



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

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.

By: 
Name: L. Boyd Cook
Title: Authorized Signer

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.

Caleb Forsworth
Notary Public

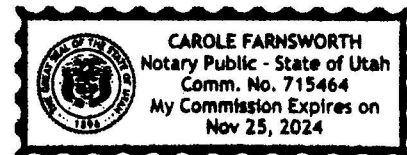


EXHIBIT A

(LEGAL DESCRIPTION OF TAYLOR LANDING PHASE 4 PROPERTY)

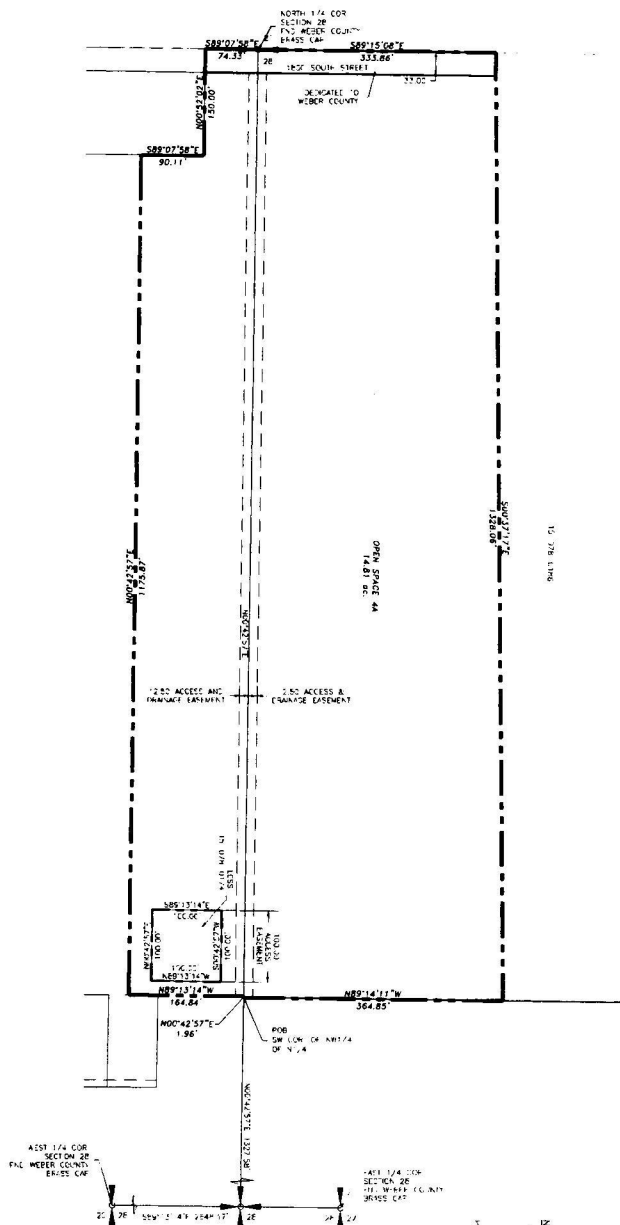
ALL OF TAYLOR LANDING PHASE 4, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE RECORDS OF THE WEBER COUNTY RECORDER.

PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOES: 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 QUARTER OF SAID SECTION 28, THENCE NORTH 00D48'39" EAST 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 NORTH 89D15'58" WEST 374.19 FEET 2) THENCE NORTH 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 NORTH 00D49'20" EAST 325.87 FEET, THENCE NORTH 00D51'36" EAST 113.67 FEET, THENCE SOUTH 89D10'40" EAST 145.37 FEET, THENCE NORTH 83D58'36" EAST 66.47 FEET, THENCE SOUTH 89D09'17" EAST 150.00 FEET, THENCE SOUTH 00D46'08" WEST 450.00 FEET THENCE SOUTH 00D46'08" WEST 75.00 FEET CONTINUING ALONG SAID LINE THENCE SOUTH 49D22'51" EAST 15.63 FEET THENCE SOUTH 00D46'08" WEST 479.80 FEET, THENCE SOUTH 29D04'01" EAST 76.38 FEET, THENCE SOUTH 00D46'08" WEST 101.92 FEET THENCE NORTH 88D48'29" WEST 75.08 FEET TO THE POINT OF BEGINNING.

