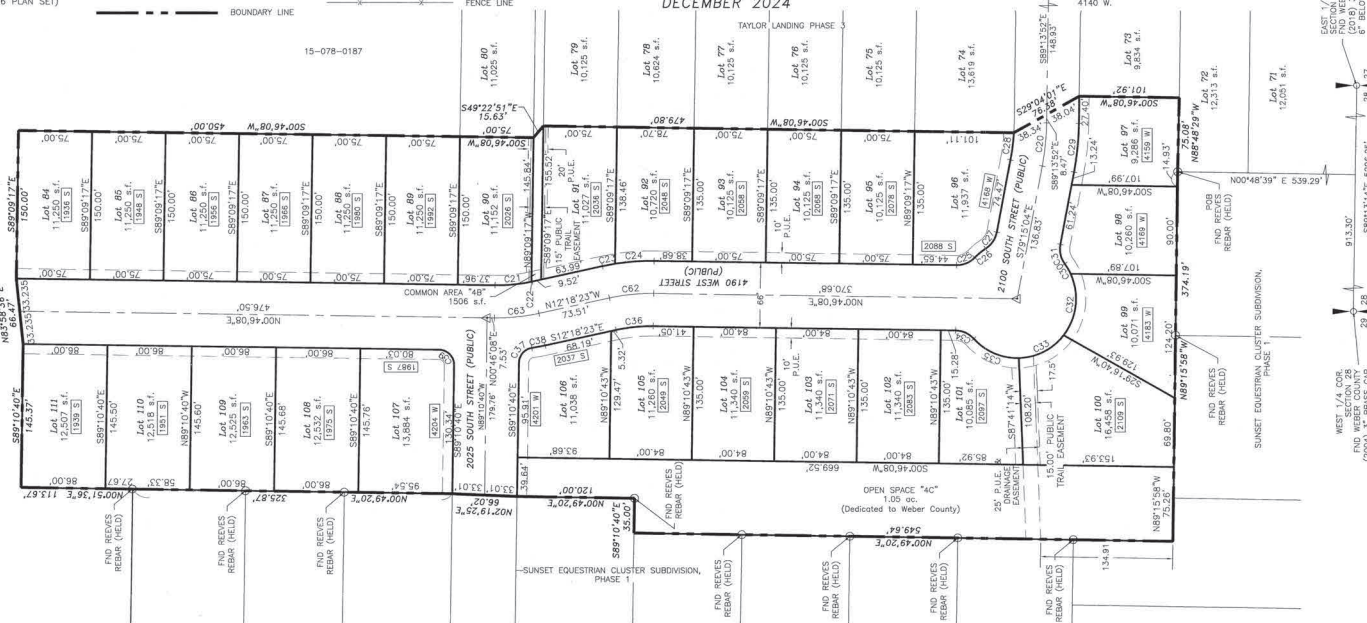


TAYLOR LANDING PHASE 4
A CLUSTER SUBDIVISION
PART OF THE NORTHWEST QUARTER OF SECTION 28,
TOWNSHIP 6 NORTH, RANGE 2 WEST,
SALT LAKE BASIN AND MERIDIAN
WEBER COUNTY, UTAH
FINAL PLAT
DECEMBER 2024



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C01	44.07	253.00	9°58'47"	S84°14'28"E	44.01
C02	37.36	167.00	12°48'58"	S02°38'21"E	37.28
C03	0.76	167.00	0°15'33"	S12°10'37"E	0.76
C04	12.95	232.97	21°1°08"	N10°42'51"W	12.95
C05	40.22	233.00	9°52'26"	N04°10'35"W	40.17
C06	20.84	25.50	48°49'36"	S22°38'39"E	20.27
C07	14.28	60.00	1°23'58"	N39°14'28"E	14.24
C08	20.84	25.50	48°49'36"	S55°50'17"E	20.27
C09	27.71	229.00	7°13'04"	S82°51'36"E	27.70
C10	49.82	288.00	9°58'47"	S84°14'28"E	49.75
C11	11.69	60.00	1°11'03"	N09°30'22"E	11.68
C12	20.84	25.50	48°49'36"	S17°20'08"W	20.27
C13	65.73	60.00	6°24'51"	S83°41'41"E	62.49
C14	53.07	60.00	50°40'42"	S26°48'25"E	51.36
C15	20.84	25.50	48°49'36"	N24°10'56"E	20.27
C16	51.36	60.00	8°01'47"	S33°03'50"W	49.82
C17	38.11	167.00	1°04'31"	N05°46'07"W	38.03
C18	21.77	15.50	80°28'03"	N48°56'39"W	20.02
C19	14.62	233.00	2°30'46"	S10°30'30"E	14.62
C20	24.36	15.50	80°03'13"	N49°47'45"E	21.93
C21	45.64	200.00	1°04'31"	N05°46'07"W	45.54
C22	45.64	200.00	1°04'31"	S05°46'07"E	45.54

