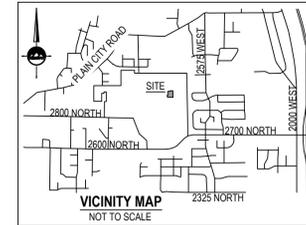


CREEKSIDE AT JDC RANCH PHASE 1

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



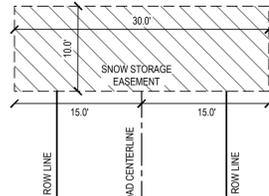
GENERAL NOTES:

- PROPERTY IS WITHIN THE MASTER PLAN DEVELOPMENT OVERLAY ZONE. SETBACKS AND OTHER RESTRICTIONS ARE DEFINED WITHIN THE MASTER DEVELOPMENT AGREEMENT.
- ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU&DE) ARE 10' FROM PUBLIC RIGHT OF WAY, 5' FROM PRIVATE DRIVEWAY.
- 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 4238 FT WITH A FOUNDATION DRAIN OR 4239 FT WITHOUT A DRAIN.
- INTERNET SERVICES EASEMENT. EACH LOT SHALL BE SUBJECT TO AN EASEMENT FOR THE INSTALLATION AND OPERATION OF UTILITY LINES FOR THE PROVISION OF INTERNET OR OTHER COMMUNICATIONS SERVICES TO EACH LOT. IT IS INTENDED THAT THIS UTILITY EASEMENT RIGHT BE CONSTRUED BROADLY, AND SUCH EASEMENT SHALL SPECIFICALLY INCLUDE THE AREAS DIRECTLY UNDERNEATH AND ACROSS THE FOUNDATIONS AND BUILDINGS OF ALL ATTACHED DWELLINGS, AND ACROSS THE EXTERIOR YARD AREAS, SO LONG AS SUCH UTILITY LINES AND EQUIPMENT ARE LOCATED IN A MANNER THAT DOES NOT UNREASONABLY OBSTRUCT THE NORMAL AND REGULAR USE OF THE LOT AND DWELLING. EACH LOT OWNER HEREBY CONSENTS AND AGREES THAT THE DEVELOPER SHALL HAVE THE AUTHORITY TO RECORD AN EASEMENT DOCUMENT AGAINST THEIR LOT IN THE OFFICE OF THE WEBER COUNTY RECORDER TO MEMORIALIZE THE EASEMENT RIGHTS CONTAINED IN THIS SECTION. OWNERS SHALL NOT UNREASONABLY INTERFERE WITH THE INTERNET SERVICES EASEMENT OR THE INTERNET OR COMMUNICATIONS COMPANY'S RIGHTS TO OPERATE AND MAINTAIN INTERNET FACILITIES AND SERVICES.

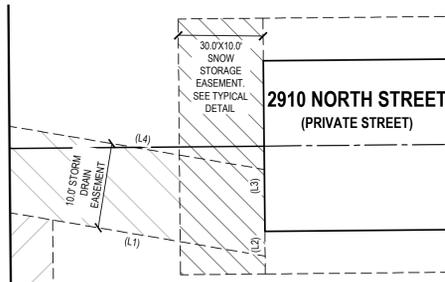
PROPERTY CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
PC1	15.00'	23.56'	90°00'00"	S45°32'24"E	21.21'
PC2	15.00'	23.56'	90°00'00"	S44°27'36"W	21.21'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C3	15.00'	23.56'	90°00'00"	N44°27'36"E	21.21'
C4	15.00'	23.56'	90°00'00"	N45°32'24"W	21.21'
C5	15.00'	23.56'	90°00'00"	S44°27'36"W	21.21'
C6	15.00'	23.56'	90°00'00"	S45°32'24"E	21.21'

LINE TABLE		
LINE	BEARING	LENGTH
(L1)	S80°24'55"E	30.47'
(L2)	N0°32'24"W	2.90'
(L3)	N0°32'24"W	7.26'
(L4)	N80°24'55"W	30.47'



