

CREEKSIDE AT JDC RANCH PHASE 5

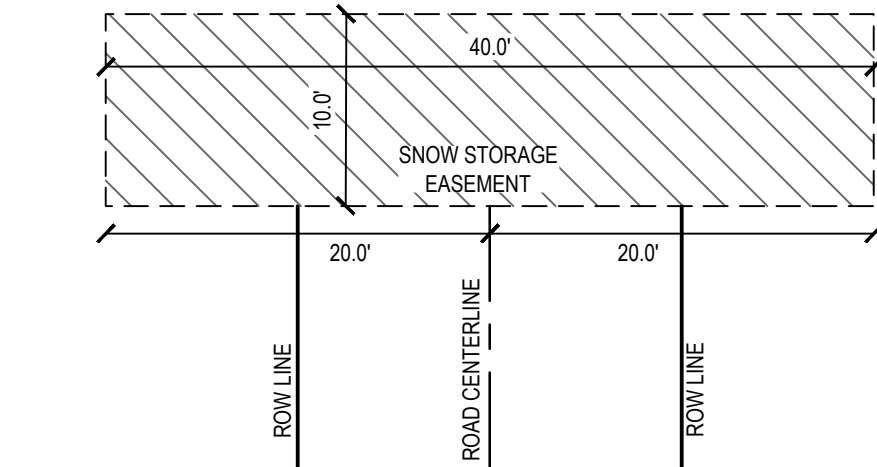
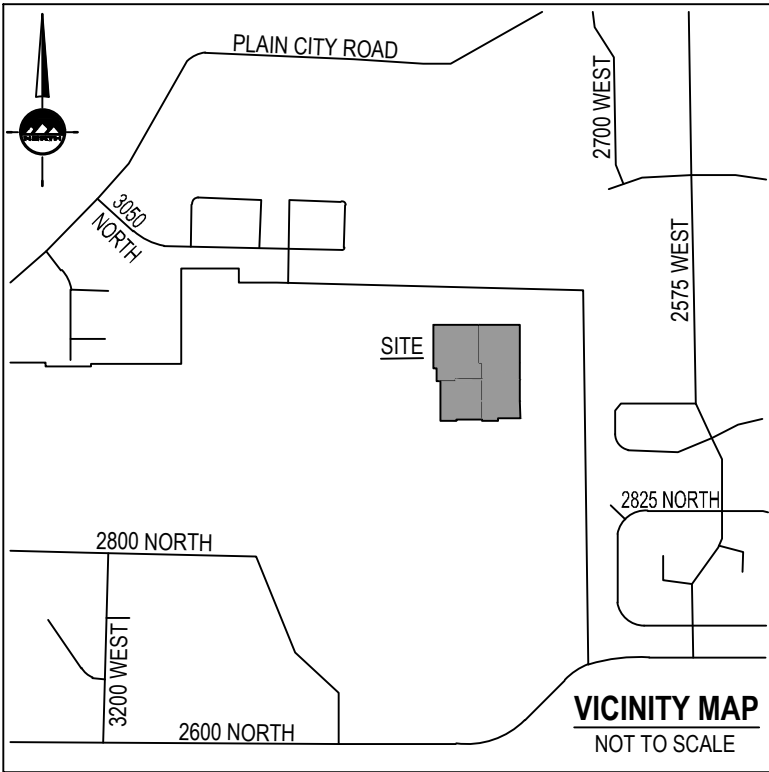
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27
TOWNSHIP 7 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
WEBER COUNTY, UTAH
APRIL 2025

GENERAL NOTES:

- PROPERTY IS WITHIN THE MPDOZ 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. ALL PRIVATE RIGHTS-OF-WAY ARE A PU&DE.
- PARCEL E IS TO BE DEDICATED TO THE COUNTY, 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 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.
- LOTS 297-302, 308-310 AND 331-333 WILL HAVE DRIVEWAY ACCESS OFF THE PRIVATE STREET.
- 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.