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 10th day of December, 2024.
[Signature]
County Attorney

AGRICULTURAL NOTE

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

WEBER COUNTY ENGINEER

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

Signed this 9th day of December, 2024.
[Signature]
County Engineer

WEBER COUNTY PLANNING COMMISSION APPROVAL

This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission on the 10th day of December, 2024.

[Signature]
Chairman, Weber County Planning Commission

WEBER COUNTY COMMISSION ACCEPTANCE

This is to certify that this subdivision plat, the dedication of streets and other public improvements and financial guarantee of public improvements associated with this subdivision, have been approved and accepted by the Commission on the 10th day of December, 2024.

[Signature]
Chairman, Weber County Commission

SURVEYOR'S NOTES/NARRATIVE

- The purpose of this survey was to subdivide part of parcel 15-078-0185 into 28 lots. The survey was requested by Joy Stodding of Sierra Homes.
- 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.
- The south line was established along the boundary Sunset Equestrian Cluster Subdivision, Phase 1 and Taylor Landing, Phase 3. The east line was established along the boundary of Sunset Equestrian Cluster Subdivision, Phase 1.

TAYLOR WEST WEBER WATER DISTRICT APPROVAL

This is to certify that this subdivision plat was duly approved by the Taylor West Weber Water District on the 10th day of December, 2024.

[Signature]
Chairman, Taylor West Weber Water District

GENERAL NOTES

- All Public Utility Easements shown as dashed lines shall be 10.00 foot wide unless otherwise indicated.
- Rebar to be set at all rear property corners. Curb pipe to be set at lot line projections along streets. Subdivision boundary and lot corners are set as required by state code and county ordinance.
- All development within this subdivision is subject to the requirements of Section 108-16 "Outdoor Lighting" of the Weber County Land Use Code.
- 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 impractical, 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.
- 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.
- Open Space 4C is also a drainage easement.

SURVEYOR'S CERTIFICATE

I, Brian G. Lyon, a Registered Land Surveyor, hold Certificate No. 228617, 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, and have hereafter as TAYLOR LANDING PHASE 4, A CLUSTER SUBDIVISION, located in Weber County, Utah and have been correctly drawn to the designated scale and 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 field 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 813.30 feet along the south line of the Northwest Quarter of said Section 28; thence N 02°46'08" E 539.29 feet to the N 07°15'36" E BEGNIND and running thence along the boundary of Sunset Equestrian Cluster Subdivision, Phase 1 the next six courses:

- thence N 89°15'36" E 374.19 feet;
- thence N 02°46'08" E 549.64 feet;
- thence S 89°10'40" E 35.00 feet;
- thence N 00°49'12" E 120.00 feet;
- thence N 02°19'25" E 66.02 feet;
- thence N 02°46'08" E 325.87 feet;
- thence N 00°15'36" E 113.57 feet;
- thence S 89°10'40" E 145.37 feet;
- thence N 83°35'36" E 66.47 feet;
- thence S 89°09'17" E 150.00 feet;
- thence S 00°46'08" E 450.00 feet to the Northwest Corner of Lot 80, Taylor Landing, Phase 3;
- thence along the boundary of Taylor Landing, Phase 3 the next six courses:
- thence S 00°46'08" E 75.00 feet;
- thence S 48°22'51" E 15.63 feet;
- thence S 00°46'08" E 479.80 feet;
- thence S 00°46'08" E 76.38 feet;
- thence S 00°46'08" E 101.92 feet;
- thence N 88°48'29" E 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 parcels or portions of said tract of land designated as public 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 whenever 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 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.
Dedicate and convey to Weber County the lands designated as public trail easements hereof.
Dedicate and convey to Weber County Open Space 4C for the purposes of drainage and recreation.
Dedicate on convey to Weber County the access and drainage easement shown on Open Space 4A to be used for drainage and access to Parcel 15-078-0174.

