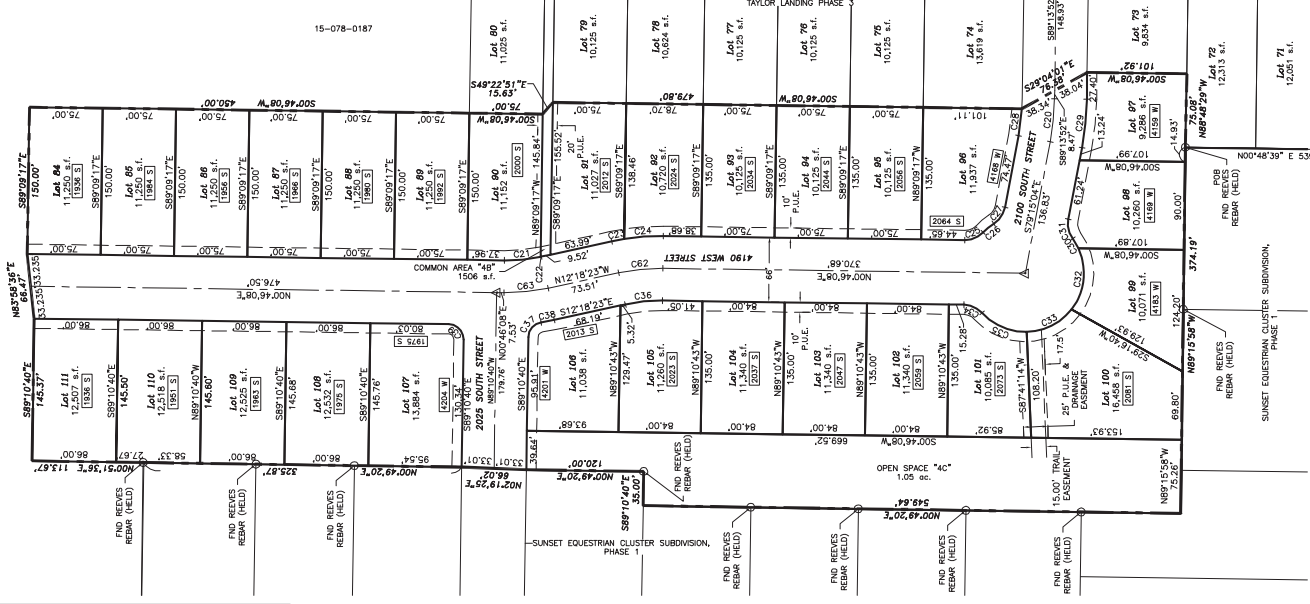


TAYLOR LANDING PHASE 4
A CLUSTER SUBDIVISION
 PART OF THE NORTHWEST QUARTER OF SECTION 28,
 TOWNSHIP 6 NORTH, RANGE 2 WEST,
 SALT LAKE BASELINE AND MERIDIAN
 WEBER COUNTY, UTAH
FINAL PLAT
OCTOBER 2023



CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C20	44.07	233.00	9°48'41"	S84°14'28"E	44.01
C21	37.36	167.00	12°48'58"	S02°36'21"E	37.28
C22	0.76	167.00	0°15'33"	S12°10'37"E	0.76
C23	12.95	232.87	3°11'06"	N10°42'51"W	12.95
C24	40.22	233.00	9°53'28"	N04°10'35"W	40.17
C25	20.84	25.50	46°49'35"	S22°38'39"E	20.27
C26	14.28	60.00	13°27'58"	N35°14'28"E	14.24
C27	20.84	25.50	46°49'35"	S55°50'17"E	20.27
C28	27.71	220.00	7°13'04"	S82°51'38"E	27.70
C29	49.82	286.00	9°28'47"	N14°14'28"E	49.75
C30	11.69	60.00	11°10'03"	N59°30'22"E	11.68
C31	20.84	25.50	46°49'35"	S77°20'08"W	20.27
C32	65.13	60.00	62°45'11"	S83°31'41"E	62.49
C33	53.07	60.00	50°40'42"	S26°48'25"E	51.36
C34	20.84	25.50	46°49'35"	N24°10'58"E	20.27
C35	51.38	60.00	49°03'47"	S23°03'50"E	49.82
C36	38.11	167.00	13°04'31"	N05°46'07"W	38.03
C37	21.77	15.50	80°28'03"	N48°36'39"W	20.02
C38	14.62	233.00	3°35'46"	S10°03'30"E	14.62
C39	24.36	15.50	80°03'13"	N45°47'45"E	21.93
C40	45.64	200.00	13°04'31"	N05°46'07"W	45.54
C41	45.64	200.00	13°04'31"	S05°46'07"E	45.54

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FILE # 7929

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 Sections 17-2-25-17 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 4, A CLUSTER SUBDIVISION, located in Weber County, Utah and have been correctly drawn to the designated lots and is true and correct representation of the herein described land 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 monumented with a Brass Cap, thence S 89°13'14" E 913.30 feet along the south side of the Northwest Quarter of said Section 28; thence N 00°49'39" 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:

