

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
DECEMBER 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' FROM PUBLIC AND PRIVATE RIGHT OF WAY.
- 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 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 OWNERS EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNERS 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.
- 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.
- 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 AND UNIT. 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 THE IN THE OFFICE OF THE WEBER COUNTY RECORDER TO MEMORIALIZE THE EASEMENT RIGHTS CONTAINED HEREIN. OWNERS SHALL NOT UNREASONABLY INTERFERE WITH THE INTERNET SERVICES EASEMENT (I) INTERNET OR COMMUNICATIONS COMPANY'S RIGHTS TO OPERATE AND MAINTAIN INTERNET FACILITIES SERVICES.

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°11'17"	
PC6	230.00'	31.84'	7°55'53"	S45°55'	
PC7	170.00'	23.53'	7°55'53"	N45°55'	
PC8	560.00'	182.46'	18°40'05"	N51°11'	
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'

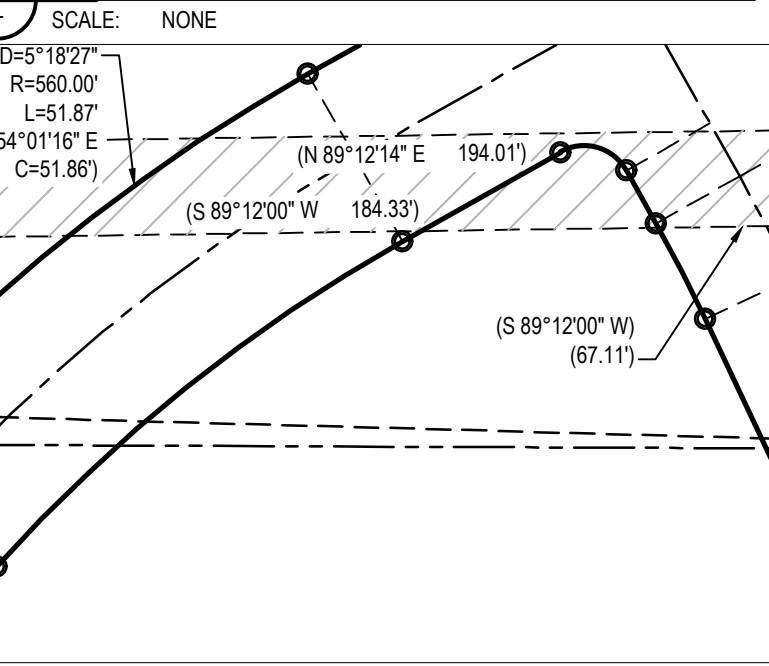
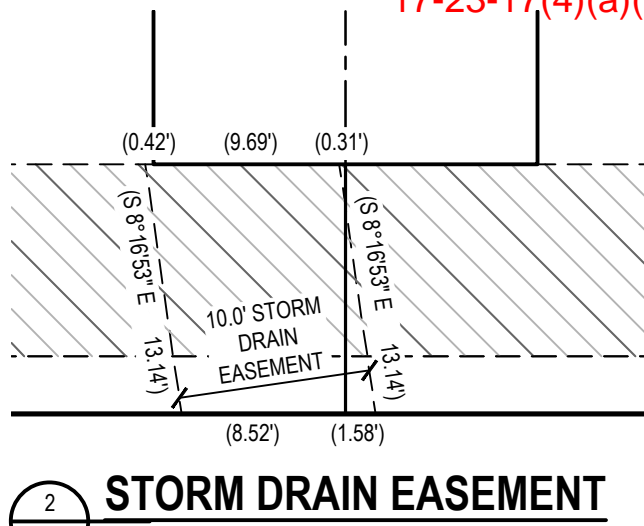
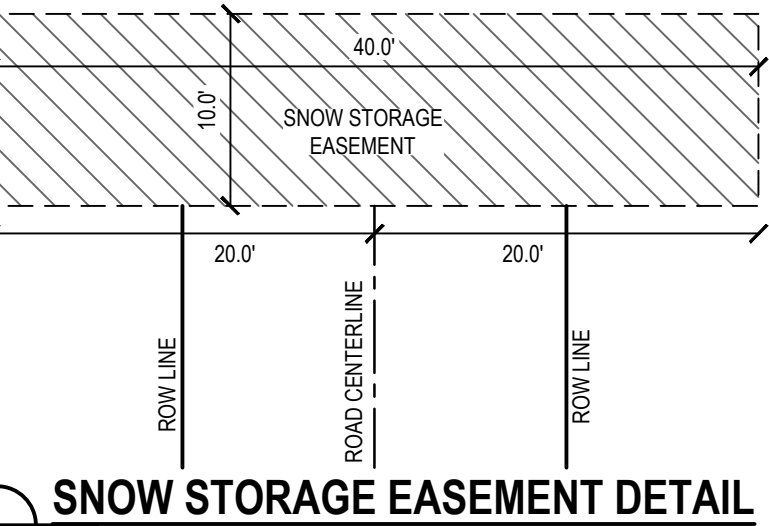
PROPERTY LINE TABLE		
LINE	BEARING	LENGTH
PL1	N29°22'22"W	18.92'
PL2	S60°37'38"W	56.77'
PL3	S89°27'36"W	50.10'
PL4	N0°32'24"W	74.28'

