



W3303175

WHEN RECORDED, RETURN TO:
McDonald Fielding, PLLC
Attn: Kyle Fielding
230 N 1680 E Suite W2
St. George UT 84790
(801) 792-2561

E# 3303175 PG 1 OF 10
LEANN H KILTS, WEBER CTY. RECORDER
27-OCT-23 1053 AM FEE \$198.00 SW
REC FOR: MCDONALD FIELDING

Parcel Nos.

15-825-0001 thru 15-825-0037
15-792-001 thru 15-792-0021
15-798-001 thru 15-792-0031

Declaration of Annexation (Taylor Landing)

THIS DECLARATION OF ANNEXATION (hereafter "Declaration") is effective as of October 25, 2023, 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 3 subdivision (the "Taylor Landing Phase 3 Property"); and

B. Declarant intends to develop the Taylor Landing Phase 3 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 C**, and referred to in the CC&Rs as the "Project" or "Property"), as previously expanded to include the land known as Taylor Landing Phase 2 as defined in the attached **Exhibit B**.

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 3 Property is hereby annexed into and made a part of the "Community" as defined in the CC&Rs. The Taylor Landing Phase 3 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 3 Property to be made an integral part of the Community, equivalent in all respects to all other property already referenced in the CC&Rs (*i.e.*, Phase 1 and Phase 2), so that the Taylor Landing Phase 3 Property and that other property (*i.e.*, Phase 1 and Phase 2) collectively

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:

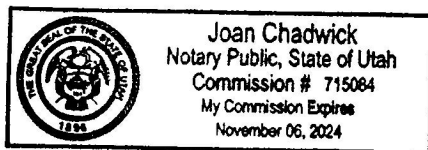
Lot ____, [subdivision/plat], recorded on _____ as Entry No. _____, together with a non-exclusive right and easement of use and enjoyment to the Common Areas appurtenant to the Lot. This conveyance is subject to the provisions of the Declaration of Covenants, Conditions and Restrictions recorded on May 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: [Signature]
Name: L. Boyd Cook
Title: Authorized Signer

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

The foregoing instrument was acknowledged before me on this 25 day of October, 2023 by L. Boyd Cook in his capacity as Authorized Signer of Heritage Land Development, LLC.



[Signature]
Notary Public

EXHIBIT A

(LEGAL DESCRIPTION OF TAYLOR LANDING PHASE 3 PROPERTY)

TAYLOR LANDING PHASE 3 ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE RECORDS OF THE WEBER COUNTY RECORDER.

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 line of the Northwest Quarter of said Section 28 to the POINT OF BEGINNING and running

thence N 00°48'39" E 539.29 feet along the boundary of Sunset Equestrian Cluster Subdivision, Phase 1;

thence S 88°48'29" E 75.08 feet;

thence N 00°46'08" E 101.92 feet;

thence N 29°04'01" W 76.38 feet;

thence N 00°46'08" E 479.80 feet;

thence N 49°22'51" W 15.63 feet;

thence N 00°46'08" E 75.00 feet;

thence S 89°09'17" E 147.00 feet;

thence N 00°46'08" E 17.97 feet;

thence S 89°13'14" E 197.94 feet;

thence N 00°42'56" E 40.00 feet;

thence S 89°13'14" E 226.00 feet to the Northwest Corner of Lot 38, Taylor Landing, Phase 2;

thence along the boundary of Taylor Landing, Phase 2 the next three courses:

1) thence S 00°42'56" W 163.00 feet;

2) thence S 24°26'56" E 36.48 feet;

3) thence S 00°46'10" W 132.54 feet;

thence along the boundary of Hazy Acres Subdivision the next two courses:

1) thence N 89°13'14" W 201.28 feet;

2) thence S 00°46'08" W 1,001.00 feet to the south line of the Northwest Quarter of said Section 28;

thence N 89°13'14" W 410.78 feet along said south line to the point of beginning, containing 12.85 acres, more or less.

Together with Open Space Phase 3.