In witness whereof, we have hereunto set our hands this 10th day of December, 2024.

Brian G. Lyon, Manager
Heritage Land Holdings, LLC

LIMITED LIABILITY ACKNOWLEDGEMENT

STATE OF Utah
COUNTY OF Weber
On this 10th day of Dec, A.D. 2024, personally appeared before me, Brian G. Lyon, a Notary Public in and for the County of Weber, State of Utah, who being by me duly sworn did say, for himself that he is the Manager of HERITAGE LAND HOLDINGS, a Limited Liability Company, and that he is the owner of the within and foregoing instrument was signed on behalf of said Limited Liability Companies.

MY COMMISSION EXPIRES 7/16/28 NOTARY PUBLIC
RESIDING AT 1111 N. 1000 E.

COUNTY RECORDER

State of Utah, County of Weber, recorded and filed at the request of Heritage Land Holdings, LLC Date 10-10-24 Time 10:37 AM Fee \$162.00

Book 94
Page 574.50
Index 3350420
Filed in: File of plats
County Recorder *[Signature]*

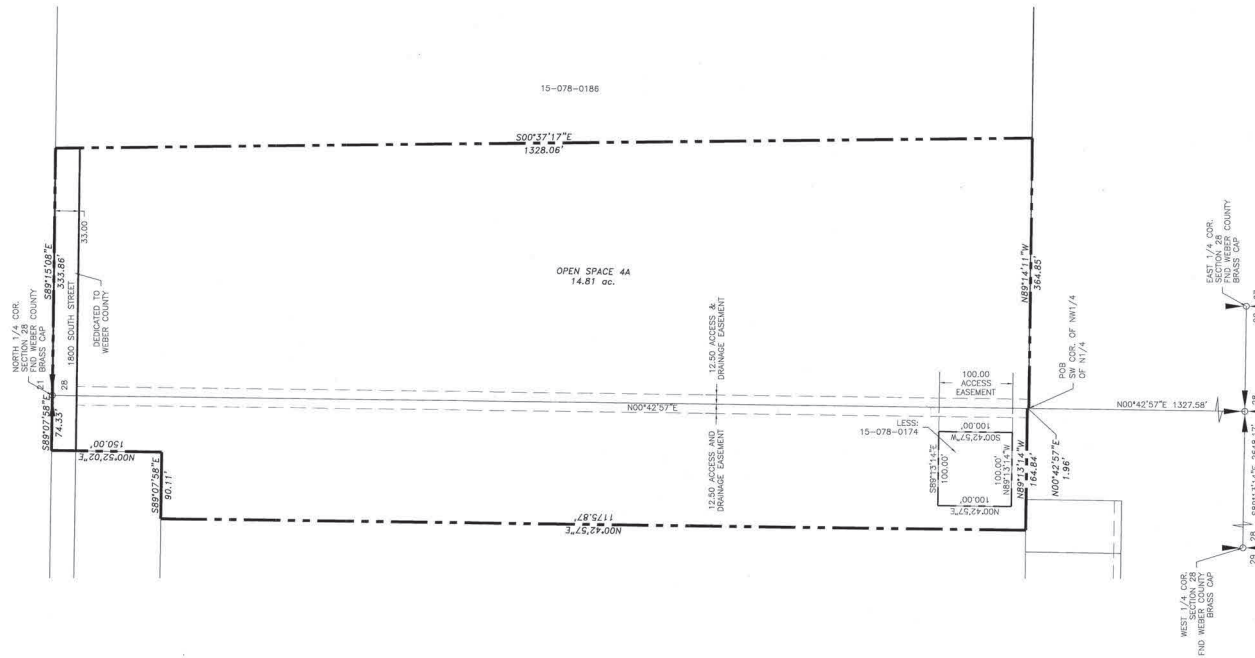
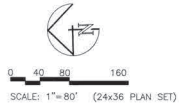
ALLIANCE CONSULTING ENGINEERS
150 EAST 200 NORTH SUITE P
CLOUTIER, UTAH 84301
(435) 796-2121
allianceengr@yahoo.com