OPEN SPACE:

PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE & MERIDIAN, DESCRIBED AS FOLLOWS: 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 2648.17 FEET ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 28 TO THE CENTER QUARTER CORNER OF SECTION 28, THENCE NORTH 00D42'57" EAST 1327.58 FEET ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28 TO THE SOUTH WEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 28 AND THE POINT OF BEGINNING AND RUNNING THENCE NORTH 00D42'57" EAST 1.96 FEET, THENCE NORTH 89D13'14" WEST 164.84 FEET, THENCE NORTH 00D42'57" EAST 1175.87 FEET, THENCE SOUTH 89D07'58" EAST 90.11 FEET, THENCE NORTH 00D52'02" EAST 150.00 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28, THENCE SOUTH 89D07'58" EAST 74.33 FEET ALONG SAID NORTH LINE TO THE NORTH QUARTER CORNER OF SAID SECTION 28, THENCE SOUTH 89D15'08" EAST 333.86 FEET ALONG THE NORTH LINE TO THE NORTH EAST QUARTER OF SAID SECTION 28, THENCE SOUTH 00D37'17" EAST 1328.06 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTH EAST QUARTER OF SAID SECTION 28, THENCE NORTH 89D14'11" WEST 364.85 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING. LESS AND EXCEPTING: PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE & MERIDIAN, DESCRIBED AS FOLLOWS: 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 2648.17 FEET ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28 TO THE CENTER SECTION CORNER OF SECTION 28, THENCE NORTH 00D42'57" EAST 1349.58 FEET ALONG THE NORTH SOUTH QUARTER SECTION LINE,

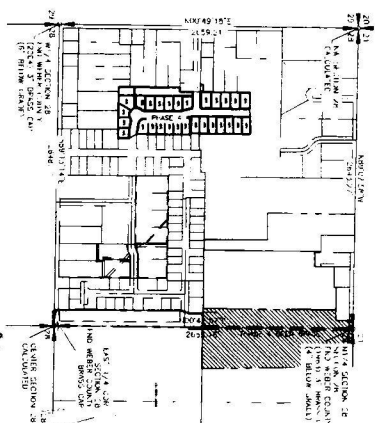
THENCE NORTH 89D17'03" WEST 33.00 FEET TO THE POINT OF BEGINNING AND RUNNING
THENCE NORTH 89D13'14" WEST 100.00 FEET, THENCE NORTH 00D42'57" EAST 100.00
FEET, THENCE SOUTH 89D13'14" EAST 100.00 FEET, THENCE SOUTH 00D42'57" WEST 100.00
FEET TO THE POINT OF BEGINNING.



NOTES

ACTION LANDING ORBELL SUBDIVISION
 TOTAL AREA 100.00 ACRES
 PLACED R 0 1325 ACRES
 NET FARMERLAND 100.00 ACRES
 NET OPEN SPACE 22.07 ACRES (1.87%)

+PAGE 4
 TOTAL AREA 100.00 ACRES
 PUBLIC R 0 0.00 ACRES
 NET DEVELOPMENT 0.00 ACRES
 NET OPEN SPACE 18.10 ACRES (1.87%)



COUNTY RECORDER

SECTION CONTROL MATERIAL
(A10-1) (40)

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4

LA
US

1000

FIM

1

**TAYLOR LANDING PHASE 4
CLUSTER SUBDIVISION**

(PART) OF THE NORTHWEST QUARTER OF SECTION 26
TOWNSHIP 8 N., RANGE 7 E., T4N.

SAT. VARIOUS LOCAL JURISDICTIONS
VARIABLE CROWN LANDS

FINAL PLAT

OPEN SPACE LA BOUNDARY DESCRIPTION

Courtesy: W&A

<p>NG</p> <p>EF</p>	
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E#33504

TAYLOR LANDING PHASE 4
A CLUSTER SUBDIVISION
PART OF THE NORTH HALF OF SECTION 28 TOWNSHIP 6 N.
RANGE 10 E. ASST.
SALT LAKE COUNTY AND WYOMING
WEEBER COUNTY, TAYLOR, UTAH

FINAL PLAT

Feeding:
Perkins-Lore Development
400 West 24th Street
Trenton, NJ 08627

ALLIANCE CONSULTING ENGINEERS
50 EAST 200 NORTH, SUITE F
LOGAN, UTAH 84301
(435)755-5121

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 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 98.85 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 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 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.

The image is a complex site plan for 'TAYLOR LANDING PHASE 1A'. The central feature is a large rectangular area divided into many smaller rectangular lots, likely for residential or commercial use. The plan includes internal roads and parking areas. Surrounding the main plan are several official documents and permits, including a 'COMMITTEE RESOLUTION' at the top, a 'PLANNING BOARD RESOLUTION' on the right, and several 'ALCOHOLIC BEVERAGE' permits at the bottom. The plan is dated 'FINAL PLAN MARCH 2002'.

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°46'46" W 130.00 feet;
2) thence S 00°34'29" E 86.02 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 86.02 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 6.06 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 28°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.