OPEN SPACE PHASE 3 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 to the POINT OF BEGINNING
and running

thence N 89°13'14" W 271.71 feet along the north line of Taylor
Landing, Phase 2;

thence N 00°52'02" E 1,036.32 feet;

thence S 89°07'58" E 6.00 feet;

thence S 00°52'02" W 58.15 feet;

thence S 89°07'58" E 125.00 feet;

thence N 00°52'02" E 178.48 feet;

thence S 89°07'58" E 180.00 feet;

thence N 00°52'02" E 20.00 feet;

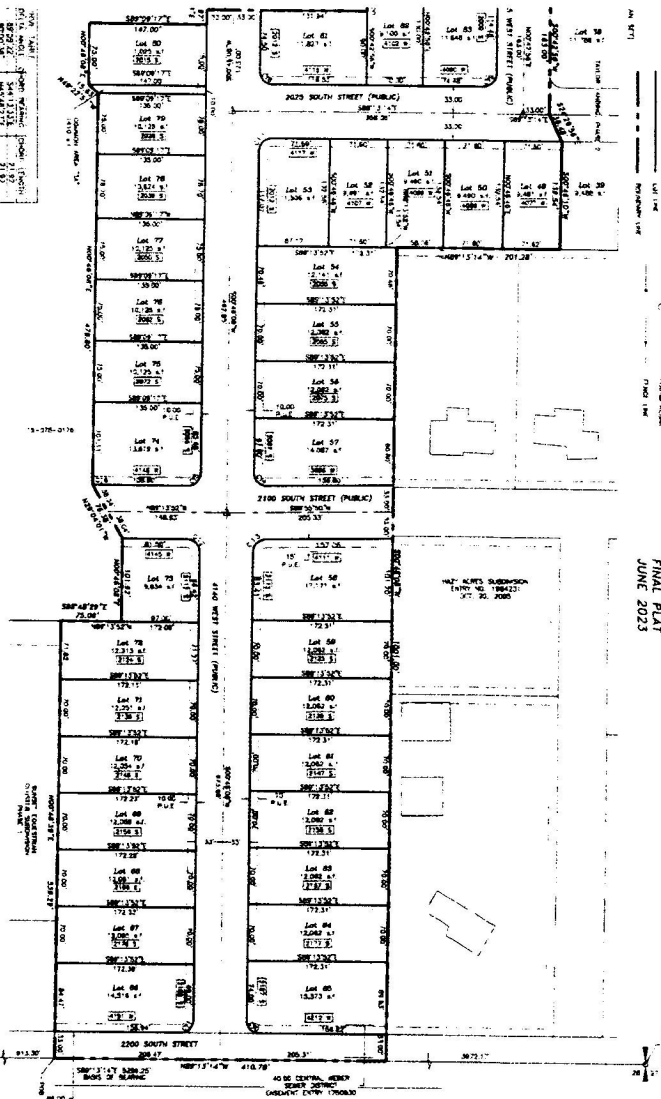
thence S 89°07'58" E 199.89 feet;

thence S 00°42'57" W 1,175.87 feet to the north line of Taylor
Landing, Phase 1;

thence N 89°13'14" W 242.29 feet along said north line to the
point of beginning, containing 13.16 acres, more or less.

LEGEND

TAYLOR LANDING PHASE 3
A CLUSTER SUBDIVISION
FINAL PLAT
JUNE 2023



SURVEYOR'S CERTIFICATE
I, the undersigned, being a duly Licensed Professional Engineer in the State of Utah, do hereby certify that the foregoing is a true and correct copy of the original as shown to me by the undersigned, and that the same is a true and correct copy of the original as shown to me by the undersigned, and that the same is a true and correct copy of the original as shown to me by the undersigned.



DAVID A. ELMER
Professional Engineer
License No. 42074
State of Utah

ALLIANCE CONSULTING
ENGINEERS
180 EAST 300 SOUTH SUITE 100
LOGAN, UTAH 84301
(435) 764-4322
alliance@ac-engineers.com

GENERAL NOTES
1. All lots shown on this plat are subject to the following conditions:
a. All lots shown on this plat are subject to the following conditions:
b. All lots shown on this plat are subject to the following conditions:
c. All lots shown on this plat are subject to the following conditions:

TAYLOR LANDING PHASE 3
A CLUSTER SUBDIVISION
FINAL PLAT

PLAT OF LAND
BY
DAVID A. ELMER
Professional Engineer
License No. 42074
State of Utah

Table with columns for Lot Number, Area (sq. ft.), and other details. Includes lot numbers 1 through 30 and their respective areas.

