



W3350486

WHEN RECORDED, RETURN TO:

McDonald Fielding, PLLC
Attn: Kyle Fielding
230 N 1680 E Suite W2
St. George UT 84790

E# 3350486 PG 1 OF 15

LEANN H KILTS, WEBER CTY. RECORDER
10-DEC-24 119 PM FEE \$40.00 LC
REC FOR: HERITAGE LAND DEVELOPMENT

Parcel Nos.

SW

PCV

Declaration of Annexation (Taylor Landing)

THIS DECLARATION OF ANNEXATION (hereafter "Declaration") is effective as of November 18, 2024, 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 4 Subdivision (the "Taylor Landing Phase 4 Property"); and
- B. Declarant intends to develop the Taylor Landing Phase 4 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, as previously amended/expanded (the "CC&Rs"), referencing the land referred to in the CC&Rs and as described 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:

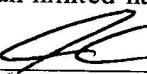
The Taylor Landing Phase 4 Property is hereby annexed into and made a part of the "Community" as defined in the CC&Rs. The Taylor Landing Phase 4 Property is hereby made subject to all covenants, conditions, restrictions, easements, burdens, servitudes, and other obligations as specified in the CC&Rs. The intent of this Declaration is for the Taylor Landing Phase 4 Property to be made an integral part of the Community, equivalent in all respects to all Property already referenced in the CC&Rs, so that the Taylor Landing Phase 4 Property and Property already referenced in the CC&Rs 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 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: Authorized Signer

STATE OF Utah)
County of Davis)ss:

The foregoing instrument was acknowledged before me on this 18 day of November,
2024 by L. Boyd Cook in his capacity as Authorized Signer of Heritage Land Development,
LLC.


Notary Public

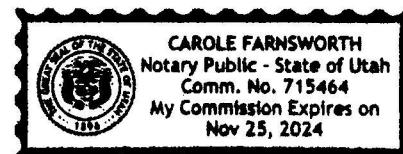


EXHIBIT A

(LEGAL DESCRIPTION OF TAYLOR LANDING PHASE 4 PROPERTY)

ALL OF TAYLOR LANDING PHASE 4, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE RECORDS OF THE WEBER COUNTY RECORDER.

PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, DESCRIBED ASFOLLOES: COMMENCING AT THE WEST QUARTER CORNER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE &MERIDIAN, MONUMENTED WITH A BRASS CAP, THENCE SOUTH 89D13'14" EAST 913.30 FEET ALONG THE SOUTH LINE OF THE NORTHWEST QUARTEROF SAID SECTION 28, THENCE NORTH 00D48'39" EAST 539.29 FEET TOTHE POINT OF BEGINNING AND RUNNING THENCE ALONG THE BOUNDARYOF SUNSET EQUESTRIAN CLUSTER SUBDIVISION PHASE 1 THE NEXT SIXCOURSES 1) THENCE NORTH 89D15'58" WEST 374.19 FEET 2) THENCENORTH 00D49'20" EAST 549.64 FEET 3) THENCE SOUTH 89D10'40" EAST 35.00 FEET 4) THENCE NORTH 00D49'20" EAST 120.00 FEET 5)THENCE NORTH 02D19'25" EAST 66.02 FEET, 6) THENCE NORTH00D49'20" EAST 325.87 FEET, THENCE NORTH 00D51'36" EAST 113.67FEET, THENCE SOUTH 89D10'40" EAST 145.37 FEET, THENCE NORTH83D58'36" EAST 66.47 FEET, THENCE SOUTH 89D09'17" EAST 150.00FEET, THENCE SOUTH 00D46'08" WEST 450.00 FEET THENCE SOUTH00D46'08" WEST 75.00 FEET CONTINUING ALONG SAID LINE THENCESOUTH 49D22'51" EAST 15.63 FEET THENCE SOUTH 00D46'08" WEST479.80 FEET, THENCE SOUTH 29D04'01" EAST 76.38 FEET, THENCESOUTH 00D46'08" WEST 101.92 FEET THENCE NORTH 88D48'29" WEST75.08 FEET TO THE POINT OF BEGINNING.