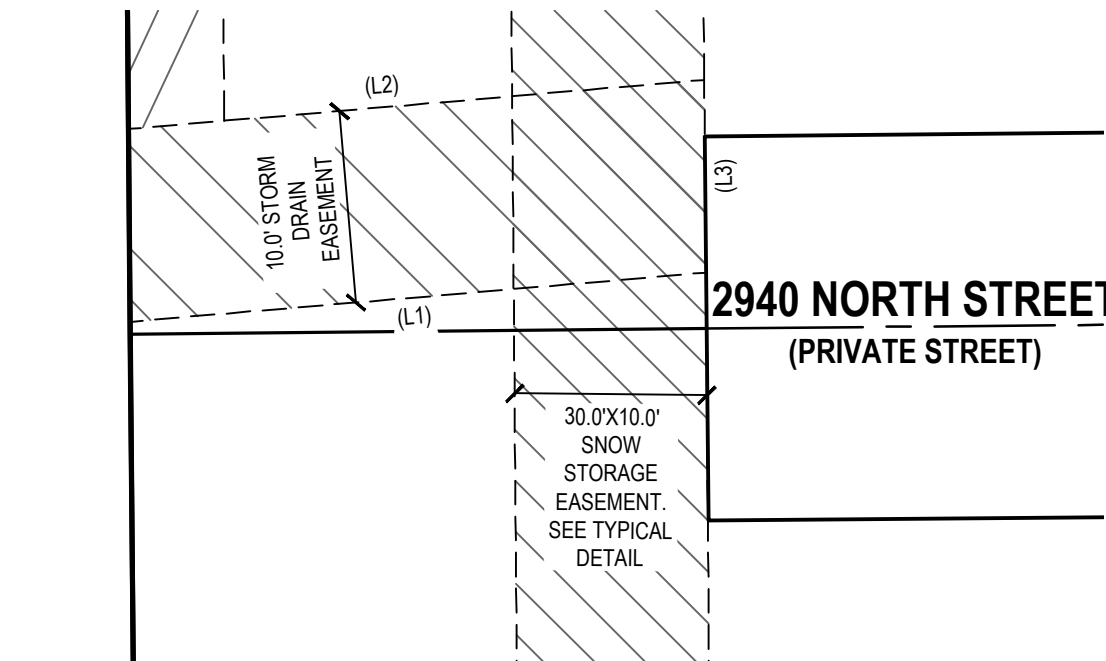
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	15.00'	23.56'	90°00'00"	S44°27'36"W	21.21'
C2	15.00'	23.56'	90°00'00"	N45°32'24"W	21.21'
C3	15.00'	23.56'	90°00'00"	S44°27'36"W	21.21'
C4	15.00'	23.56'	90°00'00"	N45°32'24"W	21.21'

LINE TABLE		
LINE	BEARING	LENGTH
(L1)	S85°07'12"W	30.09'
(L2)	N85°07'12"E	30.09'
(L3)	S0°32'24"E	10.03'



1 SNOW STORAGE EASEMENT TYPICAL DETAIL

SCALE: NONE



2 STORM DRAIN EASEMENT

SCALE: 1" = 10'

Per planning remove
open space wording and
dedicate Parcel E to
Weber County

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 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 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 North 0°30'30" West 1708.19 feet along the Section Line and South 89°29'30" West 457.60 feet from the Southeast Quarter Corner of said Section 27 and running thence:

South 89°27'36" West 164.00 feet;
thence South 00°32'24" East 10.00 feet;
thence South 89°27'36" West 104.00 feet;
thence North 00°32'24" West 10.00 feet;
thence South 89°27'36" West 164.00 feet;
thence South 00°32'24" East 5.00 feet;
thence South 89°27'36" West 170.00 feet;
thence North 00°32'24" West 220.75 feet;
thence South 89°27'36" West 20.00 feet;
thence North 00°32'24" West 105.00 feet;
thence South 89°27'36" West 18.00 feet;
thence North 00°32'24" West 299.23 feet;
thence North 89°12'00" East 640.00 feet;
thence South 00°32'24" East 622.88 feet to the Point of Beginning.

