

THE GROVE AT JDC RANCH SUBDIVISION PHASE 2

PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
MAY, 2023

NORTHWEST CORNER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. FOUND 3" WEBER COUNTY SURVEY BRASS CAP MONUMENT IN CONCRETE MARKED "1963" IN GOOD CONDITION. (SEE DETAIL 1)

NORTHEAST CORNER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. CALCULATED 818.19' S00°30'30"E 10.00'

FOUND 3" WEBER COUNTY SURVEY BRASS CAP WITNESS CORNER MONUMENT IN CONCRETE MARKED "1985" IN GOOD CONDITION (SEE DETAIL 2)



VICINITY MAP
NOT TO SCALE

SURVEYOR'S CERTIFICATE

I, **TREVOR J. HATCH**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAN IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAN, AND THAT THIS PLAN OF **THE GROVE AT JDC RANCH SUBDIVISION PHASE 2** IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20____.

9031945
UTAH LICENSE NUMBER

9031945
TREVOR J. HATCH
STATE OF UTAH

OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAN AND NAME SAID TRACT **THE GROVE AT JDC RANCH SUBDIVISION PHASE 2**, AND DO HEREBY 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 AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HERON AS PUBLIC UTILITY AND STORM DRAIN EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 20____.

WEST PARK 3 COMMUNITY LLC
NAME/TITLE _____
DSM LAND LLC
NAME/TITLE _____

ACKNOWLEDGMENT

STATE OF UTAH _____)SS.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ AND _____ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH _____)SS.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ AND _____ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

DEVELOPER:
STEWART DEVELOPMENT
SKY HAZLEHURST
1708 EAST 5550 SOUTH
SOUTH OGDEN, UT.
74405
(801) 837-2020

LINE TABLE

LINE	BEARING	DISTANCE
L1	S00°21'24"E	49.01
L2	S88°29'30"W	8.26
L3	S00°21'24"E	56.33
L4	S16°57'31"W	94.41
L5	S00°05'44"E	5.18
L6	S00°05'44"E	0.61

Project Info.
Surveyor: T. HATCH
Designer: N. ANDERSON
Begin Date: 3-1-2023
Name: THE GROVE AT JDC RANCH SUBD. PHASE 2
Number: 1301-D41
Revision: _____
Scale: 1"=50'
Checked: _____

Webster County Recorder
Entry No. _____ Fee Paid _____
And Recorded, _____
At _____ In Book _____
Of The Official Records, Page _____
Recorded For: _____
Weber County Recorder
Deputy: _____

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAN IS THE MONUMENT LINE BETWEEN A FOUND WITNESS CORNER BRASS CAP MONUMENT TO THE NORTHEAST CORNER OF SECTION 27 AND A FOUND BRASS CAP MONUMENT AT THE NORTHWEST CORNER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HERON AS N88°23'58"W.

NARRATIVE

THE PURPOSE OF THIS PLAN IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO LOTS AND STREETS AS SHOWN. ALL BOUNDARY CORNERS AND REAR LOT CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

BOUNDARY DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING NORTH 88°23'58" WEST 818.19 FEET AND SOUTH 01°36'02" WEST 1342.27 FEET FROM A FOUND WITNESS CORNER MONUMENT TO THE NORTHEAST CORNER OF SAID SECTION 27; THENCE SOUTH 00°01'42" EAST 710.13 FEET TO THE NORTHERLY LINE OF WEST RIDGE PHASE 3; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING SEVEN (7) COURSES: (1) SOUTH 89°58'18" WEST 130.00 FEET; (2) NORTH 81°07'51" WEST 60.73 FEET; (3) SOUTH 89°54'16" WEST 132.63 FEET; (4) NORTH 00°05'44" WEST 160.00 FEET; (5) SOUTH 89°54'16" WEST 132.18 FEET; (6) NORTH 82°12'42" WEST 66.67 FEET; AND (7) SOUTH 89°54'16" WEST 131.46 FEET TO THE EASTERLY LINE OF WEST PARK VILLAGE PHASE 2; THENCE NORTH 00°05'44" WEST 45.48 FEET; THENCE SOUTH 88°34'23" EAST 4.90 FEET; THENCE NORTH 01°15'09" WEST 535.69 FEET; THENCE SOUTH 85°47'44" EAST 136.67 FEET; THENCE SOUTH 85°46'25" EAST 66.01 FEET; THENCE SOUTH 85°47'44" EAST 324.44 FEET; THENCE SOUTH 85°48'23" EAST 133.79 FEET TO THE POINT OF BEGINNING.