OPEN SPACE:

PART OF THE EAST HALF OF THE NORHWEST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE &MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTERCORNER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE & MERIDIAN, MONUMENTED WITH A BRASS CAP, THENCESOUTH 89D13'14" EAST 2648.17 FEET ALONG THE SOUTH LINE OF THE NORHWEST QUARTER OF SECTION 28 TO THE CENTER QUARTER CORNEROF SECTION 28, THENCE NORTH 00D42'57" EAST 1327.58 FEET ALONGTHE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28 TOTHE SOUTHWEST CORNER OF THE NORHWEST QUARTER OF THE NORTHEASTQUARTER OF SAID SECTION 28 AND THE POINT OF BEGINNING ANDRUNNING THENCE NORTH 00D42'57" EAST 1.96 FEET, THENCE NORTH89D13'14" WEST 164.84 FEET, THENCE NORTH 00D42'57" EAST1175.87 FEET, THENCE SOUTH 89D07'58" EAST 90.11 FEET, THENCENORTH 00D52'02" EAST 150.00 FEET TO THE NORTH LINE OF THE NORHWEST QUARTER OF SAID SECTION 28, THENCE SOUTH 89D07'58"EAST 74.33 FEET ALONG SAID NORTH LINE TO THE NORTH QUARTERCORNER OF SAID SECTION 28, THENCE SOUTH 89D15'08" EAST 333.86FEET ALONG THE NORTH LINE TO THE NORTHEAST QUARTER OF SAIDSECTION 28, THENCE SOUTH 00D37'17" EAST 1328.06 FEET TO THE SOUT LINE OF THE NORHWEST QUARTER OF THE NORTHEAST QUARTEROF SAID SECTION 28, THENCE NORTH 89D14'11" WEST 364.85 FEETALONG SAID SOUTH LINE TO THE POINT OF BEGINNING. LESS AND EXCEPTING: PART OF THE EAST HALF OF THE NORHWEST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2WEST OF THE SALT LAKE BASE & MERIDIAN, DESCRIBED AS FOLLOWS:COMMENCING AT THE WEST QUARTER CORNER OF SECTION 28, TOWNSHIP6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE & MERIDIAN,MONUMENTED WITH A BRASS CAP THENCE SOUTH 89D13'14" EAST2648.17 FEET ALONG THE SOUTH LINE OF THE NORHWEST QUARTER OFSAID SECTION 28 TO THE CENTER SECTION CORNER OF SECTION 28,THENCE NORTH 00D42'57" EAST 1349.58 FEET ALONG THE NORTH SOUTHQUARTER SECTION LINE,

THENCE NORTH 89D17'03" WEST 33.00 FEET TO THE POINT OF BEGINNING AND RUNNING THENCE NORTH 89D13'14" WEST 100.00 FEET, THENCE NORTH 00D42'57" EAST 100.00 FEET, THENCE SOUTH 89D13'14" EAST 100.00 FEET, THENCE SOUTH 00D42'57" WEST 100.00 FEET TO THE POINT OF BEGINNING.

