



W3251819

E# 3251819 PG 1 OF 6
Leann H. Kilts, WEBER COUNTY RECORDER
23-Aug-22 1247 PM FEE \$124.00 DEP SI
REC FOR: MCDONALD FIELDING PLLC
ELECTRONICALLY RECORDED

WHEN RECORDED, RETURN TO:

McDonald Fielding, PLLC
Attn: Kyle Fielding
321 N Mall Dr. Suite K101
St. George UT 84790
(801) 792-2561

Parcel Nos.

15-792-001 thru 15-792-0021 and 15-798-001 thru 15-798-0031

Declaration of Annexation (Taylor Landing)

THIS DECLARATION OF ANNEXATION (hereafter “Declaration”) is effective as of August 9, 2022, and is made by Heritage Land Development, LLC a Utah limited liability company (“Declarant”).

RECITALS

- A. Declarant is the owner of land located in Weber County, State of Utah, particularly described in the attached **Exhibit A** and known generally as the Taylor Landing Phase 2 Subdivision (the “Taylor Landing Phase 2 Property”); and
- B. Declarant intends to develop the Taylor Landing Phase 2 Property subject to the Declaration of Covenants, Conditions and Restrictions recorded on May 18, 2021, as Entry No. 3153736 of the official records of the Weber County Recorder’s Office (the “CC&Rs”), originally referencing the land known as the Taylor Landing Phase 1 Subdivision (the “Taylor Landing Phase 1 Property” as defined in the attached **Exhibit B**, and referred to in the CC&Rs as the “Project” or “Property”, as previously expanded).
- C. Under Section 2.7 of the CC&Rs, “Declarant reserves the right at its sole discretion to expand the Community to include Additional Land by unilateral action of the Declarant during the Period of Administrative Control.” Declarant is within the Period of Administrative Control as of the date hereof.

ANNEXATION

NOW, THEREFORE, the Declarant declares as follows:

The Taylor Landing Phase 2 Property is hereby annexed into and made a part of the “Community” as defined in the CC&Rs. The Taylor Landing Phase 2 Property plat is hereby added to the legal definition of the Community as defined by Exhibit “A” under the CC&Rs.

The Taylor Landing Phase 2 Property is hereby made subject to all covenants, conditions, restrictions, easements, burdens, servitudes, and other obligations as specified in the CC&Rs. The intent of this Declaration is for the Taylor Landing Phase 2 Property to be made an integral part of

the Community, equivalent in all respects to the Taylor Landing Phase 1 Property originally referenced in the CC&Rs, so that the Taylor Landing Phase 2 Property and Taylor Landing Phase 1 Property together constitute a single, cohesive development project and defined collectively in the CC&Rs as the Community.

Each conveyance or installment contract for the sale of a Lot and every other instrument affecting title to a Lot may describe that Lot by the number shown on the Plat with appropriate reference to the Plat and to the Declaration, as each shall appear on the records of the Weber County Recorder, State of Utah, and in substantially the following form:

Lot ____, [subdivision/plat], recorded on _____ as Entry No. _____, together with a non-exclusive right and easement of use and enjoyment to the Common Areas appurtenant to the Lot. This conveyance is subject to the provisions of the Declaration of Covenants, Conditions and Restrictions Taylor Landing Phase 1 Subdivision originally recorded in the office of the Weber County Recorder on May 18, 2021, as Entry No. 3153736 of the official records of the Weber County Recorder's Office, as may be amended.

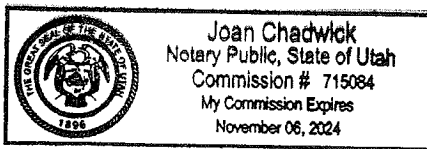
Executed effective as of the date set forth above:

Heritage Land Development, LLC,
A Utah limited liability company

By: _____
Name: L Boyd Cook
Title: CFO

STATE OF Utah)
)ss:
County of Box Elder)

The foregoing instrument was acknowledged before me on this 10 day of August, 2022 by L Boyd Cook in his capacity as CFO of Heritage Land Development, LLC.



Joan Chadwick
Notary Public

EXHIBIT A

(LEGAL DESCRIPTION OF TAYLOR LANDING PHASE 2 PROPERTY)

TAYLOR LANDING PHASE 2 PROPERTY ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE RECORDS OF THE WEBER COUNTY RECORDER.

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 66.02 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

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 00°52'02" 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.

**TAYLOR LANDING PHASE 2
A CLUSTER SUBDIVISION
FINAL PLAN
MAY 2022**

LEGEND

NEIGHBORING INTERESTS

BOUNDARY DESCRIPTION

GENERAL NOTICE

NOTICE TO ACKNOWLEDGMENT

NEED COUNTY APPROVAL

NEED COUNTY APPROVAL

NEED COUNTY PLANNING COMMISSION APPROVAL

SURVEYOR'S NOTICE

GENERAL NOTICE

COUNTY RECORDER

**TAYLOR LANDING PHASE 2
A CLUSTER SUBDIVISION
FINAL PLAN**

**TAYLOR LANDING PHASE 2
A CLUSTER SUBDIVISION
FINAL PLAN**

NEIGHBORING INTERESTS

BOUNDARY DESCRIPTION

GENERAL NOTICE

NOTICE TO ACKNOWLEDGMENT

NEED COUNTY APPROVAL

NEED COUNTY APPROVAL

NEED COUNTY PLANNING COMMISSION APPROVAL

SURVEYOR'S NOTICE

GENERAL NOTICE

COUNTY RECORDER

**TAYLOR LANDING PHASE 2
A CLUSTER SUBDIVISION
FINAL PLAN**

EXHIBIT B**(LEGAL DESCRIPTION OF TAYLOR LANDING PHASE 1 PROPERTY)****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. ✎

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.

