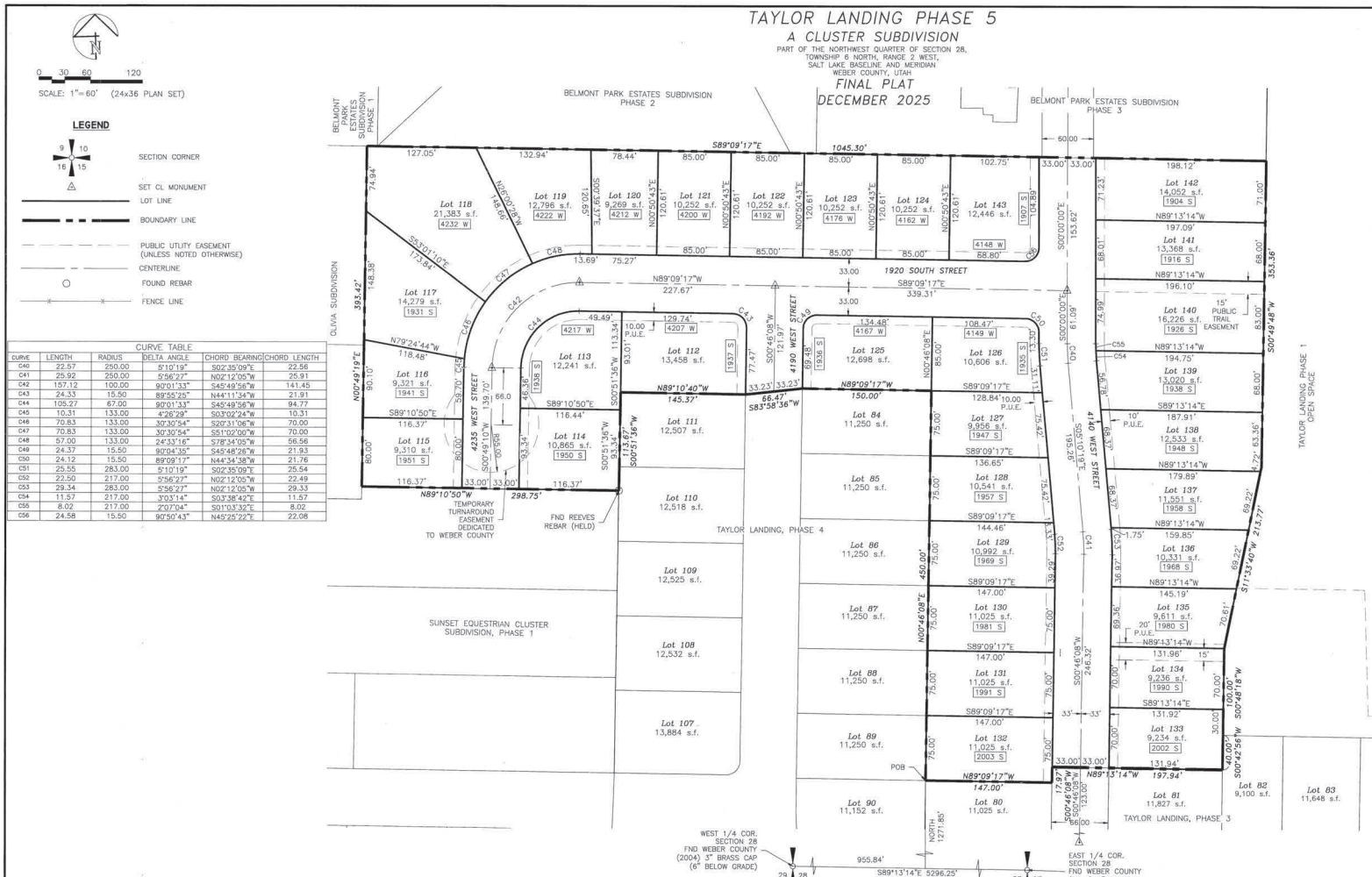


669-991



SURVEYOR'S CERTIFICATE

I, Brian C. Lyon, a Registered Land Surveyor, hold Certificate No. 275817, 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 17-21-1 and have verified all measurements, and have placed monuments as represented on this plat, and have hereby subdivided said tract into thirty-two (32) lots, known hereafter as TAYLOR LANDING PHASE 5, A CLUSTER SUBDIVISION, located in Weber County, Utah and have been correctly drawn to the designated scale and true and correct the location of the herein described lands included in said subdivision, based upon data compiled from records in the Weber County Recorder's Office and from said 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 555.84 feet along the south line of the Northwest Quarter of said Section 28, thence North 127.81 feet to the POINT OF BEGINNING and running