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'

RECORD OF SURVEY HAS BEEN FILED

The existing location, widths, and other dimensions of all existing or platted easements within and immediately adjacent (within 30') to the tract of land to be subdivided; WCO 106-1-5(a) (6)

Map shall contain a written narrative explaining and identifying the purpose of the survey. UCA 17-23-17(4)(a)(i) The narrative explains and identifies the basis on which lines were established. UCA 17-23-17(4)(a)(ii)



IRRIGATION EASEMENT DETAIL

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-106-1-5(a)(1); 10; WCO 45-4-2(c)

TIE TO SECTION CORNER
HAS BEEN UPDATED

Check boundary and ties.

Boundary does not align or match phase 1 and Phase 2.
This is a partial review a full and complete review will be done once boundary is resolved. The redlines marked are just a preliminary review there may be more redlines

Note: MIA letter and conditions will be sent on next review.

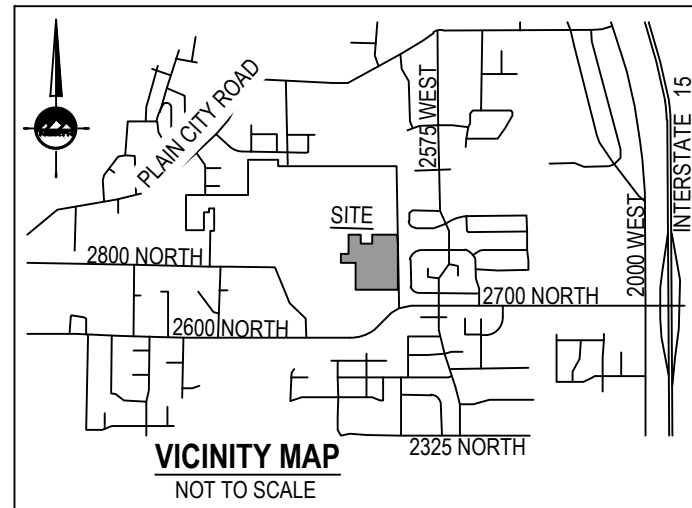
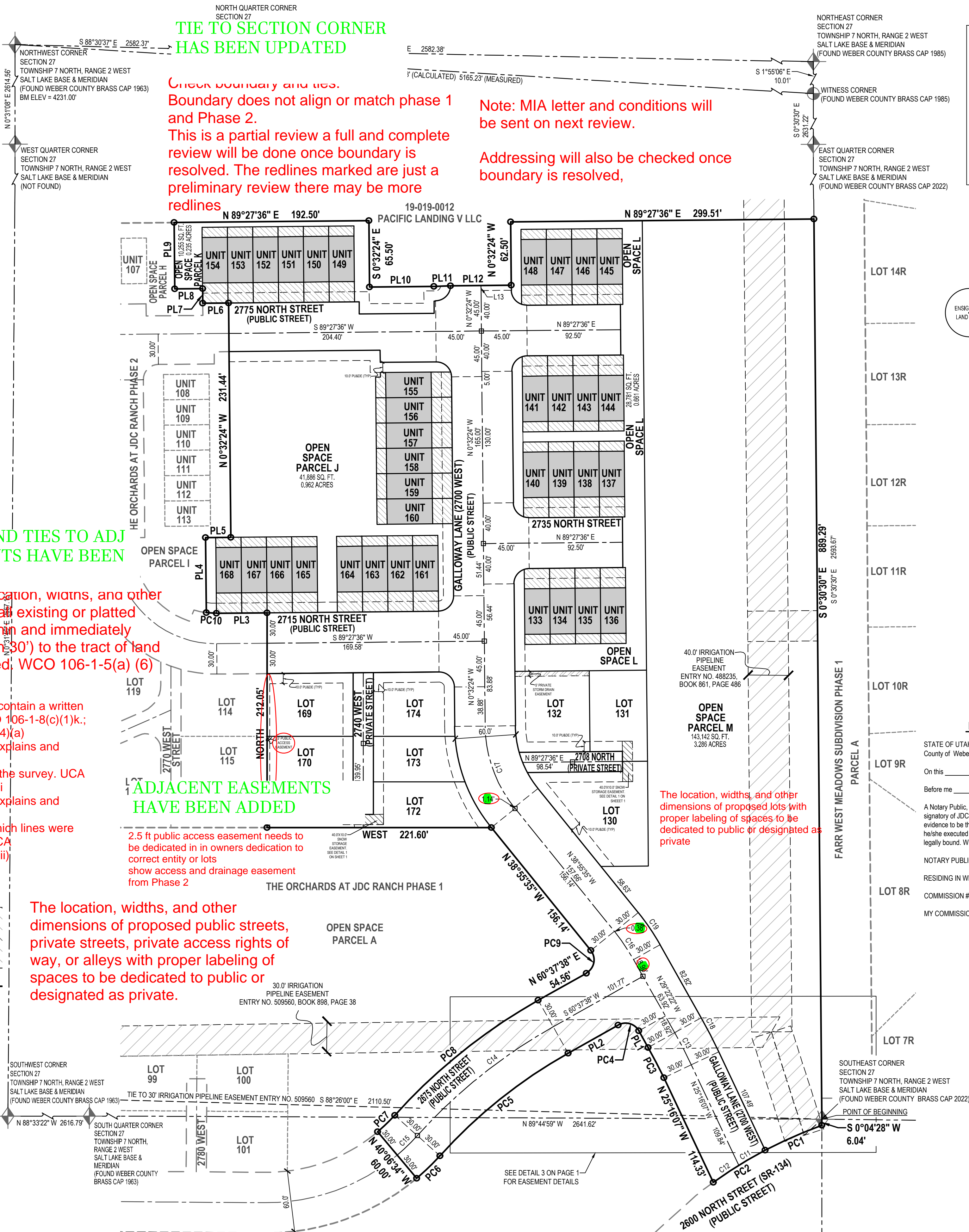
Addressing will also be checked once boundary is resolved,

WIDTHS AND TIES TO ADJ MONUMENTS HAVE BEEN ADDED

ADJACENT EASEMENTS HAVE BEEN ADDED

2.5 ft public access easement needs to be dedicated in in owners dedication to correct entity or lots show access and drainage easement from Phase 2

The location, widths, and other dimensions of proposed public streets, private streets, private access rights of way, or alleys with proper labeling of spaces to be dedicated to public or designated as private.



