

THE ORCHARDS AT JDC RANCH PHASE 3

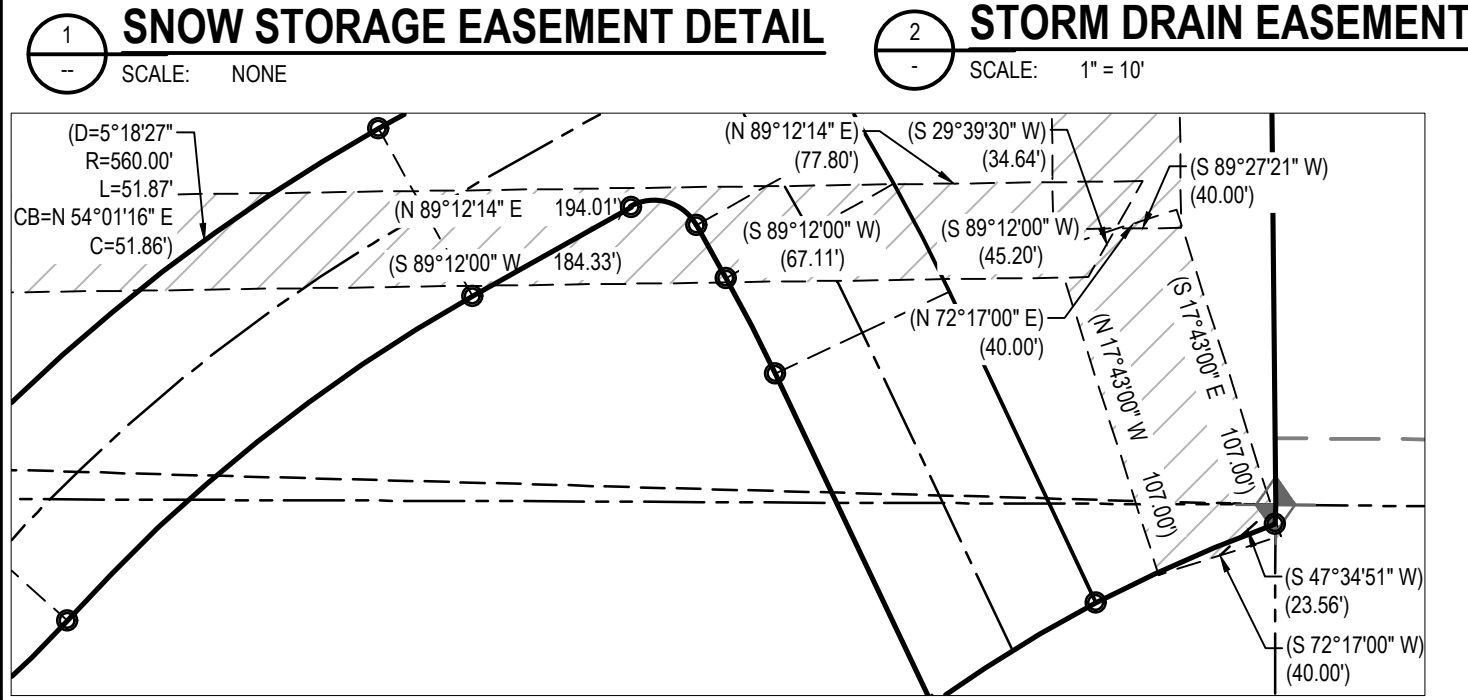
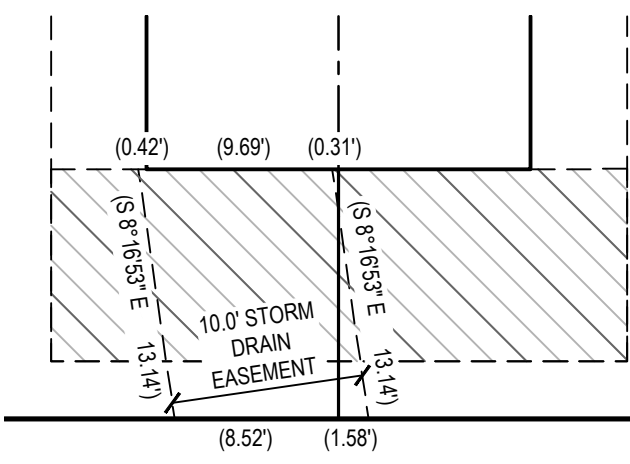
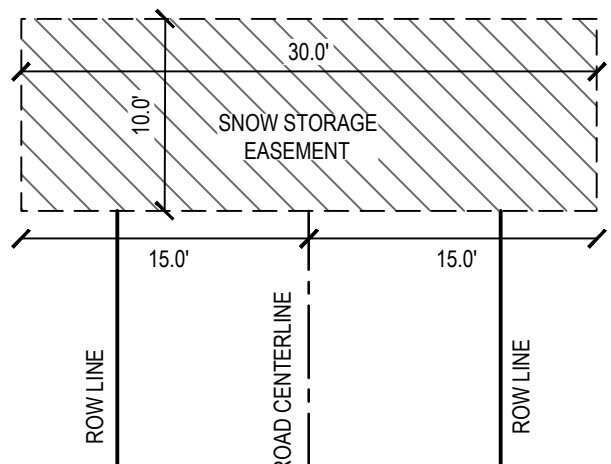
LOCATED IN THE SOUTHEAST QUARTER SECTION 27
TOWNSHIP 7 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
WEBER COUNTY, UTAH
AUGUST 2024