thence N 00°46'08" E 450.00 feet;
thence N 89°09'17" W 150.00 feet;
thence S 83°58'36" W 66.47 feet;
thence N 89°10'40" W 145.37 feet;
thence S 00°51'36" W 113.67 feet;
thence N 89°10'50" W 298.75 feet along the boundary of Sunset Equestrian Cluster Subdivision, Phase 1;
thence N 00°49'19" E 393.42 feet along the boundary of Olivia Subdivision;
thence S 89°09'17" E 1,045.30 feet along the boundary of Belmont Park Estates Subdivision, Phase 1, 2 and 3;
thence along the boundary of Taylor Landing Phase 1 Open Space the next three courses:
1) thence S 00°49'48" W 353.36 feet;
2) thence S 11°33'40" W 213.77 feet;
3) thence S 00°48'18" W 100.00 feet;
thence along the boundary of Taylor Landing Phase 3 the next four courses:
1) thence S 00°42'56" W 40.00 feet;
2) thence N 89°13'14" W 197.94 feet;
3) thence S 00°46'08" W 17.97 feet;
4) thence N 89°09'17" W 147.00 feet to the point of beginning, containing 11,038 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 5, A CLUSTER SUBDIVISION, Do hereby dedicate to public use all those parts or portions of said tract of land designated as 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 facilities, storm drainage facilities, irrigation canals for the perpetual preservation of water channels in their natural state whichever 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 all parcels and areas designated as open space parcels or areas to guarantee to the public that these 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.

Grant and dedicate a temporary turnround easement over, upon and under the lands designated as temporary turnround easement.

Dedicate and convey to Weber County the lands designated as public trail easements hereof.

In witness whereof, we have hereunto set our hands this 15th day of December, 2025.

David B. Lyon
David B. Lyon, Manager
Heritage Land Development, LLC

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF CACHE

Before me, the undersigned authority, on this 15th day of December, 2025, personally appeared David B. Lyon, known to me to be the Manager of Heritage Land Development, LLC, a Utah Limited Liability Company, and that the within and foregoing instrument was signed on behalf of said Limited Liability Company.

MY COMMISSION EXPIRES 12-1-2027. NOTARY PUBLIC RESIDING AT Logan, UT

COUNTY RECORDER

State of Utah, County of Weber, recorded and filed at the request of David B. Lyon, Manager of Heritage Land Development, LLC, a Utah Limited Liability Company, on this 15th day of December, 2025. Time 2:45 PM Fee \$100.00

Index 100-099 Filed in File of plat B. RATHMAGEHAL County Recorder

WEBER COUNTY ATTORNEY

I have examined the financial guarantees 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 5th day of December, 2025.

Jonathan S. Sutherland
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 SURVEYOR

I hereby certify that the Weber County Surveyor's Office has reviewed this plat and all conditions for approval by this office have been satisfied. The approval of this plat by the Weber County Surveyor does not relieve the Licensed Land Surveyor who execute this plat from the responsibility and/or liabilities associated therewith.

Signed this 5th day of December, 2025.

David B. Lyon
Weber County Surveyor

Record of Survey # 8218

WEBER COUNTY ENGINEER

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

Signed this 5th day of December, 2025.

David B. Lyon
Weber 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 5th day of December, 2025.

Chairman, Weber County Planning Commission

Principal Planning

WEBER COUNTY COMMISSION ACCEPTANCE

This is to certify that this subdivision plat, the dedication of streets and other public utility and financial guarantees of public improvements associated with this subdivision, therefore are hereby approved and accepted by the Commissioners of Weber County, Utah, this 15th day of December, 2025.

Chairman, Weber County Commission

Attest:

File:

SURVEYOR'S NOTES NARRATIVE

1. The purpose of this survey was to subdivide part of parcel 15-078-0187 into 32 lots. The survey was requested by the Stacking of Sierra Homes.

2. 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.

3. The boundary was established along the boundaries of Taylor Landing Phase 1 Open Space, Taylor Landing Phase 3 and Phase 4, Sunset Equestrian Cluster Subdivision, Phase 1, Olivia Subdivision and Belmont Park Subdivision Estates Subdivision, Phase 1, 2 and 3.

GENERAL NOTES

- All Public Utility Easements shown as dashed lines shall be 10.00 feet wide unless otherwise indicated.
- Refer to be set of all rear property corners. Curb pins to be set at all 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 site be located as close to 50-foot spacing as otherwise reasonable possible, provided compliance with the 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.