LEGEND

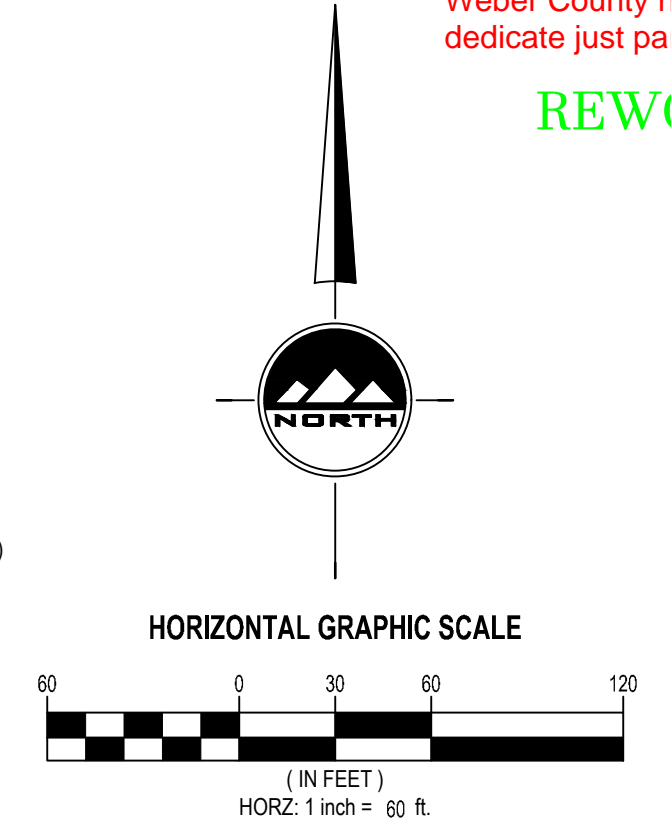
	SECTION CORNER
	WITNESS CORNER
	PROPOSED STREET MONUMENT
	SET 5/8\"/>
	SECTION LINE
	EASEMENT TIE LINE
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	CENTERLINE
	ADJACENT CENTERLINE
	RIGHT OF WAY
	ADJACENT RIGHT OF WAY
	LOT LINE
	ADJACENT LOT LINE
	EASEMENT
	TANGENT LINE
	LAND DRAIN EASEMENT
	SNOW STORAGE EASEMENT
	LIMITED COMMON AREA
	PRIVATE STORM DRAIN EASEMENT
	PROPERTY LINE
	MONUMENT
	CENTERLINE
	TANGENT LINE
	PUBLIC UTILITY & DRAINAGE EASEMENT
	FRONT OF LOT
	REAR OF LOT
	SIDE OF LOT

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 _____

The way this is worded your conveying all open space parcels to to Weber County need to dedicate just parcel M

REWORDED FOR CLARITY



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

RECORD OF SURVEY

ROS NO.: _____

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. 8034679. In accordance with Title 68, 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 with 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 left (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 left (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°43'34" 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 left (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 North 60°37'38" West 56.77 feet;
thence southwesterly 162.91 feet along the arc of a 500.00-foot radius curve to the left (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 right (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 northwesterly 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 right (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 36°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 0°32'24" West 25.00 feet;
thence North 0°32'24" West 231.44 feet;
thence South 89°27'36" West 25.00 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

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, townhome lots and streets (public and private streets/private rights-of-way) as shown hereon and name said tract.

THE ORCHARDS AT JDC RANCH PHASE 3

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 (land) 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.

designate, all those parts or portions of said tract of land designated as open space to be

association, all those parts or portions of said tract of land designated as common areas to or 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 hand(s) this _____ day of _____, A.D., 20____.

By: DAVID LOWRY
MANAGER
JDC COMMUNITY LLC

THE ORCHARDS AT JDC RANCH PHASE 3

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. _____
FEE PAID _____
FILE AND RECORDED _____ DAY
OF _____, 20____.
IN BOOK _____ OF OFFICIAL RECORDS.
PAGE _____
FOR _____
COUNTY RECORDER
DEPUTY: _____

SHEET 1 OF 2

PROJECT NUMBER: 9872
MANAGER: T.SHAFFER
DRAWN BY: J.RINDLISBACHER
CHECKED BY: J.WILLIAMS
DATE: 12/17/2024



LAYTON
919 North 400 West
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315

SALT LAKE CITY
Phone: 801.250.0029
TOWLE
Phone: 435.843.3550
CEDAR CITY
Phone: 435.865.1403
RICHFIELD
Phone: 435.896.2983

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-106-1-5(a)(1); 10; WCO 45-4-2(c)

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 _____

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