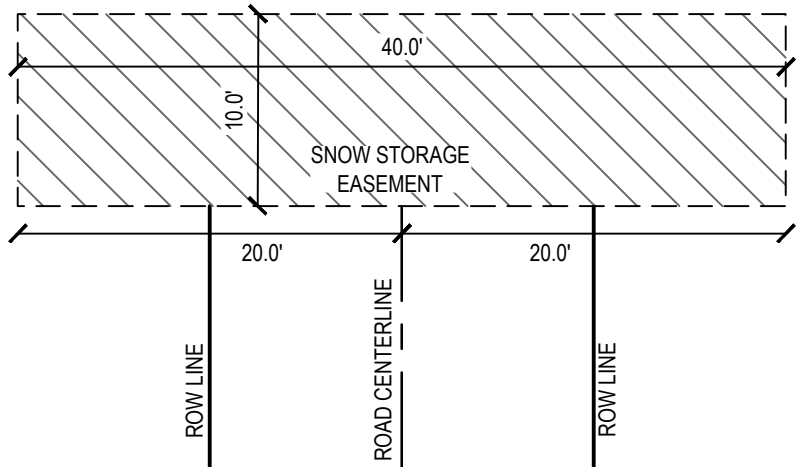


## CREEKSIDE AT JDC RANCH PHASE 5

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

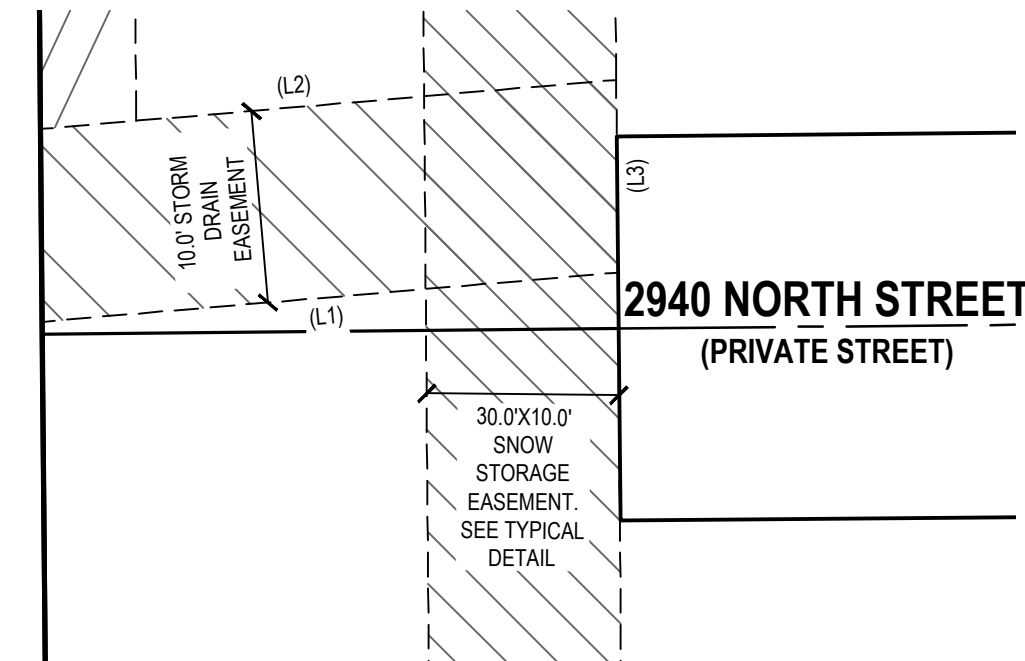
### GENERAL NOTES:

- 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 UNLESS OTHERWISE NOTED (SEE LOTS 322 AND 329). 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 287-292 AND 323-328 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.



### 1 SNOW STORAGE EASEMENT TYPICAL DETAIL

SCALE: NONE



### 2 STORM DRAIN EASEMENT

SCALE: 1" = 10'



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

SANDY  
Phone: 801.255.0529  
TODDLE  
Phone: 435.942.3099  
CEDAR CITY  
Phone: 435.885.1453  
RICHFIELD  
Phone: 435.966.2983

### 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)

### 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 \_\_\_\_.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST: \_\_\_\_\_

TITLE: \_\_\_\_\_

### 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 \_\_\_\_\_

### 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 \_\_\_\_\_

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

### RECORD OF SURVEY

ENTRY NO.:  
S-7996

### 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

### 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 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 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 104.00 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.

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 5

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, Parcel E.

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: **CHAD BUCK**  
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 \_\_\_\_\_.

## 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

### WEBER COUNTY RECORDER

ENTRY NO. \_\_\_\_\_

FEE PAID \_\_\_\_\_

FILE AND RECORDED \_\_\_\_ DAY

OF \_\_\_\_\_, 20 \_\_\_\_.

IN BOOK \_\_\_\_\_ OF OFFICIAL RECORDS.