- 1) thence N 89°15'58" W 374.19 feet;
- 2) thence N 00°49'20" E 549.64 feet;
- 3) thence S 20°04'40" E 35.00 feet;
- 4) thence N 00°49'20" E 120.00 feet;
- 5) thence N 02°19'25" E 66.02 feet;
- 6) thence S 20°04'20" E 325.87 feet;

thence N 00°51'36" E 113.67 feet;

thence S 89°10'40" E 145.37 feet;

thence S 89°10'40" E 68.47 feet;

thence S 89°07'17" E 150.00 feet;

thence S 00°46'08" W 450.00 feet to the Northwest Corner of Lot 80, Taylor Landing, Phase 3;

thence S 89°07'17" E 150.00 feet;

thence S 00°46'08" W 75.00 feet;

thence S 00°46'08" E 15.63 feet;

thence S 00°46'08" W 479.80 feet;

thence S 20°04'40" E 76.38 feet;

thence S 00°46'08" W 101.92 feet;

thence N 88°48'29" W 75.08 feet to the point of beginning, containing 10.563 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 4, 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 Open Space 4A to guarantee to the public that these 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 _____, 2024.

Joy Stacking, Manager
 Heritage Land Holdings, LLC

LIMITED LIABILITY ACKNOWLEDGEMENT

STATE OF UTAH
 COUNTY OF _____

On this _____ day of _____, A.D. 2024, personally appeared before me, Joy Stacking who being by me duly sworn did say for himself that he is the Manager of HERITAGE LAND HOLDINGS, a Utah Limited Liability Company, and that the within and foregoing 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
 Date _____ Time _____ Fee _____
 Entry _____

Index Filed in: File of plats _____ County Recorder

PROJECT FILE:
 TAYLOR LANDING PHASE 4
 A CLUSTER SUBDIVISION
 PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASELINE AND MERIDIAN
 WEBER COUNTY, UTAH

DATE: OCT 2024
DRAWING NO.: 1
 1 of 2

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 _____, 2024.

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 _____, 2024.

Weber County Surveyor
 Reed of Survey # _____

AGRICULTURAL NOTE

Agriculture is the preferred use in the agricultural 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 stated agricultural uses shall be subject to restrictions on the basis that it interferes with activities of future residents of this subdivision.

WEBER COUNTY PLANNING COMMISSION ACCEPTANCE

This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission on this _____ day of _____, 2024.

Chairman, Weber County Planning Commission _____

WEBER COUNTY ENGINEER

I hereby certify that the required public improvement standards and drawings for this subdivision conform with Utah standards and the amount of the financial guarantee is sufficient for the installation of these improvements.

Signed this _____ day of _____, 2024.

Weber County Engineer _____

WEBER COUNTY COMMISSION ACCEPTANCE

This is to certify that this subdivision plat, the dedication of streets and other public use 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 _____, 2024.

Chairman, Weber County Commission _____

Attest: _____
 This: _____

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 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 boundary Sunset 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.

GENERAL NOTES

1. All Public Utility Easements shown as dashed lines shall be 10.00 foot wide unless otherwise indicated.
2. Rebar to be set at all rear property corners. Curb pits to be set at lot line projections along streets. Subdivision boundary and lot corners are set as required by state code and county ordinance.
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.

ALLIANCE CONSULTING ENGINEERS
 150 EAST 200 NORTH SUITE P
 SALT LAKE CITY, UTAH 84143
 (435) 755-5121
 alliancengr@ yahoo.com