ALLIANCE CONSULTING
ENGINEERS
150 EAST 200 NORTH SUITE 100
LOGAN, UTAH 84301
435.756.9400
allianceengr@yahoo.com

Heritage Land Development
170 North 1500 East
TOWNHOMES, PHASE 84337

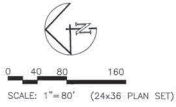
DATE
REVISIONS
NO.
DATE
BY
REVISIONS
NO.
DATE
BY

TAYLOR LANDING PHASE 5
A CLUSTER SUBDIVISION
PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 6
SALT LAKE BASLINE AND MERIDIAN
WEBER COUNTY, UTAH
FINAL PLAT

DATE: DEC. 2025
DRAWING NO. 1
1 of 2

100-099

100-100



TAYLOR LANDING PHASE 5 CLUSTER SUBDIVISION

PART OF THE NORTHWEST QUARTER OF SECTION 28,
TOWNSHIP 6 NORTH, RANGE 2 WEST,
SALT LAKE BASLINE AND MERIDIAN
WEBER COUNTY, UTAH

FINAL PLAT

OPEN SPACE PHASE 5 BOUNDARY DESCRIPTION

Together with:

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:

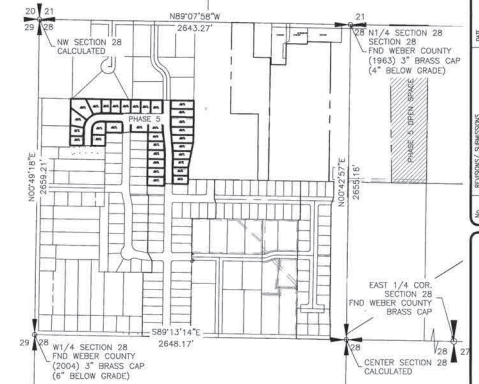
Commencing at the West Quarter Corner of Section 28, Township 6
North, Range 2 West of the Salt Lake Base and Meridian
monumented with a Brass Cap; thence S 89°15'08" E 2648.17 feet
along the south line of the Northwest Quarter of said Section 28 to
the Center Quarter Corner of Section 28; thence N00°42'57"E
1327.58 feet along the west line of the Northeast Quarter of said
Section 28 to the Southwest Corner of the Northwest Quarter of the
Northeast Quarter of said Section 28; thence S89°14'11"E 364.85
feet along the south line of the Northwest Quarter of the of the
Northeast Quarter of said Section 28 to the POINT OF BEGINNING
and running

thence N 00°37'17" W 1,328.06 feet to the north line of the
Northeast Quarter of said Section 28 (said point also being
S89°15'08" E 333.86 feet from the North Quarter Corner of said
Section 28);
thence S 89°15'08" E 327.05 feet along said north line;
thence S 00°42'57" W 1,327.76 feet along the west line of Winston
Park Subdivision and it's projection thereof to the to the south line
of the Northwest Quarter of the of the Northeast Quarter of said
Section 28;
thence N 89°14'11" W 296.66 feet along said south line to the
point of beginning, containing 9.5043 acres, more or less

NOTES:

TAYLOR LANDING OVERALL SUBDIVISION
TOTAL AREA: 109.63 ACRES
PUBLIC R-O-W: 13.55 ACRES
NET DEVELOPABLE GROUND: 86.08 ACRES
NET OPEN SPACE: 55.97 ACRES (58.25%)

PHASE 5
TOTAL AREA: 11.04 ACRES
PUBLIC R-O-W: 2.33 ACRES
NET DEVELOPABLE GROUND: 8.71 ACRES
NET OPEN SPACE: 9.26 ACRES (51.53% >50%)



SECTION CONTROL MAP

SCALE: 1"=500'

COUNTY RECORDER

State of Utah, County of Wasatch, recorded and filed at the request
of 100-100 Date 06-06-2025 Time 3:49 Fee 100.00
Entry 3696015

Index 100-100
Filed in File of plats

B. R. Ramirez
County Recorder

ALLIANCE CONSULTING
ENGINEERS
100 EAST 200 NORTH SUITE P
LOGAN, UTAH 84321
435.333.3333
allianceengr@alliance.com



Developer and Development
470 North 2450 West
Tremonton, Utah 84337

NO.	REVISIONS	DATE

PROJECT FILE
TAYLOR LANDING PHASE 5
A CLUSTER SUBDIVISION
PART OF THE NORTH HALF OF SECTION 28, TOWNSHIP 6
SALT LAKE BASLINE AND MERIDIAN
WEBER COUNTY, UTAH
DRAWING FILE
FINAL PLAT

DATE: DEC 2025
DRAWING NO. 2
2 of 2

100-100