Heritage Land Development
470 North 1450 East
Weber County, Utah 84301

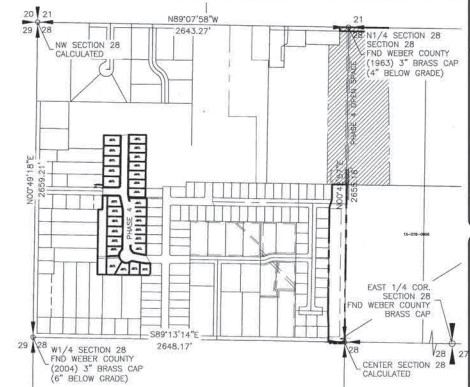
TAYLOR LANDING PHASE 4
A CLUSTER SUBDIVISION
PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASIN AND MERIDIAN
WEBER COUNTY, UTAH
FINAL PLAT

DATE: DEC, 2024
DRAWING NO: 1
1 of 2

98-57



NOTES:
TAYLOR LANDING OVERALL SUBDIVISION
TOTAL AREA: 109.83 ACRES
PUBLIC R-O-W: 13.55 ACRES
NET DEVELOPABLE GROUND: 96.08 ACRES
NET OPEN SPACE: 55.97 ACRES (58.25%)
PHASE 4
TOTAL AREA: 10.56 ACRES
PUBLIC R-O-W: 2.15 ACRES
NET DEVELOPABLE GROUND: 8.41 ACRES
NET OPEN SPACE: 16.13 ACRES (65.73%)



SECTION CONTROL MAP
SCALE: 1"=500'

COUNTY RECORDER

State of Utah, County of Weber, recorded and filed at the request of
Date 12-06-2024 Time 1:00 PM Fee \$10.00
City

BOOK 94
PAGE 51458
Index 5350410
Filed in Title of plat

County Recorder

TAYLOR LANDING PHASE 4 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 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 N 00°42'57" E 1327.58 feet along the west line of the Northeast Quarter of said Section 28 to the Southwest Corner of the Northeast Quarter of the Northeast 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 N 00°42'57" E 1,175.67 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 Northeast 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 Northeast Quarter of said Section 28;
thence S 00°37'17" E 1,328.06 feet to the south line of the Northeast Quarter of the of the Northeast Quarter of said Section 28;
thence N 89°14'11" W 384.85 feet along said south line to the point of beginning, containing 15.353 acres, more or less.

Less Parcel 15-078-0174 described as follows:

Part of the East Half of the Northeast 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 2648.17 feet along the south line of the Northwest Quarter of said Section 28 to the Center Quarter Corner of Section 28; thence N 00°42'57" E 1349.58 feet along the North-South Quarter Section line; thence N 89°17'03" W 33.00 feet POINT OF BEGINNING and running

thence N 89°13'14" W 100.00 feet;
thence N 00°42'57" E 100.00 feet;
thence S 89°13'14" E 100.00 feet;
thence S 00°42'57" W 100.00 feet to the point of beginning.

ALLIANCE CONSULTING
ENGINEERS
150 EAST 200 NORTH SUITE P
LOGAN, UTAH 84321
(435) 755-1111
allianceengr@yahoo.com

Developer: Log Land Development
470 North 2450 West
Tremonton, Utah 84317

NO.	REVISIONS/ SUBMISSIONS	DATE

TAYLOR LANDING PHASE 4
A CLUSTER SUBDIVISION
PART OF THE NORTH-HALF OF SECTION 28, TOWNSHIP 6
SALT LAKE BASELINE AND MERIDIAN
WEBER COUNTY, UTAH, UTAH
FINAL PLAT

DATE: DEC 2024
DRAWING No. 2
2 of 2

98-58