PAGE \_\_\_\_\_

FOR \_\_\_\_\_

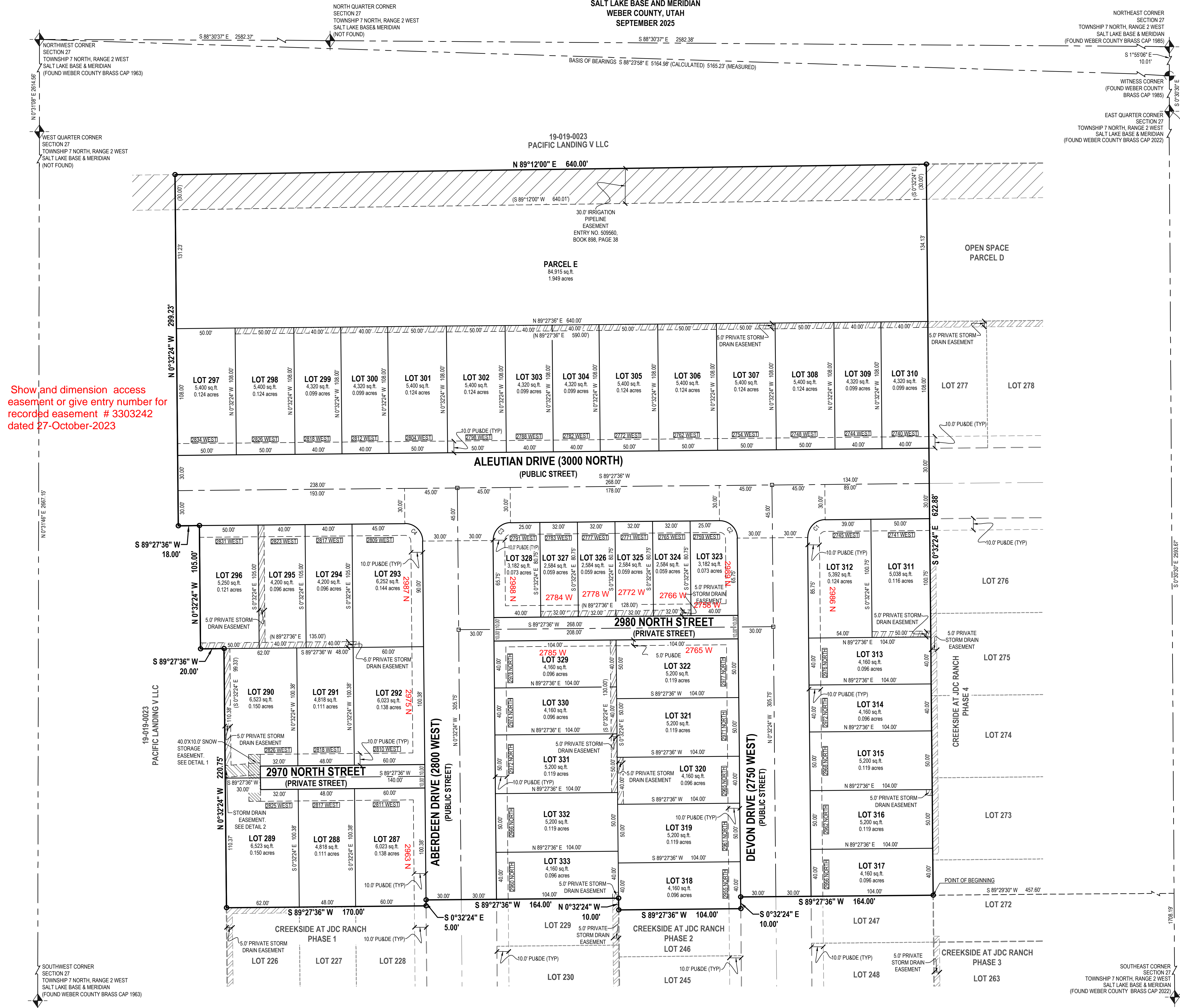
\_\_\_\_\_  
COUNTY RECORDER

DEPUTY: \_\_\_\_\_



# CREEKSIDE AT JDC RANCH PHASE 5

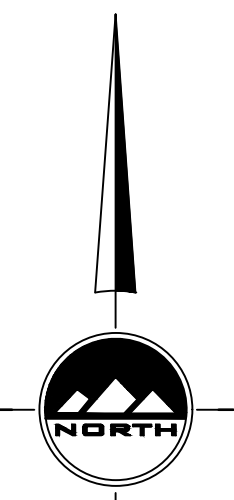
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27  
TOWNSHIP 7 NORTH, RANGE 2 WEST  
SALT LAKE BASE AND MERIDIAN  
WEBER COUNTY, UTAH  
SEPTEMBER 2025



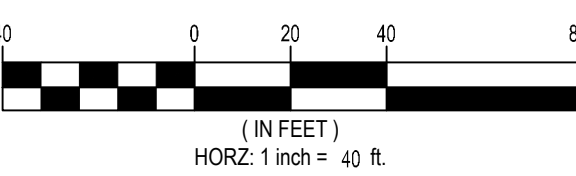
Show and dimension access easement or give entry number for recorded easement # 3303242 dated 27-October-2023

## 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



HORIZONTAL GRAPHIC SCALE



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

## 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

### WEBER COUNTY RECORDER

ENTRY NO. \_\_\_\_\_  
FEE PAID \_\_\_\_\_  
FILE AND RECORDED \_\_\_\_\_ DAY  
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 : 9/3/25



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

SANDY  
Phone: 801.255.0529  
TODDLE  
Phone: 435.843.3290  
CEDAR CITY  
Phone: 435.865.1433  
RICHFIELD  
Phone: 435.896.2883