HERITAGE LAND DEVELOPMENT
 170 North 1400 West
 TOWNHOMES, UTAH 84137

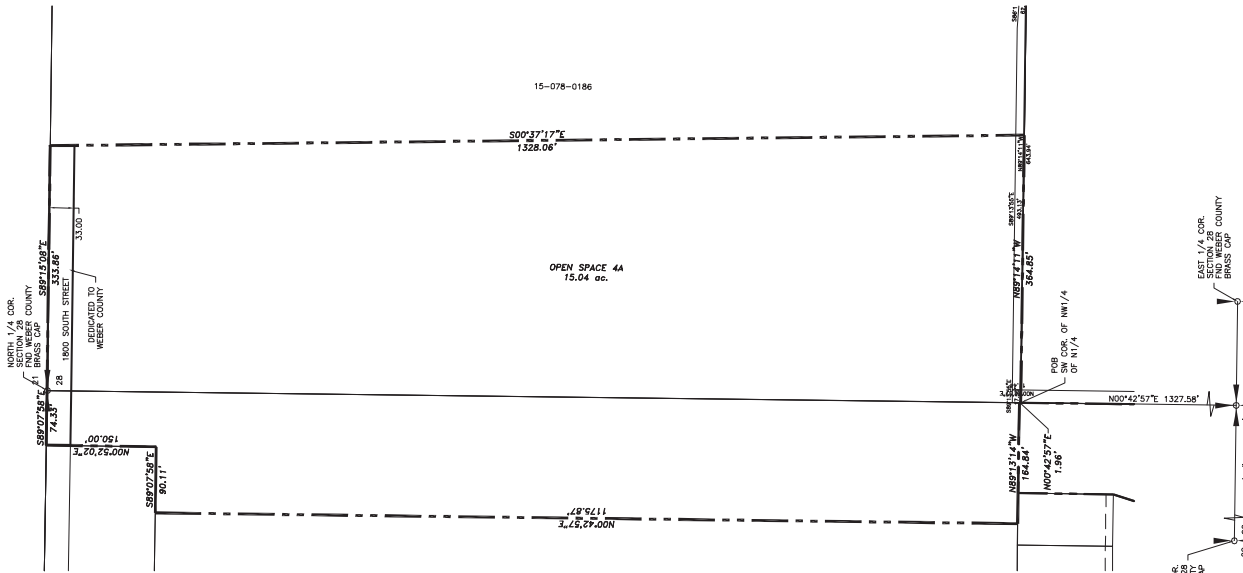
PROJECT FILE:
 TAYLOR LANDING PHASE 4
 A CLUSTER SUBDIVISION
 PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASELINE AND MERIDIAN
 WEBER COUNTY, UTAH

DATE: OCT 2024
DRAWING NO.: 1
 1 of 2



0 40 80 160

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



**TAYLOR LANDING PHASE 4
CLUSTER SUBDIVISION**
PART OF THE NORTHWEST QUARTER OF SECTION 28,
TOWNSHIP 6 NORTH, RANGE 2 WEST,
SALT LAKE BASINE AND MERIDIAN,
WEBER COUNTY, UTAH
FINAL PLAT

OPEN SPACE 4A BOUNDARY DESCRIPTION

Together with:
Part of the North Half 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 Northwest Quarter of said Section 28 to the Southwest Corner of the Northwest Quarter of the Northwest Quarter of said Section 28 and the POINT OF BEGINNING and running:
thence N 00°42'57" E 1.96 feet;
thence N 89°13'14" W 164.84 feet;
thence S 00°42'57" E 1,175.87 feet;
thence S 89°07'58" E 90.11 feet;
thence N 00°52'02" E 150.00 feet to the north line of the Northwest Quarter of said Section 28;
thence S 89°07'58" E 74.33 feet along said north line to the North Quarter Corner of said Section 28 monumented with a Brass Cap; thence S 89°15'08" E 333.86 feet along the north line of the Northwest Quarter of said Section 28;
thence S 00°37'17" E 1,328.06 feet to the south line of the Northwest Quarter of the of the Northwest Quarter of said Section 28;
thence N 89°14'11" W 364.85 feet along said south line to the point of beginning, containing 15.353 acres, more or less.

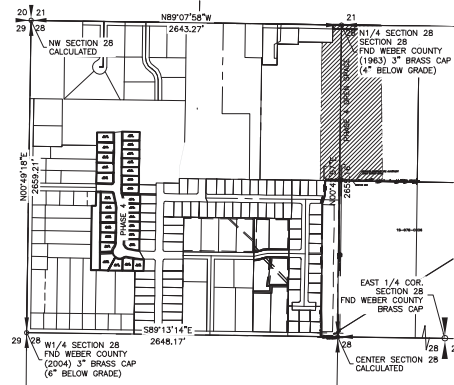
NOTES:

TAYLOR LANDING OVERALL SUBDIVISION
TOTAL AREA: 103.63 ACRES
PUBLIC R-D-W: 13.55 ACRES
NET DEVELOPABLE GROUND: 90.08 ACRES
NET OPEN SPACE: 55.97 ACRES (58.25%)

PHASE 4
TOTAL AREA: 10.58 ACRES
PUBLIC R-D-W: 2.15 ACRES
NET DEVELOPABLE GROUND: 8.41 ACRES
NET OPEN SPACE: 16.13 ACRES (65.73%)

ALLIANCE CONSULTING
ENGINEERS
150 EAST 200 NORTH SUITE P
LOGAN, UTAH 84321
allianceengr@yahoo.com

Development
470 North 2450 West
Tremonton, Utah 84317



SECTION CONTROL MAP
SCALE: 1"=500'

COUNTY RECORDER

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

Index _____
Filed In: File of plots _____ County Recorder _____

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FILE # 7929

NO.	REVISIONS/ISSUANCES
DATE	
REVISION 1	
REVISION 2	
REVISION 3	
PROJECT NO.	
DRAWN BY	
CHECKED BY	
DATE	

PROJECT TITLE
**TAYLOR LANDING PHASE 4
A CLUSTER SUBDIVISION**
PART OF THE NORTH HALF OF SECTION 28, TOWNSHIP 6
SALT LAKE BASINE AND MERIDIAN
WEBER COUNTY, UTAH

DATE: OCT, 2024
DRAWING NO. **2**
2 of 2