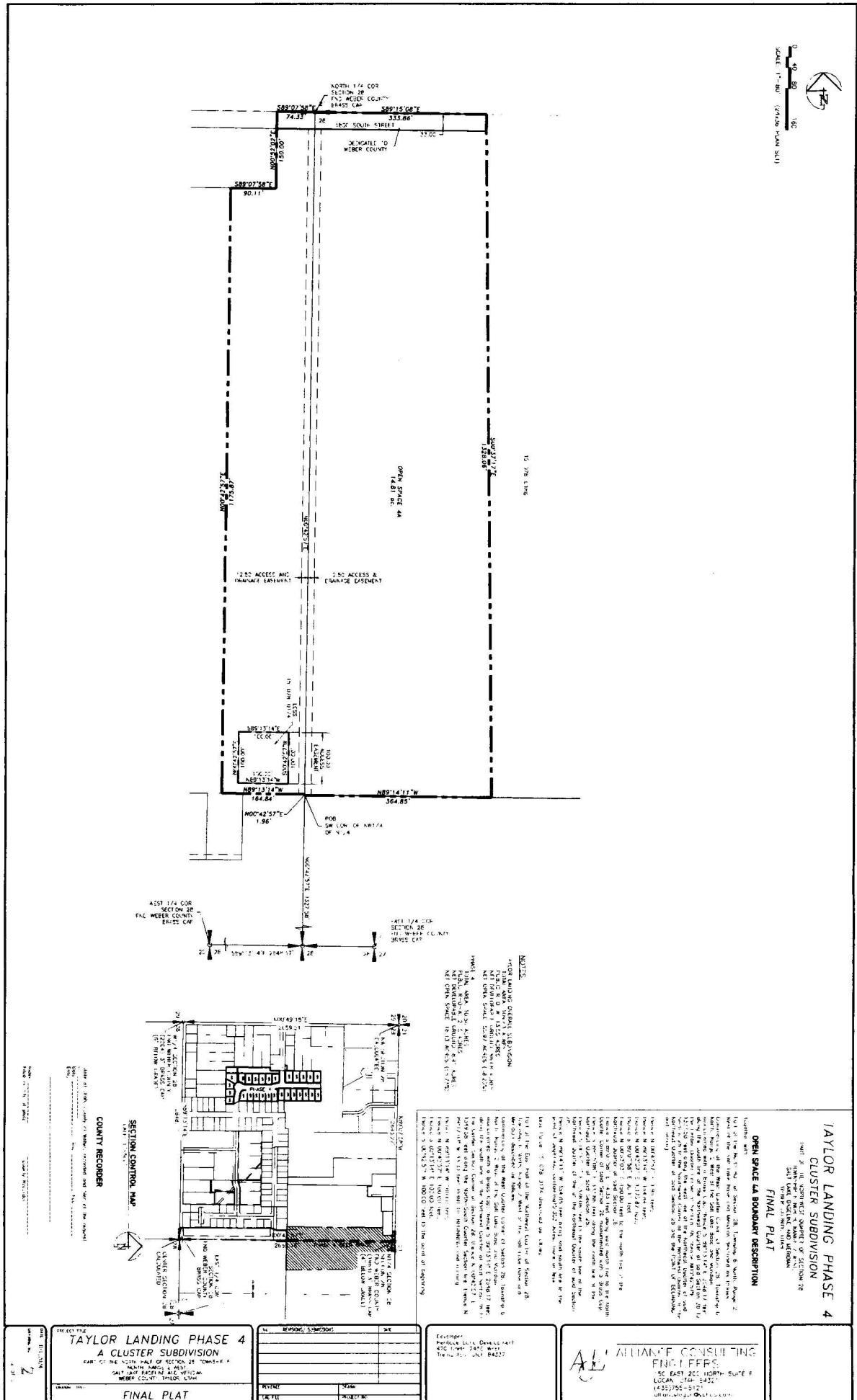


EXHIBIT B

(LEGAL DESCRIPTION OF EXISTING COMMUNITY)

TAYLOR LANDING PHASE 1A, FIRST AMENDMENT, 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:

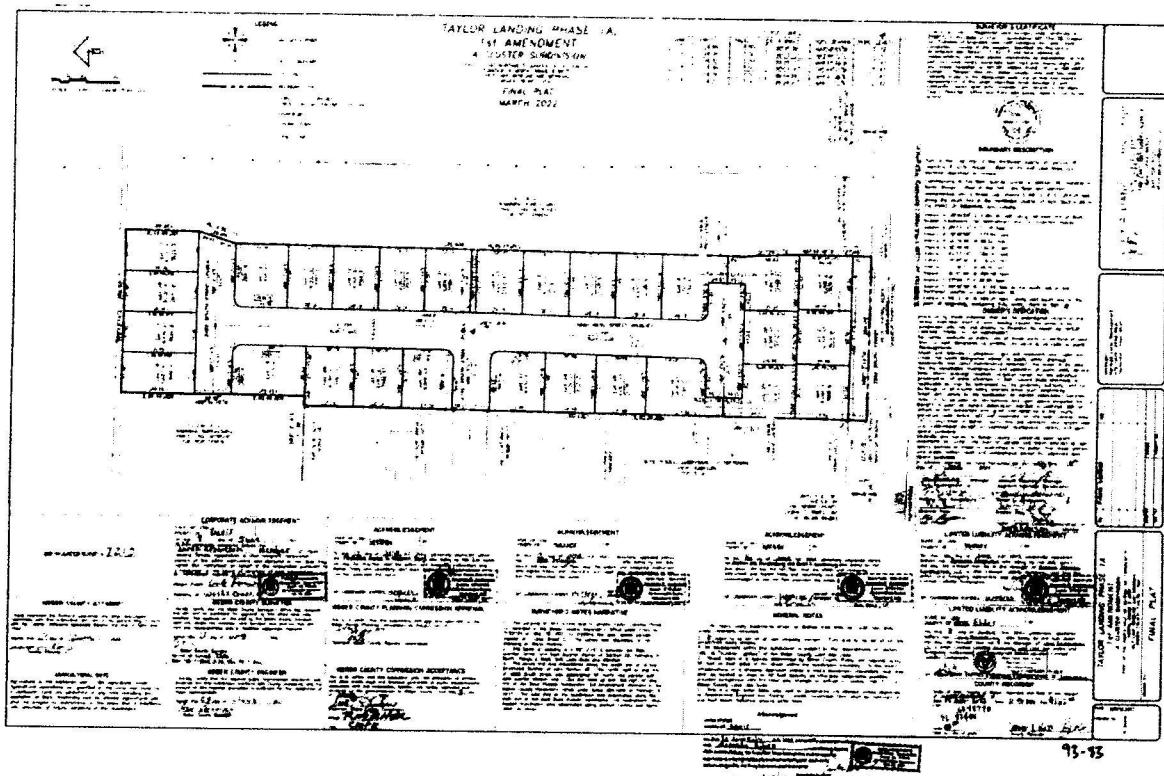
Commencing at the West Quarter Corner of Section 28, Township 6 North, Range 2 West of the Salt Lake Base and Meridian monumented with a Brass Cap; thence S 89°13'14" E 2224.08 feet along the south line of the Northwest Quarter of said Section 28 to the POINT OF BEGINNING and running