Contains: 389,517 square feet or 8,942 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 and streets (private streets/private right-of-way's) as shown hereon and name said tract,

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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.

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

Check ownership
and signatures

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
County of Weber

J.S.S.

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 _____.

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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: _____

RECORD OF SURVEY

ROS NO. _____

S-7996

DEVELOPER

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

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 _____ DAY OF _____, 20____.

SIGNATURE _____

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 EFFECT.

SIGNED THIS _____ DAY OF _____, 20____.

SIGNATURE _____

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: _____

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(c)(1)(b-10, WCO 45-4-2(c)



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

SANDY
Phone: 801.255.0529
TOOLE
Phone: 435.542.3099
CELANO CITY
Phone: 435.865.1453
RICHFIELD
Phone: 435.966.2983

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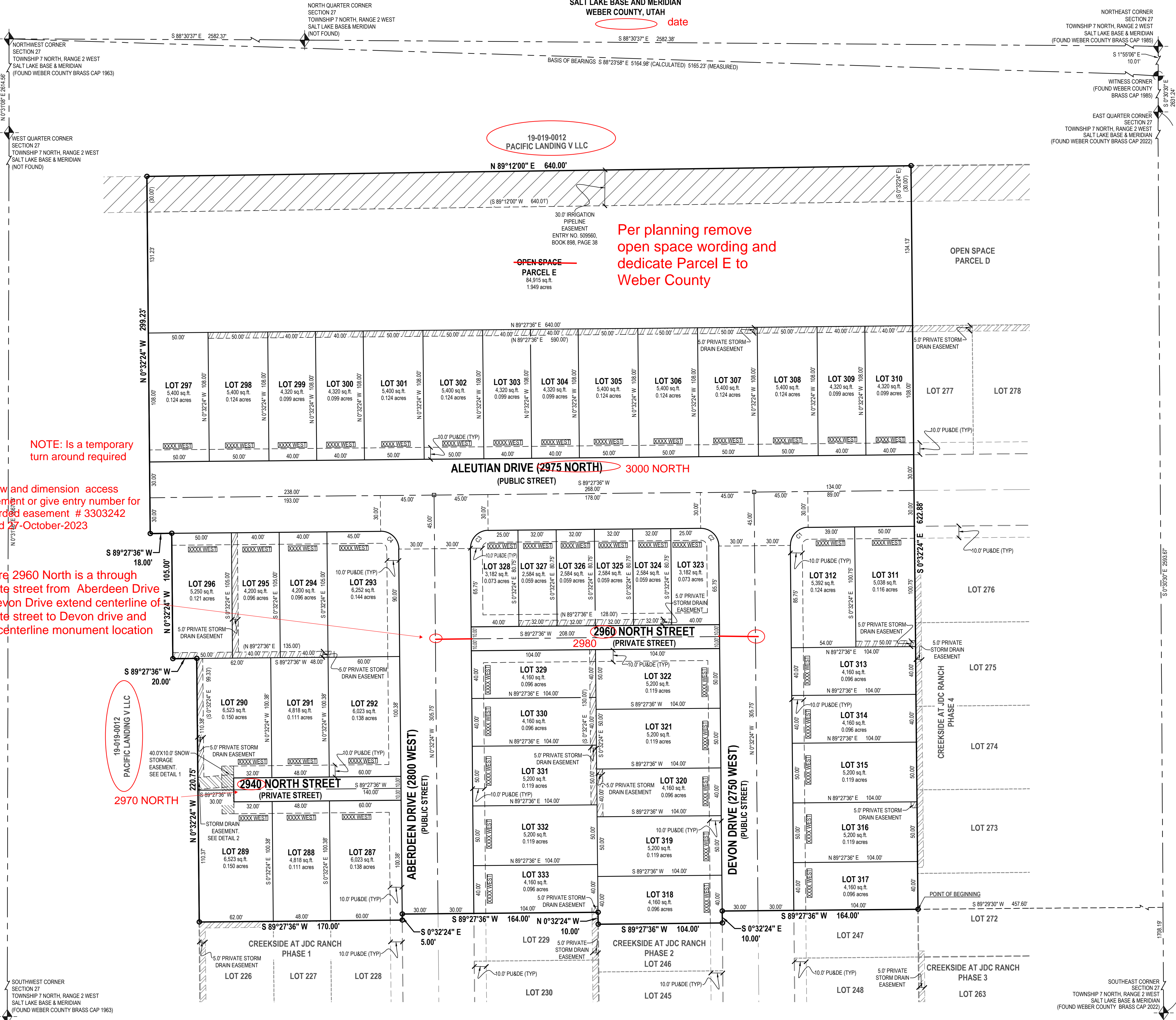
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WEBER COUNTY, UTAH