GENERAL NOTES:

- PROPERTY IS WITHIN PROPERTY IS WITHIN MPOOZ OVERLAY ZONE. PER THE MASTER DEVELOPMENT AGREEMENT DESIGN STANDARDS.
- ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU&DE) ARE 10' FRONT FROM PUBLIC RIGHT OF WAY, 5' FROM PRIVATE DRIVEWAY.
- OPEN SPACE M IS TO BE DEDICATED TO THE COUNTY, OPEN SPACES J, K, AND L WILL BE DEDICATED TO THEIR RESPECTIVE HOA AT A FUTURE DATE. ALL IN ACCORDANCE WITH THE MASTER DEVELOPMENT AGREEMENT.
- UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.
- 5/8" x 24" REBAR AND CAP WILL BE PLACED AT ALL REAR LOT CORNERS AND FRONT CORNERS WILL BE MARKED WITH A NAIL OR RIVET AT THE EXTENSION IN THE CURB.
- PROTECT ALL EXISTING SECTION CORNERS AND STREET MONUMENTS. COORDINATE ALL SURVEY STREET MONUMENT INSTALLATION, GRADE ADJUSTMENT, AND ALL REQUIRED FEES AND PERMITS WITH THE COUNTY SURVEYOR PRIOR TO DISRUPTION OF ANY EXISTING MONUMENTS.
- THE LOWEST FLOOR ELEVATION WILL NOT BE LOWER THAN ELEVATION 4236 FT. WITH A FOUNDATION DRAIN OR 4239 FT. WITHOUT A DRAIN.
- FOR WEBER BASIN WATER PERPETUAL EASEMENT GRANTED TO THE UNITED STATES OF AMERICA TO CONSTRUCT, RECONSTRUCT, OPERATE AND MAINTAIN AN UNDERGROUND PIPELINE OR PIPELINES AND APPURTENANT STRUCTURES.
- EARTH CUTS OR FILLS, TREES, SHRUBS, AND/OR PERMANENT OR TEMPORARY STRUCTURES OF ANY KIND ARE STRICTLY PROHIBITED WITHIN SAID EASEMENT WITHOUT PRIOR WRITTEN PERMISSION FROM THE WEBER BASIN WATER CONSERVATION DISTRICT AND THE UNITED STATES BUREAU OF RECLAMATION. SHRUBS UP TO 2' ARE OKAY.
- RIGHTS TO THE LIMITED COMMON AREAS BELONG TO THE NEAREST ADJACENT TOWNHOME UNIT.

PROPERTY CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
PC1	459.50'	61.23'	7°38'06"	S66°12'56"W	61.18'
PC2	429.00'	60.44'	8°04'19"	S58°13'43"W	60.39'
PC3	470.00'	33.67'	4°06'15"	N27°19'15"W	33.66'
PC4	15.00'	23.56'	90°00'00"	N74°22'22"W	21.21'
PC5	500.00'	162.91'	18°40'05"	S51°17'35"W	162.19'
PC6	230.00'	31.84'	7°55'53"	S45°55'30"W	31.81'
PC7	170.00'	23.53'	7°55'53"	N45°55'30"E	23.51'
PC8	560.00'	182.46'	18°40'05"	N51°17'35"E	181.65'
PC9	15.00'	26.06'	99°33'13"	N10°51'01"E	22.91'
PC10	70.00'	10.03'	8°12'48"	N86°26'00"W	10.03'