1 SNOW STORAGE EASEMENT TYPICAL DETAIL
SCALE: NONE



2 STORM DRAIN EASEMENT TYPICAL DETAIL
SCALE: 1" = 10'

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. 8034679 in accordance with Title 56, 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 17-23-11 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 Weber 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, situate 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 a point which is South 00°30'30" East 904.41 feet along the Section Line and South 89°29'30" West 725.60 feet from the East Quarter Corner of said Section 27 and running thence:

- South 00°32'24" East 380.75 feet;
- thence South 89°27'36" West 4.00 feet;
- thence South 00°32'24" East 105.00 feet;
- thence South 89°27'36" West 100.00 feet;
- thence South 00°32'24" East 185.76 feet;
- thence southerly 23.56 feet along the arc of a 15.00-foot radius tangent curve to the left (center bears North 89°27'36" East and the long chord bears South 45°32'24" East 21.21 feet with a central angle of 90°00'00");
- thence South 00°32'24" East 50.00 feet;
- thence southerly 23.56 feet along the arc of a 15.00-foot radius tangent curve to the left (center bears South 0°32'24" East and the long chord bears South 44°27'36" East 21.21 feet with a central angle of 90°00'00");
- thence South 89°27'36" West 60.00 feet;
- thence North 00°32'24" West 310.37 feet;
- thence South 89°27'36" West 180.00 feet;
- thence North 00°32'24" West 105.00 feet;
- thence South 89°27'36" West 10.00 feet;
- thence North 0°32'24" West 155.00 feet;
- thence North 89°27'36" East 20.00 feet;
- thence North 0°32'24" West 220.75 feet;
- thence North 89°27'36" East 170.00 feet;
- thence North 0°32'24" West 5.00 feet;
- thence North 89°27'36" East 164.00 feet to the Point of Beginning.

Contains: 184,589 square feet or 4.238 acres.

Date: _____
Trent R. Williams, PLS
License no. 8034679

OWNER'S DEDICATION

We(I) the undersigned owners of the above described tract of land, do hereby set apart and subdivide the same into lots and streets (private streets/private right-of-way's) as shown hereon and name said tract.

CREEKSIDE AT JDC RANCH PHASE 1

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.

Dedicate and reserve unto themselves, their heirs, their grantees and assigns, a right-of-way to be used in common with all others within said subdivision (and those adjoining subdivisions that may be subdivided by the undersigned owners, their successors, or assigns) on, over and across all those portions or parts of said tract of land designated on this plat as private streets (private rights-of-way) as access to the individual lots, to be maintained by a home owners association whose membership consists of said owners, their grantees, successors, or assigns. The same to be dedicated as a Public Utility Easement.

Dedicate, grant and convey to Weber County, or its designee, all those parts or portions of said tract of land designated as open space to be used as public open space.

Grant and convey to the subdivision home owners association, all those part or portions of said tract of land designated as common areas to be used for recreational and open space purposes for the benefit of each home 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 the common areas to guarantee to Weber County that the common areas remain open and undeveloped except for approved recreational, parking and open space purposes. Grant and dedicate a perpetual right and easement over, upon and under the lands designated hereof as public utility, and drainage easements with no buildings or structures being erected within such easements.

Grant and dedicate unto all owners of lots upon which private land drains are constructed or which are otherwise dependent upon such land drains, an easement over such land drains for the purpose of perpetual maintenance and operation.

In witness whereof We(I) have hereto set our hands(s) this _____ day of _____ A.D., 20____.

By: DAVID LOWRY
MANAGER
JDC COMMUNITY LLC

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

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

On this _____ day of _____ 20____, Before me _____

A Notary Public, personally appeared _____, as the authorized signatory of JDC Community LLC, a Limited Liability Company, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this instrument, and duly acknowledged that he/she executed this instrument in his/her authorized capacity on behalf of said company, intending to be legally bound. Witness my hand and official seal.

NOTARY PUBLIC SIGNATURE _____, RESIDING IN WEBER COUNTY,

COMMISSION #: _____, MY COMMISSION EXPIRES _____

CREEKSIDE AT JDC RANCH PHASE 1

RECORD OF SURVEY

ROS NO.: _____
S: _____

COUNTY SURVEYOR REVIEWER DATE

WEBER 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

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

WEBER COUNTY RECORDER

ENTRY NO. _____

FILED AND RECORDED _____ DAY OF _____ 20____

OF _____ 20____

IN BOOK _____ OF OFFICIAL RECORDS,

PAGE _____

FOR _____

COUNTY RECORDER

DEPUTY: _____

SHAEF 1 OF 2

PROJECT NUMBER: 9872D

MANAGER: T.SHAFFER

DRAWN BY: J.RINDUSSACHER

CHECKED BY: T.WILLIAMS

DATE: 11/18/24

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

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYORS OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTE THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS _____ DAY OF _____ 20____.