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 86.02 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 88.95 feet; thence S 00°42'56" W 909.58 feet; thence S 02°28'17" E 98.65 feet; thence S 00°46'08" W 127.45 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. *gk*

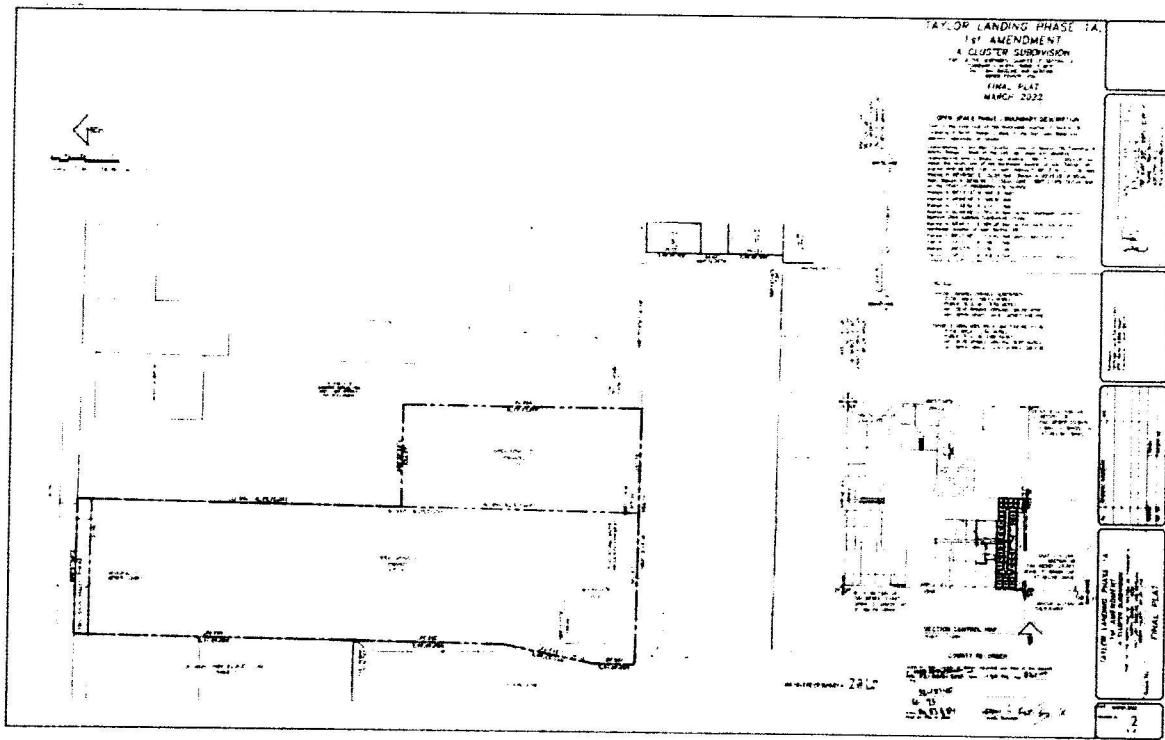
OPEN SPACE PHASE I BOUNDARY DESCRIPTION

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 N 00°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 86.02 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°48'11" 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.



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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 N 00°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.

