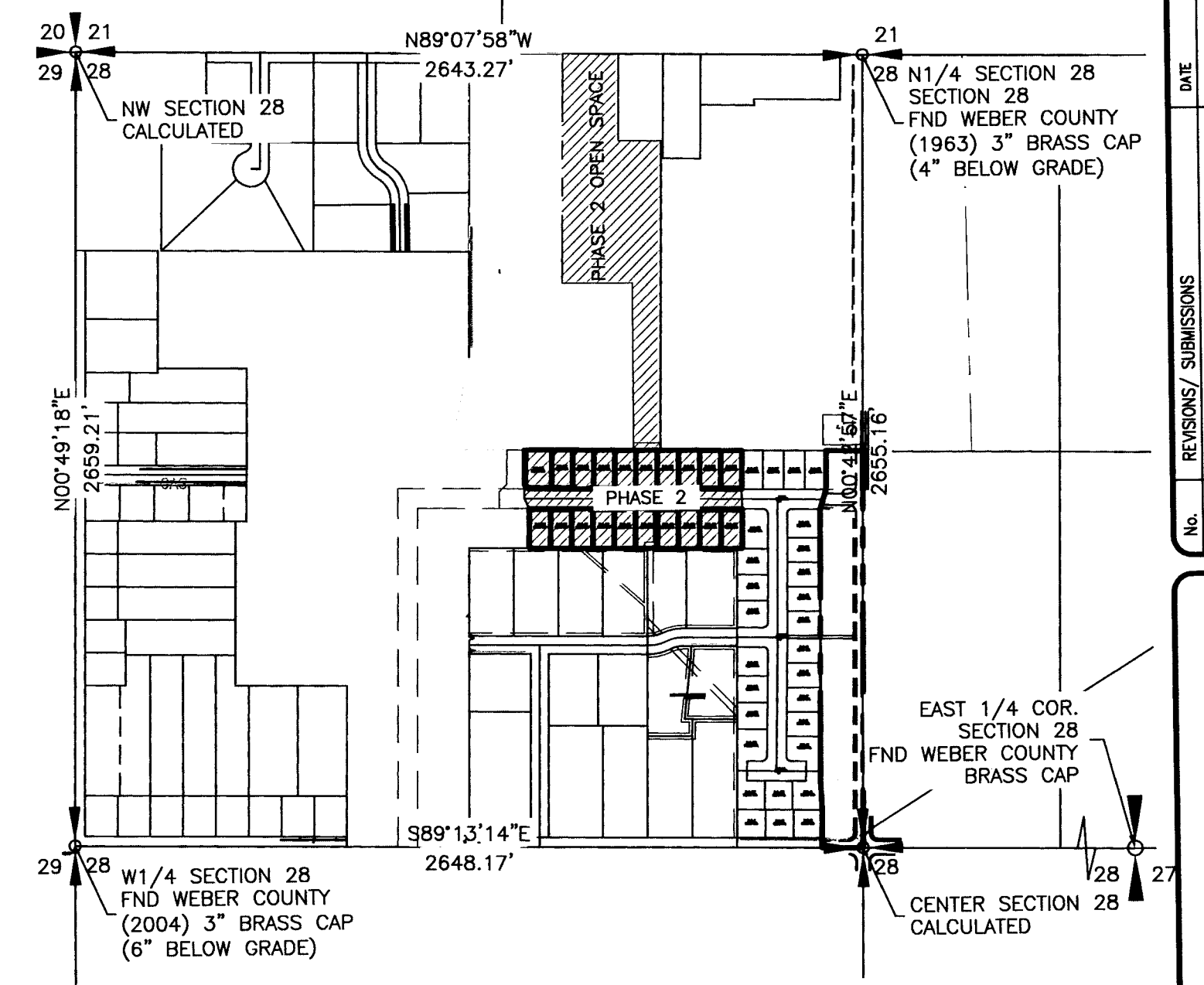
NOTES:

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 2
TOTAL AREA: 5.46 ACRES
PUBLIC R-O-W: 1.1 ACRES
NET DEVELOPABLE GROUND: 4.36 ACRES
NET OPEN SPACE: 6.08 ACRES (58.25%)

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

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



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 31 2022

Index
Filed in: File of plots _____ County Recorder _____

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

DATE: MAY, 2022
DRAWING No. **2**
2 of 2