WESTERN COUNTY PLANNING COMMISSION APPROVAL
WESTERN COUNTY COMMISSION ACCEPTANCE
WESTERN COUNTY ENGINEER'S CERTIFICATE
WESTERN COUNTY ENGINEER'S CERTIFICATE

WESTERN COUNTY PLANNING COMMISSION APPROVAL
WESTERN COUNTY COMMISSION ACCEPTANCE
WESTERN COUNTY ENGINEER'S CERTIFICATE
WESTERN COUNTY ENGINEER'S CERTIFICATE

TAYLOR LANDING PHASE 3
A CLUSTER SUBDIVISION
FINAL PLAT

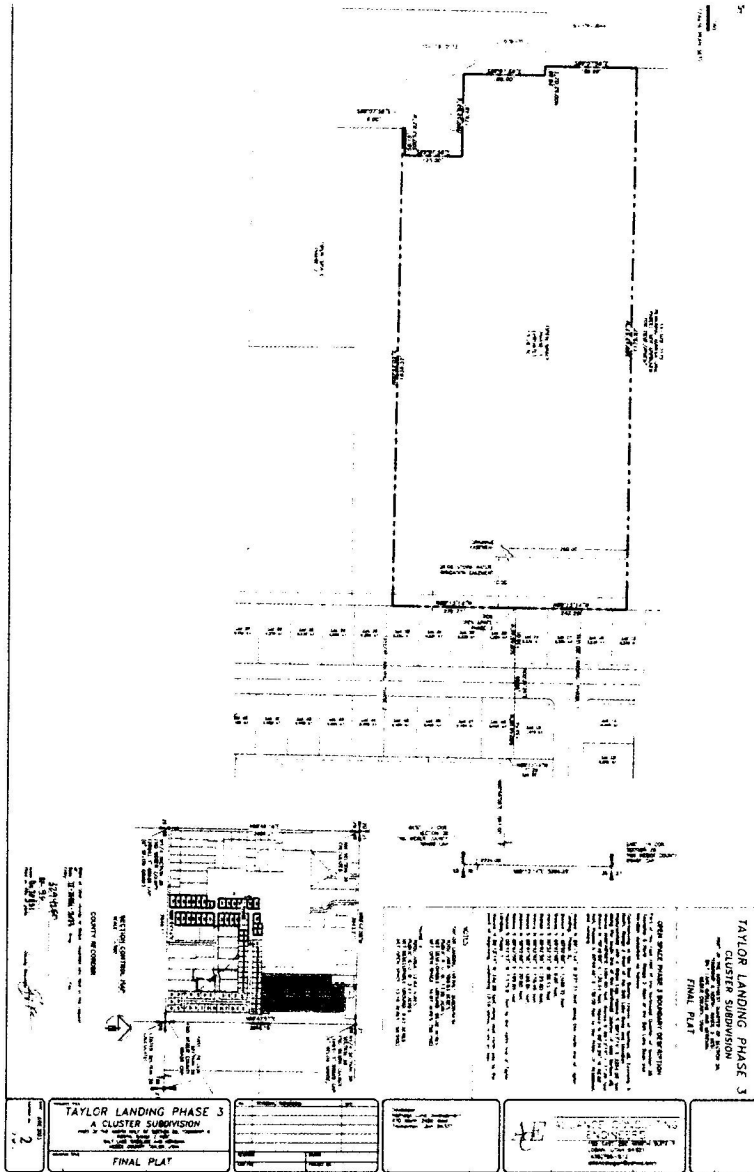


EXHIBIT B

(LEGAL DESCRIPTION OF TAYLOR LANDING PHASE 2 PROPERTY)

TAYLOR LANDING PHASE 2 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°46'48" 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°46'48" 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.