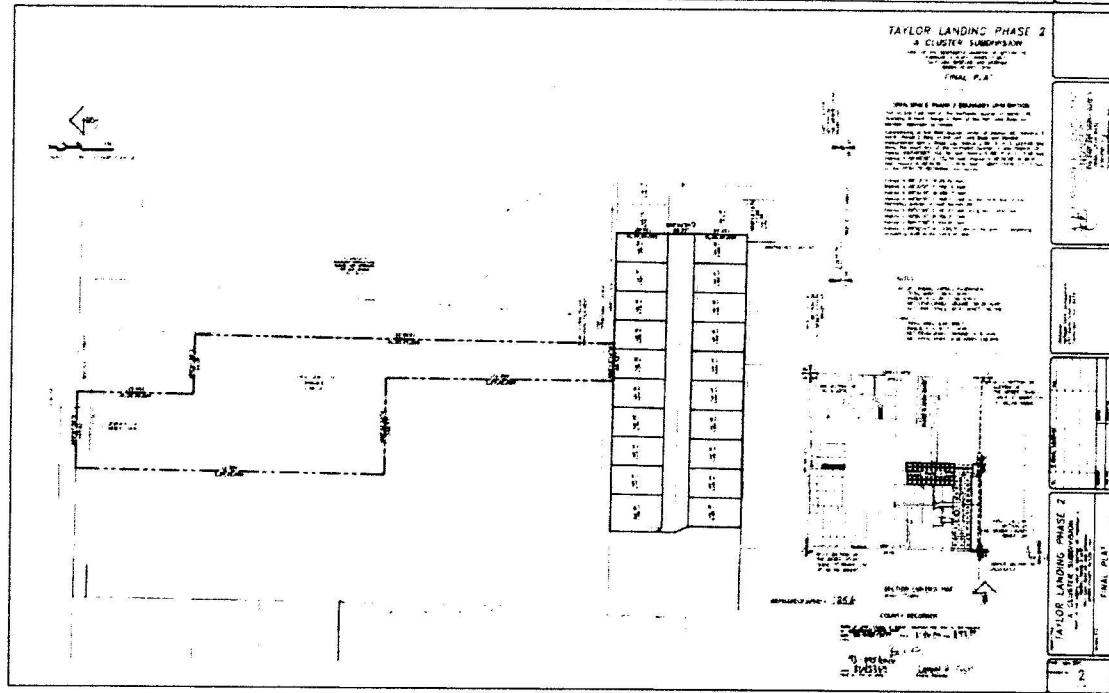
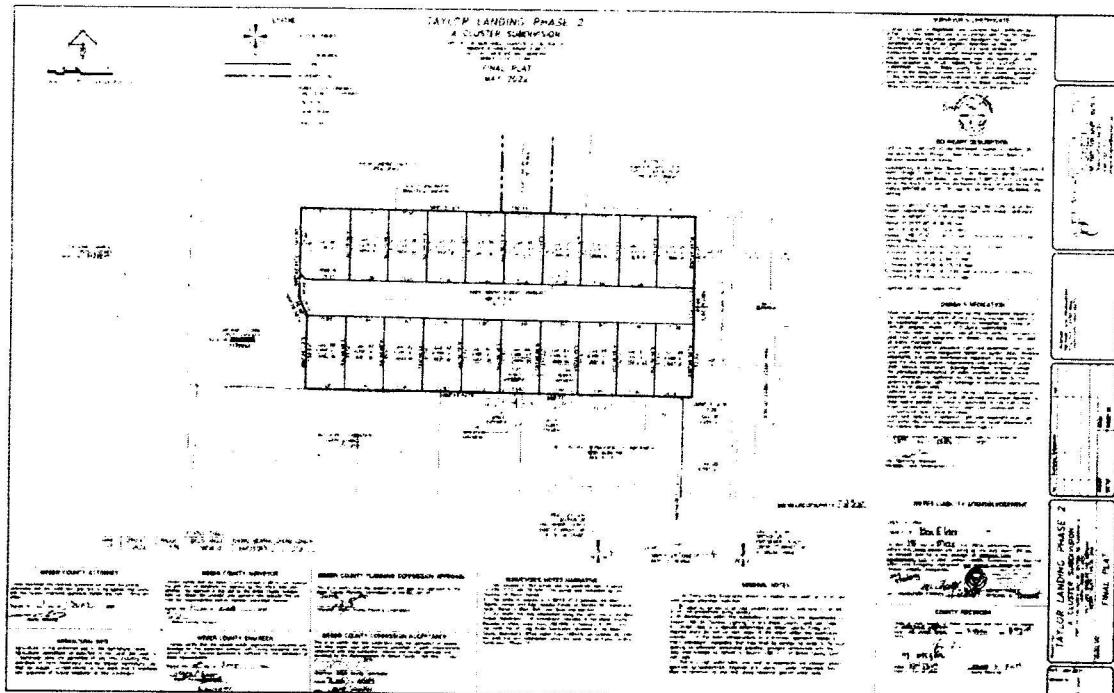
Together with Open Space Phase 2

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 N 00°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; N 89°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 1,038.32 feet to the point of beginning, containing 6.08 acres, more or less.



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" L 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

Port 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 N 00°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.