PROPERTY LINE TABLE		
LINE	BEARING	LENGTH
PL1	N29°22'22"W	18.92'
PL2	S60°37'38"W	56.77'
PL3	S89°27'36"W	50.10'
PL4	N0°32'24"W	74.28'
PL5	N89°27'36"E	25.00'
PL6	S89°27'36"W	25.60'
PL7	N0°32'24"W	14.50'
PL8	S89°27'36"W	27.50'
PL9	N0°32'24"W	65.50'
PL10	N89°27'36"E	63.50'
PL11	N87°43'27"E	16.51'
PL12	N89°27'36"E	60.00'



3 IRRIGATION EASEMENT DETAIL
SCALE: 1" = 60'



LAYTON
919 North 400 West
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.5315

WWW.ENSIGNENG.COM

SALT LAKE CITY
919 North 400 West
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.5315

CELESTIAL CITY
Phone: 801.547.1100
Fax: 801.593.5315

RICHFIELD
Phone: 801.547.1100
Fax: 801.593.5315

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 EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS _____ DAY OF _____, 20____.

WEBER COUNTY SURVEYOR
RECORD OF SURVEY #
WCO-106-1-8(5)(1)(1); WCO 45-2(4)(2)

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 ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH THIS _____ DAY OF _____, 20____.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST: _____

TITLE: _____

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 _____ DAY OF _____, 20____.

SIGNATURE _____

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 _____ DAY OF _____, 20____.

SIGNATURE _____

DEVELOPER
NILSON HOMES
1740 COMBE RD, SUITE 2
SOUTH OGDEN, UTAH 84403
801-392-8100

RECORD OF SURVEY

ROS NO.: _____

S. _____

COUNTY SURVEYOR REVIEWER DATE

COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE _____ DAY OF _____, 20____.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

SURVEYOR'S CERTIFICATE

I, _____ TRENT R. WILLIAMS, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold License No. 8034678. In accordance with Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Act, I further certify that by authority of The Owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17 and have verified all measurements and that the monuments shown on this plat are located as indicated and are sufficient to accurately establish the boundaries of the herein described tract of real property and that it has been drawn correctly and is a true and correct representation of the herein described lands included in said subdivision based on data compiled from The County Recorder's office. I further certify that all lots meet frontage width and area requirements of applicable zoning ordinances.

SURVEY NARRATIVE

The purpose of Survey is to split existing parcels into lots and streets.

BOUNDARY DESCRIPTION

A parcel of land, situated in the Southeast Quarter of Section 27, Township 7 North, Range 2 West, Salt Lake Base and Meridian, said parcel also located in Weber County, Utah. Being more particularly described as follows:

Beginning at the Southeast Corner of said Section 27 and running thence:

South 0°04'28" West 6.04 feet;
thence southwesterly 61.23 feet along the arc of a 459.50-foot radius curve to the right (center bears South 19°58'01" East and the long chord bears South 66°12'56" West 61.18 feet with a central angle of 07°38'06");
thence southwesterly 60.44 feet along the arc of a 429.00-foot radius curve to the right (center bears South 27°44'08" East and the long chord bears South 58°13'43" West 60.39 feet with a central angle of 08°04'19");
thence North 25°16'07" West 114.33 feet;
thence northwesterly 33.67 feet along the arc of a 470.00-foot radius curve to the left (center bears South 64°43'53" West and the long chord bears North 27°19'15" West 33.66 feet with a central angle of 04°06'15");
thence North 29°22'22" West 18.92 feet;
thence northwesterly 23.56 feet along the arc of a 15.00-foot radius tangent curve to the right (center bears South 60°37'38" West and the long chord bears North 74°22'22" West 21.21 feet with a central angle of 90°00'00");
thence South 60°37'38" West 56.77 feet;
thence southwesterly 162.91 feet along the arc of a 500.00-foot radius curve to the right (center bears South 29°22'22" East and the long chord bears South 51°17'35" West 162.19 feet with a central angle of 18°40'05");
thence southwesterly 31.84 feet along the arc of a 230.00-foot radius curve to the left (center bears North 48°02'27" West and the long chord bears South 45°55'30" West 31.81 feet with a central angle of 07°55'53");
thence North 40°06'34" West 60.00 feet;
thence northeasterly 23.53 feet along the arc of a 170.00-foot radius curve to the left (center bears North 40°06'34" West and the long chord bears North 45°55'30" East 23.51 feet with a central angle of 07°55'53");
thence northeasterly 182.46 feet along the arc of a 560.00-foot radius curve to the left (center bears South 48°02'27" East and the long chord bears North 51°17'35" East 181.65 feet with a central angle of 18°40'05");
thence North 60°37'38" East 54.56 feet;
thence northwesterly 26.06 feet along the arc of a 15.00-foot radius curve to the left (center bears North 29°22'22" West and the long chord bears North 10°51'01" East 22.91 feet with a central angle of 99°33'13");
thence North 38°55'35" West 156.14 feet;
thence West 221.60 feet;
thence North 212.05 feet;
thence South 89°27'36" West 50.10 feet;
thence westerly 10.03 feet along the arc of a 70.00-foot radius curve to the right (center bears North 0°32'24" West and the long chord bears North 86°26'00" West 10.03 feet with a central angle of 08°12'48");
thence North 0°32'24" West 74.28 feet;
thence North 89°27'36" East 25.00 feet;
thence North 0°32'24" West 231.44 feet;
thence South 89°27'36" West 25.60 feet;
thence North 0°32'24" West 14.50 feet;
thence South 89°27'36" West 27.50 feet;
thence North 0°32'24" West 65.50 feet;
thence North 89°27'36" East 192.50 feet;
thence South 0°32'24" East 65.50 feet;
thence North 89°27'36" East 63.50 feet;
thence North 87°43'27" East 16.51 feet;
thence North 89°27'36" East 60.00 feet;
thence North 0°32'24" West 62.50 feet;
thence North 89°27'36" East 299.51 feet;
thence South 0°30'30" East 889.29 feet to the Point of Beginning.

Contains: 420,353 square feet or 9.65 acres

LEGEND

SECTION CORNER

WITNESS CORNER

PROPOSED STREET MONUMENT

SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."

SECTION LINE

EASEMENT TIE LINE

PROPERTY LINE

ADJACENT PROPERTY LINE

CENTERLINE

ADJACENT CENTERLINE

RIGHT OF WAY

ADJACENT RIGHT OF WAY

LOT LINE

ADJACENT LOT LINE

EASEMENT

TANGENT LINE

LAND DRAIN EASEMENT

SNOW STORAGE EASEMENT

LIMITED COMMON AREA

PRIVATE STORM DRAIN EASEMENT

PL PROPERTY LINE

MON MONUMENT

CL CENTERLINE

TAN TANGENT LINE

PU&DE PUBLIC UTILITY & DRAINAGE EASEMENT

FRONT FRONT OF LOT

REAR REAR OF LOT

SIDE SIDE OF LOT

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH J.S.S.
County of Weber

On the _____ day of _____, A.D. 20____, _____ personally appeared before me, the undersigned Notary Public, in and for said County of _____, in the State of Utah, who after being duly sworn, acknowledged to me that he/she is the _____ of _____ a

Limited Liability Company and that he/she signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Limited Liability Company executed the same.

MY COMMISSION EXPIRES: _____

RESIDING IN _____ COUNTY

NOTARY PUBLIC

POINT OF BEGINNING

SOUTH-EAST CORNER

SECTION 27

TOWNSHIP 7 NORTH, RANGE 2 WEST

SALT LAKE BASE & MERIDIAN

(FOUND WEBER COUNTY BRASS CAP 2022)

2600 NORTH STREET (PUBLIC STREET)

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THE ORCHARDS AT JDC RANCH PHASE 3

LOCATED IN THE SOUTHEAST QUARTER SECTION 27
TOWNSHIP 7 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
WEBER COUNTY, UTAH

WEBER COUNTY RECORDER

ENTRY NO. _____ FILED FOR RECORD AND
PAID _____ DAY OF _____ 20____
RECORDED THIS _____ DAY OF _____ 20____
AT _____ IN BOOK _____ OF OFFICIAL RECORDS
PAGE _____

WEBER COUNTY RECORDER

BY _____

DEPUTY RECORDER

SHEET 1 OF 2

PROJECT NUMBER: 9872

MANAGER: T.SHAFFER

DRAWN BY: J.RINDUSBACHER

CHECKED BY: T.WILLIAMS

DATE: 8/9/2024