date



NOTE: Is a temporary turn around required

Show and dimension access easement or give entry number for recorded easement # 3303242 dated 27-October-2023

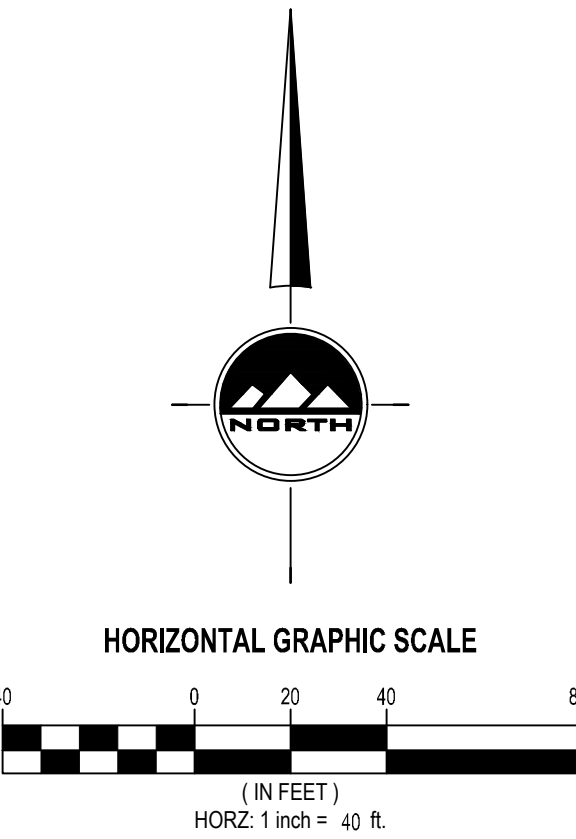
Where 2960 North is a through private street from Aberdeen Drive to Devon Drive extend centerline of private street to Devon drive and add centerline monument location

Per planning remove open space wording and dedicate Parcel E to Weber County

Note: Monument Improvement agreement will be sent on next review. when all monuments are shown on plat

LEGEND

- SECTION CORNER
- WITNESS MONUMENT
- PROPOSED STREET MONUMENT
- EXISTING STREET MONUMENT
- SET 5/8" X 24" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSGN ENG. & LAND SURV."
- SECTION LINE
- SECTION TIE LINE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- RIGHT OF WAY
- ADJACENT RIGHT OF WAY
- ROAD CENTERLINE
- ADJACENT ROAD CENTERLINE
- LOT LINE
- ADJACENT LOT LINE
- EASEMENT
- ADJACENT EASEMENT
- TANGENT
- PRIVATE STORM DRAIN EASEMENT
- IRRIGATION EASEMENT



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ENTRY NO. _____
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OF _____ 20____
IN BOOK _____ OF OFFICIAL RECORDS.
PAGE _____
FOR _____
COUNTY RECORDER
DEPUTY: _____

SHEET 2 OF 2

PROJECT NUMBER : 9872D
MANAGER : T.SHAFFER
DRAWN BY : J.RINDUISBACHER
CHECKED BY : T.WILLIAMS
DATE : 4/3/25

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



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919 North 400 West
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