SIGNATURE

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 ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH

THIS _____ DAY OF _____ 20____.

SIGNATURE

COUNTY ATTORNEY'S APPROVAL

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 THIS _____ DAY OF _____ 20____.

SIGNATURE

WEBER COUNTY HEALTH DEPARTMENT APPROVAL

APPROVED THIS _____ DAY OF _____ A.D. 20____

SIGNATURE

WEBER COUNTY SURVEYOR

APPROVED THIS _____ DAY OF _____ A.D. 20____

SIGNATURE

WEBER COUNTY COMMISSION ACCEPTANCE

APPROVED THIS _____ DAY OF _____ A.D. 20____

SIGNATURE

WEBER COUNTY SURVEYOR

APPROVED THIS _____ DAY OF _____ A.D. 20____

SIGNATURE

WEBER COUNTY SURVEYOR

APPROVED THIS _____ DAY OF _____ A.D. 20____

SIGNATURE



LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801.547.1100
WWW.ENSIGNENG.COM

SANDY
Phone: 801.235.0529
TODDLE
Phone: 843.3990
CEMAR CITY
Phone: 435.855.1453
RICHFIELD
Phone: 435.896.2983

WEBER BASIN WATER CONSERVANCY DISTRICT

APPROVED THIS _____ DAY OF _____ A.D. 20____

WATER COMPANY

CENTRAL WEBER SEWER APPROVAL

APPROVED THIS _____ DAY OF _____ A.D. 20____

SEWER DISTRICT

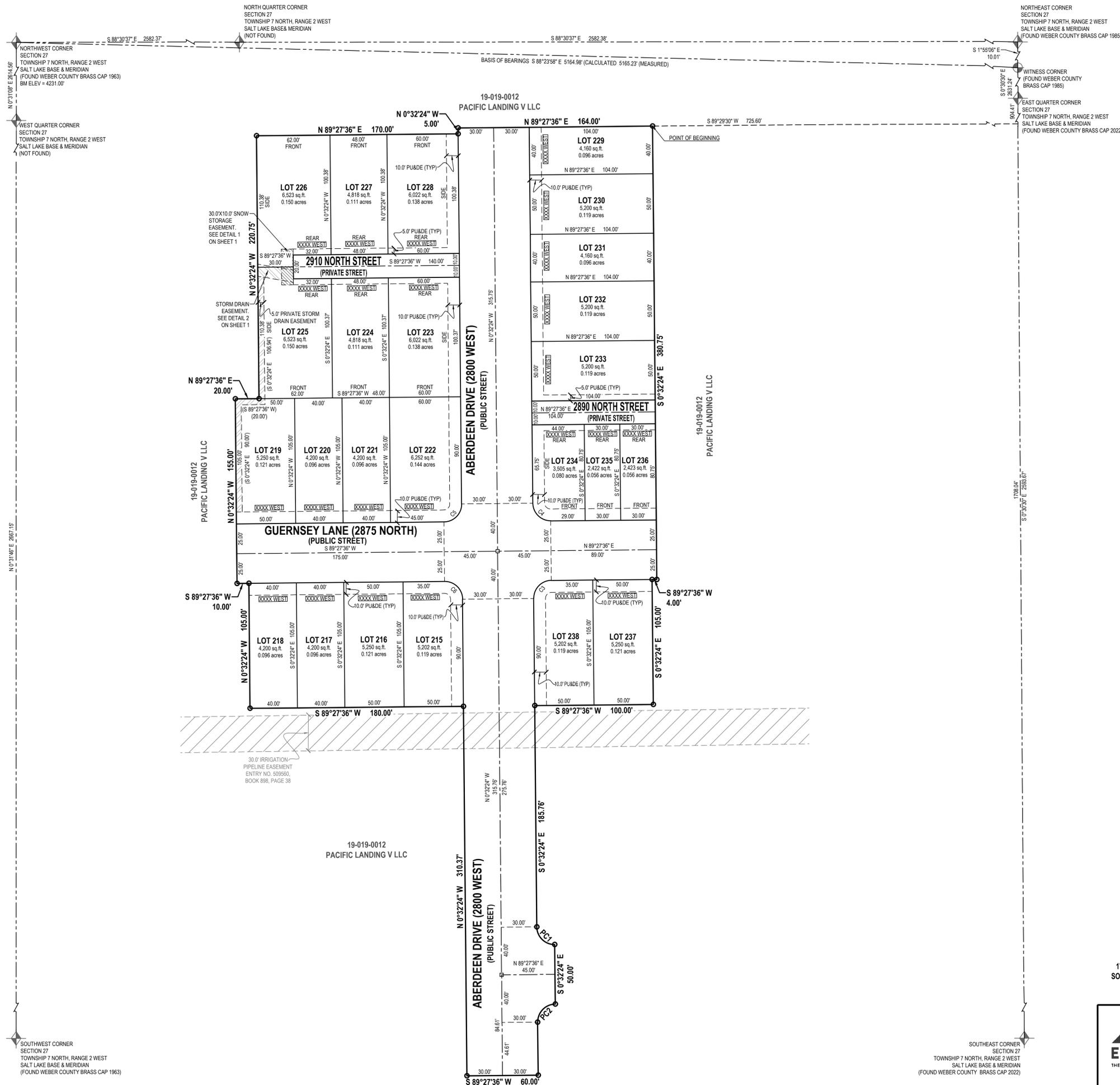
WEBER COUNTY HEALTH DEPARTMENT APPROVAL

APPROVED THIS _____ DAY OF _____ A.D. 20____

HEALTH DEPARTMENT

CREEKSIDE AT JDC RANCH PHASE 1

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

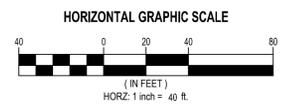


LEGEND

- SECTION CORNER
- WITNESS MONUMENT
- PROPOSED STREET MONUMENT
- EXISTING STREET MONUMENT
