LEGEND  9 10 SECTION CORNER  0 30 60 120  SCALE: 1"=60' (24x36 PLAN SET)  ■ BOUNDARY LINE ■ BOUNDARY LINE ■ CENTERLINE ■ FOUND REBAR ■ Y  FENCE LINE	A CLUS  PART OF THE NI TOWNSHI SALT LA	ANDING PHASE 1A STER SUBDIVISION IORTHWEST QUARTER OF SECTION 28, IIP 6 NORTH, RANGE 2 WEST, AKE BASELINE AND MERIDIAN WEBER COUNTY, UTAH FINAL PLAT CCEMBER 2020		EAST 1/4 COR. SECTION 28 FND WEBER COUNTY (2018) 3" BRASS CAP 6" BELOW GRADE	SURVEYOR'S CERTIFICATE  I, Brian G. Lyon, a Registered Land Surveyor, hold Certificate No. 275617, 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—eight (28) lots, known hereafter as TAYLOR LANDING PHASE 1A, A CLUSTER SUBDIVISION located in Pleasant View City, Weber County, Utah and has been correctly drawn to the designated scale and is 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 said survey made by me on the ground.  BOUNDARY DESCRIPTION	CONSULTING INEERS ST 200 NORTH SUITE P UTAH 84321 55-5121 ilogan@yahoo.com
Seg-17'04"E   Seg-17'04"E   Seg-17'04"E   John St. 13		83' 83' 83' 83' 83' 83' 83' 83' 83' 83'	Lot 4 6.00 SNOW 55.2"    Lot 4 0,841 s.f. 9.65.505  S'52"E 98.99'    S'52"	10.00 PACIFICORP 10.3 888 1. 464. 80. 94.00 10.00 PACIFICORP 10.35	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°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 00°42'56" W 909.58 feet;	ALLIANCE ENGI 150 EAS LOGAN, (435)75 alliancel
S8913.14"E 284.00/  S8913.14"E 284.00/  S88913.14"E 284.00/  S88913.14"E 284.00/  S88913.14"E 2025 SOUTH STREE  S89913.14"E 2025 SOUTH STREE  S8913.14"E 2025 SOUTH STREE  S89913.14"E 202		3857 W  Lot 237 W  N89'17'04"W  S89'17'04"W  S89'17'04"E  S89'17'04"E	889.13'52" 52."W 52."W 0' 1.13'52" 45.71 966.	Lot 1	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.  OWNER'S DEDICATION  Chow 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 ANDING, PHASE 1A. To hereby dedicate to public use all those parts or portions of said ract of land designated as streets, the same to be used as public thoroughfares. Frant and dedicate a perpetual right and easement over, upon and ander the lands designated hereof as public utility, drainage tasements and canal maintenance easement, the same to be used for the installation maintenance and operation of public utility service nes, storm drainage facilities, irrigation canals for the perpetual areservation of water channels in their natural state whichever is applicable as may be authorized by the governing authority, with no	Developer: Heritage Land Development 470 North 2450 West Tremonton, Utah 84337
15-078-0110 REMAINING AGRICULTURAL PARCEL, NOT APPROVED FOR DEVELOPMENT  17.26    17.26   17.26   17.26   18.26   19.20   19.2	FND 5/8" REEVE REBAR (HELD)	FND 5/8" REEVE (HELD)  20.00 IRRIGATION  EASEMENT  NOO'46'08"  I 001,000	S89°13'52"E ONS SELL SUBDIVISION, 1ST AMENDMENT ENTRY #2841599 FEB. 8, 2017	FND 5/8"  REBAR (HELD)  POB  2224.08'  S89*13'14"E 5296  BASIS OF BEARING	wildings or structures being erected within such easements. Frant and convey to the subdivision lot owners association Common area "A" to be used for recreational and open space purposes for the enefit of each lot owners association member in common with all others in the subdivision and grant and dedicate to the county a perpetual open space right and easement on and over Comman Area A" to guarantee to Weber County that the common area remain open and undeveloped except for approved recreational, parking and open pace purposes.  Dedicate and convey to Weber County a perpetual open space asement on, under, and over all parcels and areas denoted as open pace parcels or areas to guarantee to the public that those parcels and areas remain open and undeveloped except for approved open pace purposes.  Doug Nosler, we have hereunto set our hands this	No. REVISIONS/ SUBMISSIONS DA  REVIEWED:  CAD FILE:
CURVE TABLE           CURVE         LENGTH         RADIUS         DELTA ANGLE         CHORD BEARING         CHORD LENGTH           C1         24.49         15.50         90°31'35"         N43°58'05"W         22.02           C2         24.36         15.50         90°03'12"         N45°44'32"E         21.93           C3         24.33         15.50         89°56'10"         N44°15'09"W         21.91           C4         24.36         15.50         90°03'50"         S45°44'51"W         21.93           C5         24.28         15.50         89°44'35"         S44°21'35"E         21.87           C6         24.20         15.50         89°28'25"         N46°01'55"E         21.82			DISCEIVED MAY 18 2021 BY: 6954	WEST SI FND WEBE (2004) 3" B (6" BELC	within and toregoing instrument was signed on behalf of said	NG PHASE 1A SUBDIVISION OF SECTION 28, TOWNSHIP 6 GE 2 WEST, NE AND MERIDIAN TAYLOR, UTAH
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 affect.  Signed thisday of, 2021.  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 uses shall be subject to restrictions on the basis that it interferes with activities of future residents of this subdivision.  WEBER COUNTY Surveyor's Office has review this plat and all conditions for approval by this office have been satisfied. The approval of this plat by the Weber County Surveyor who execute this plat from the responsibilities and/or liabilities associated therewith.  Signed thisday of, 2021.  WEBER COUNTY ENGINEER  I hereby certify that the Weber County Surveyor who execute this plat from the responsibilities and/or liabilities associated therewith.  Signed thisday of, 2021.  WEBER COUNTY ENGINEER  I hereby certify that the required public improvement standards of drawings for this subdivision conform with County standards and amount of the financial guarantee is sufficient for the installation these improvements.  Signed thisday of, 2021.  Weber County Surveyor	Weber County Planning Commission on theday of, 2021.  Chairman, Weber County Planning Commission  WEBER COUNTY COMMISSION ACCEPTANCE  This is to certify that this subdivision plat, the dedication of streets and other public ways and financial guarantee of public improvements	SURVEYOR'S NOTES NARRATIVE  1. The purpose of this survey was to subdivide part of parcel 15-078-0110 into 27 lots. The survey was requested by Jay Stocking 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 south line was established along the south line of of the Southwest Quarter of said Section 28. The north right of way line of 2200 South Street was established 33' north and parallel with said quarter section line. This line lines up with the right of way line of the Boyd Russell Subdivision, 1st Amendment recorded in the Weber County Recorder's office under Entry 2841599 on February 8, 2017. The west line of the subdivision was established along the east line of the said Boyd Russell Subdivision, 1st Amendment. Boyd Russell Subdivision was established using section control and found rebar as shown.	spacing as otherwise reasonable possible, provided clear view triangle as defined in Section 108-7-7	lines shall be 10.00 foot  s. Curb pins to be set  t to the requirements of county Land Use Code. r County Policy are within the subdivision by approach makes a ated as close to 50—foot compliance with the of Weber County Land ments are allowed unless by approach makes a	Limited Liability Companies.  MY COMMISSION EXPIRES	PROJECT TITE  TAYLOR LANDIN  TAYLOR LANDIN  A CLUSTER S  BAT LAKE BASELINE  BRAWIG TITE  FINAL  FINAL