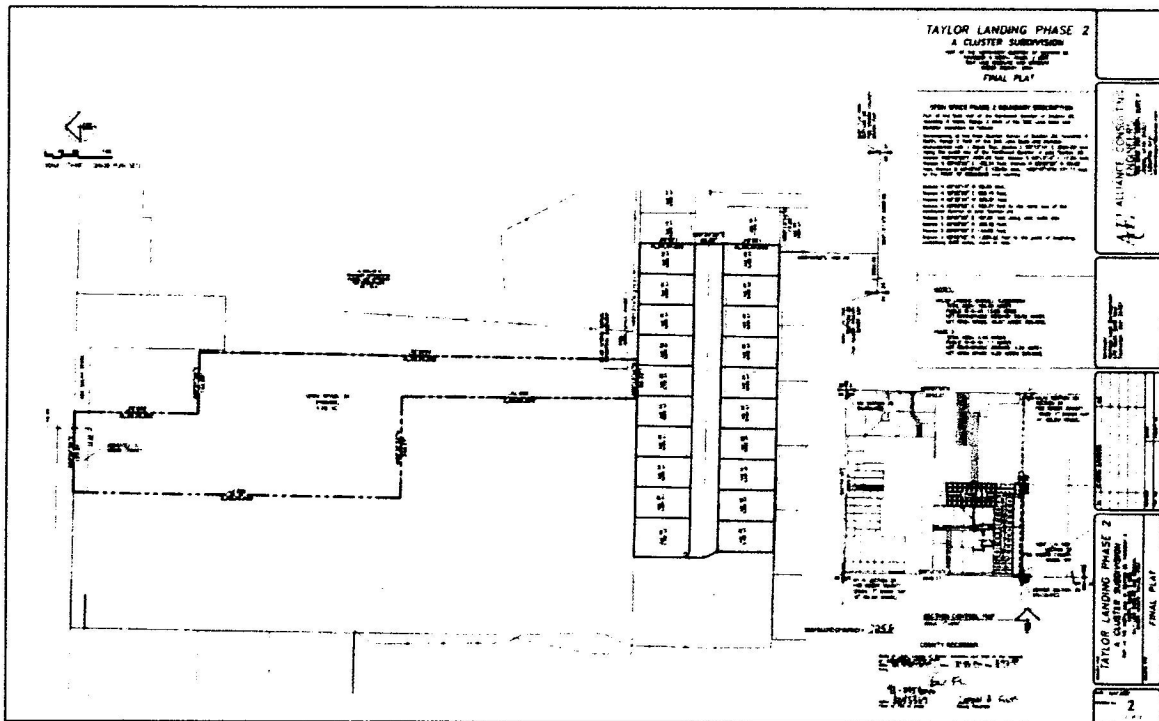
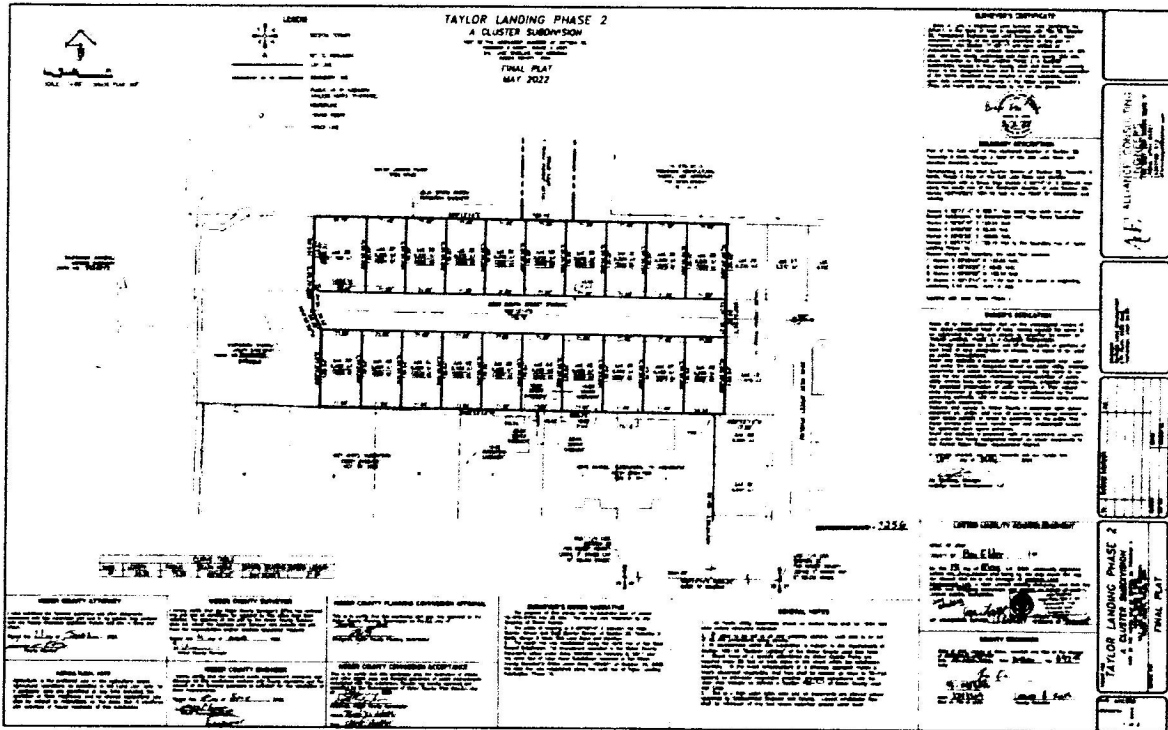


EXHIBIT C

(LEGAL DESCRIPTION OF TAYLOR LANDING PHASE 1 PROPERTY)

TAYLOR LANDING PHASE 1 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 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.