- SET 58' X 24' REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- SECTION LINE
- SECTION TIE LINE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- ROAD CENTERLINE
- ADJACENT ROAD CENTERLINE
- RIGHT OF WAY
- ADJACENT RIGHT OF WAY
- LOT LINE
- EASEMENT
- TANGENT
- IRRIGATION EASEMENT
- SNOW STORAGE EASEMENT
- PRIVATE STORM DRAIN EASEMENT
- STORM DRAIN EASEMENT

ABBREVIATIONS LIST

- | | |
|-------|------------------------------------|
| 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 |



DEVELOPER NILSON HOMES 1740 COMBE RD, SUITE 2 SOUTH OGDEN, UTAH 84403 801-392-8100		CREEKSIDE AT JDC RANCH PHASE 1	
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27 TOWNSHIP 7 NORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN WEBER COUNTY, UTAH		WEBER COUNTY RECORDER	
SHEET 2 OF 2		ENTRY NO. _____	
PROJECT NUMBER: 987D		FEE PAID _____	
MANAGER: T. SHAFFER		FILE AND RECORDED _____ DAY	
DRAWN BY: J. RINDLISBACHER		OF _____ 20____	
CHECKED BY: J. WILLIAMS		IN BOOK _____ OF OFFICIAL RECORDS.	
DATE: 11/18/24		PAGE _____	
FOR _____		FOR _____	
DEPUTY: _____		COUNTY RECORDER	

LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801.547.1100
WWW.ENSGNENG.COM

SANDY
Phone: 801.255.9529

TODDLE
Phone: 435.343.3390

SEAN
Phone: 435.365.1453

RICHFIELD
Phone: 435.366.2983

SOUTHEAST CORNER
SECTION 27
TOWNSHIP 7 NORTH, RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
(FOUND WEBER COUNTY BRASS CAP 2022)

SOUTHWEST CORNER
SECTION 27
TOWNSHIP 7 NORTH, RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
(FOUND WEBER COUNTY BRASS CAP 1963)