CONTAINING 420,813 SQUARE FEET OR 9.661 ACRES.

LEGEND

- SECTION CORNER
- WITNESS CORNER
- SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- STREET CENTERLINE MONUMENT
- BOUNDARY LINE
- LOT LINE
- ADJOINING PROPERTY
- EASEMENTS
- SECTION/MONUMENT TIE LINE
- ROAD CENTERLINE

MONUMENT DETAIL 1
(NOT TO SCALE)

MONUMENT DETAIL 2
(NOT TO SCALE)

Scale: 1" = 50'

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	533.00'	40.29'	40.28'	20.15'	S01°01'24"W	4°19'51"
C2	500.00'	37.79'	37.79'	18.91'	N01°01'24"E	4°19'51"
C3	250.00'	4.57'	4.57'	2.28'	S00°37'08"E	1°02'48"
C4	283.00'	5.17'	5.17'	2.58'	N00°37'08"W	1°02'48"
C5	10.50'	16.42'	14.80'	10.43'	N4°33'14"E	89°35'32"
C6	470.00'	47.20'	47.18'	23.62'	S88°40'22"E	5°45'16"
C7	500.00'	50.22'	50.20'	25.13'	S88°40'22"E	5°45'16"
C8	10.50'	17.36'	15.45'	11.41'	S44°10'50"E	94°44'19"
C9	530.00'	53.23'	53.21'	26.64'	S88°40'22"E	5°45'16"
C10	20.00'	12.06'	11.88'	6.22'	N76°55'27"E	34°33'37"
C11	20.00'	29.94'	27.22'	18.57'	S42°54'43"E	85°48'02"
C12	65.00'	53.68'	52.16'	28.48'	N83°18'05"E	47°18'52"
C13	65.00'	75.35'	71.20'	42.55'	S39°50'02"E	66°24'53"
C14	65.00'	46.69'	45.70'	24.40'	S13°57'10"W	41°09'30"
C15	20.00'	12.06'	11.88'	6.22'	S17°15'06"W	34°33'37"

PERMANENT STREET MONUMENTS SHALL BE ACCURATELY SET AT POINTS NECESSARY TO ESTABLISH ALL LINES OF THE STREET. CENTERLINE MONUMENTS SHALL BE NOTED ON THE FINAL PLAN. WCO 106-4-2.7 & WCO 106-1-8.20(A)(1)(3) WHEN STREET MONUMENTS ARE REQUIRED, SEND "SUBDIVISION MONUMENTATION LETTER" TO DEVELOPER OF SUBDIVISION TO NOTIFY OF THE MIA AND ITS ASSOCIATED COSTS.

ELLIS WALTER & JOSILYN 19-020-0077

A SIGNATURE BLOCK FOR COUNTY SURVEYOR CONFORMING TO STATE CODE AND COUNTY ORDINANCE. WEBER COUNTY SURVEYOR: I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAN AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAN BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAN FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH. SIGNED THIS DAY OF _____ WEBER COUNTY SURVEYOR RECORD OF SURVEY WCO 106-1-8.20(A)(1)(3) WCO 45-4-2(C)

WEBER COUNTY PLANNING COMMISSION APPROVAL

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

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

WEBER COUNTY ENGINEER

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. SIGNED 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 PLAN AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAN BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAN FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS _____ DAY OF _____, 20____.

WEBER COUNTY SURVEYOR

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 AFFECT.

SIGNED THIS _____ DAY OF _____, 20____.

WEBER COUNTY ATTORNEY

WEBER-MORGAN HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS. SIGNED THIS _____ DAY OF _____, 20____.

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT