

THE ORCHARDS AT JDC RANCH PHASE 1

LOCATED IN PART OF SECTION 27 AND
PART OF THE NORTHEAST HALF OF
SECTION 34
TOWNSHIP 7 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
WEBER COUNTY, UTAH
SEPTEMBER 2023

GENERAL NOTES:

- PROPERTY IS WITHIN RESIDENTIAL OVERLAY ZONE.
 - FRONT YARD SETBACK IS 10' FROM PUBLIC RIGHT OF WAY (5' FROM PRIVATE DRIVEWAY)
 - REAR YARD SETBACK IS 10'
 - SIDE YARD SETBACK IS 5' TOTAL (MINIMUM 10' BETWEEN STRUCTURES)
- ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PUADE) ARE 10' FRONT FROM PUBLIC RIGHT OF WAY, 5' FROM PRIVATE DRIVEWAY.
- PARCEL A IS TO BE DEDICATED TO THE COUNTY. PARCEL B IS TO BE OWNED AND MAINTAINED BY THE ORCHARDS PHASE 1 HOME OWNERS ASSOCIATION.
- 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.

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	45.00'	24.14'	30°44'16"	S74°14'11"E	23.85'
C2	45.00'	9.81'	12°29'07"	S52°37'29"E	9.79'
C3	15.00'	23.56'	90°00'00"	N45°23'41"E	21.21'
C4	670.00'	76.34'	6°31'42"	N2°52'10"W	76.30'
C5	670.00'	10.07'	0°51'41"	S6°33'51"E	10.07'
C6	670.00'	10.09'	0°51'48"	S7°25'36"E	10.09'
C7	670.00'	119.04'	10°10'47"	N12°56'53"W	118.88'
C8	670.00'	108.73'	9°17'54"	N22°41'14"W	108.61'
C9	670.00'	10.00'	0°51'19"	S27°45'51"E	10.00'
C10	670.00'	10.01'	0°51'21"	S28°37'11"E	10.01'
C11	670.00'	43.68'	3°44'06"	N30°54'54"W	43.67'
C12	670.00'	387.97'	33°10'38"	N16°11'38"W	382.57'
C13	801.50'	100.72'	7°11'59"	N4°44'58"W	100.65'
C14	801.50'	73.96'	5°17'19"	N10°59'37"W	73.96'
C15	801.50'	94.72'	6°46'15"	N17°01'25"W	94.66'
C16	801.50'	6.78'	0°28'04"	N20°39'04"W	6.78'
C17	801.50'	276.19'	19°44'38"	N11°01'18"W	274.83'
C18	15.00'	7.14'	27°15'38"	N46°24'46"W	7.07'
C19	15.00'	14.99'	57°14'43"	N88°39'57"W	14.37'
C20	15.00'	22.12'	84°30'21"	N75°02'08"W	20.17'
C21	455.00'	2.28'	0°17'15"	N62°51'19"E	2.28'
C22	455.00'	129.89'	16°21'25"	N43°32'41"E	129.45'
C25	15.00'	22.12'	84°30'21"	S9°28'13"W	20.17'
C30	730.00'	38.19'	2°59'50"	N31°17'02"W	38.18'
C31	730.00'	10.05'	0°47'19"	S29°23'28"E	10.05'
C32	730.00'	10.04'	0°47'15"	S28°36'11"E	10.04'
C33	730.00'	75.06'	5°53'28"	N25°15'49"W	75.02'
C34	730.00'	75.26'	5°54'25"	N19°21'53"W	75.23'
C35	730.00'	10.09'	0°47'32"	S16°00'54"E	10.09'
C36	730.00'	10.11'	0°47'38"	S15°13'19"E	10.11'
C37	730.00'	21.13'	1°39'31"	N13°59'45"W	21.13'
C38	730.00'	76.33'	5°59'27"	N10°10'16"W	76.29'
C39	730.00'	10.08'	0°47'28"	S6°46'49"E	10.08'
C40	730.00'	10.06'	0°47'23"	S5°59'23"E	10.06'
C41	730.00'	76.31'	5°59'23"	N2°36'00"W	76.28'
C42	730.00'	422.71'	33°10'38"	N16°11'38"W	416.83'
C43	15.00'	23.56'	90°00'00"	S44°36'19"E	21.21'
C44	170.00'	11.48'	3°52'13"	N88°27'34"E	11.48'
C45	170.00'	132.23'	44°33'55"	N64°14'30"E	128.92'
C46	170.00'	120.22'	40°31'02"	N70°08'10"E	117.73'

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C47	425.00'	2.13'	0°17'15"	N62°51'19"E	2.13'
C48	425.00'	40.75'	5°29'39"	N59°57'52"E	40.74'
C49	425.00'	40.75'	5°29'39"	N54°28'13"E	40.74'
C50	425.00'	121.33'	16°21'25"	N43°32'41"E	120.92'
C51	425.00'	42.89'	5°46'54"	N60°06'30"E	42.87'
C52	425.00'	162.08'	21°51'04"	N46°17'31"E	161.10'
C53	700.00'	405.34'	33°10'38"	N16°11'38"W	399.70'
C54	200.00'	141.39'	40°30'15"	N70°08'34"E	138.46'

LINE	BEARING	LENGTH
PL1	N0°23'41"E	30.00'
PL2	S89°36'19"E	41.95'
PL3	N0°23'41"E	30.00'
PL4	N89°36'19"W	46.45'
PL5	N27°00'03"W	30.00'
PL6	S62°59'57"W	2.93'
PL7	N27°00'03"W	30.00'

LINE	BEARING	LENGTH
L8	N0°23'41"E	31.77'
L9	S89°36'19"E	20.00'
L10	N0°23'41"E	75.00'
L11	N0°23'41"E	20.00'
L12	S89°36'19"E	136.96'
L13	N26°35'33"W	20.00'
L14	S63°24'27"W	128.34'
L15	S32°46'57"E	24.95'
L16	S32°46'57"E	24.95'
L18	N23°48'56"W	20.00'
L19	N66°11'04"E	26.73'
L20	N66°11'04"E	126.32'
L21	N66°11'04"E	26.87'
L22	N23°48'56"W	20.00'
L23	N66°11'04"E	130.66'
L24	S89°36'19"E	26.73'
L25	S0°23'41"W	20.00'
L26	S89°36'19"E	129.96'
L27	N0°23'41"E	36.57'
L28	N0°23'41"E	75.00'
L29	S89°36'19"E	20.00'
L30	N0°23'41"E	40.11'
L31	N0°23'41"E	75.00'
L32	S89°36'19"E	20.00'

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 County Recorder's office. I further certify that all lots meet frontage width and area requirements of applicable zoning ordinances.

BOUNDARY DESCRIPTION

Trent R. Williams, PLS License no. 8034679 Date

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.

THE ORCHARDS AT JDC RANCH PHASE 1

Convey to **CITY NAME**, or its designee, all those parts or portions of said tract of land designated as parks to be used as public open space. 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.

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 city a perpetual open space right and easement on and over the common areas to guarantee to **CITY NAME** 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 hereon 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: _____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
County of Weber JS.S.

On the _____ day of _____, A.D. 20_____, _____ personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledged to me that He is the Manager, of West Park Community LLC a Limited Liability Company and that He signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Limited Liability Company executed the same.

MY COMMISSION EXPIRES: _____

RESIDING IN _____ COUNTY.

NOTARY PUBLIC

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

THE ORCHARDS AT JDC RANCH PHASE 1

LOCATED IN THE NORTH HALF
OF SECTION 27
TOWNSHIP 7 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
PLAIN CITY, WEBER COUNTY, UTAH

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE
PAID _____ FILED FOR RECORD AND
RECORDED THIS _____ DAY OF _____, 20_____
AT _____ IN BOOK _____ OF OFFICIAL RECORDS
PAGE _____

SHEET 1 OF 2

PROJECT NUMBER : 9630
MANAGER : C.PRESTON
DRAWN BY : J.MOSS
CHECKED BY : T.WILLIAMS
DATE : 10/9/2023

WEBER COUNTY RECORDER

BY _____ DEPUTY RECORDER

COUNTY ATTORNEY'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____
BY THE WEBER COUNTY ATTORNEY.

WEBER COUNTY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____
BY THE COUNTY PLANNING COMMISSION APPROVAL

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

COUNTY ENGINEER'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____
BY THE WEBER COUNTY ENGINEER

WEBER COUNTY ENGINEER

COUNTY COUNCIL APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____
BY THE WEBER COUNTY COUNCIL

COUNTY RECORDER

COUNCIL CHAIR



LAYTON
919 North 400 West
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315
WWW.ENSIGNENG.COM

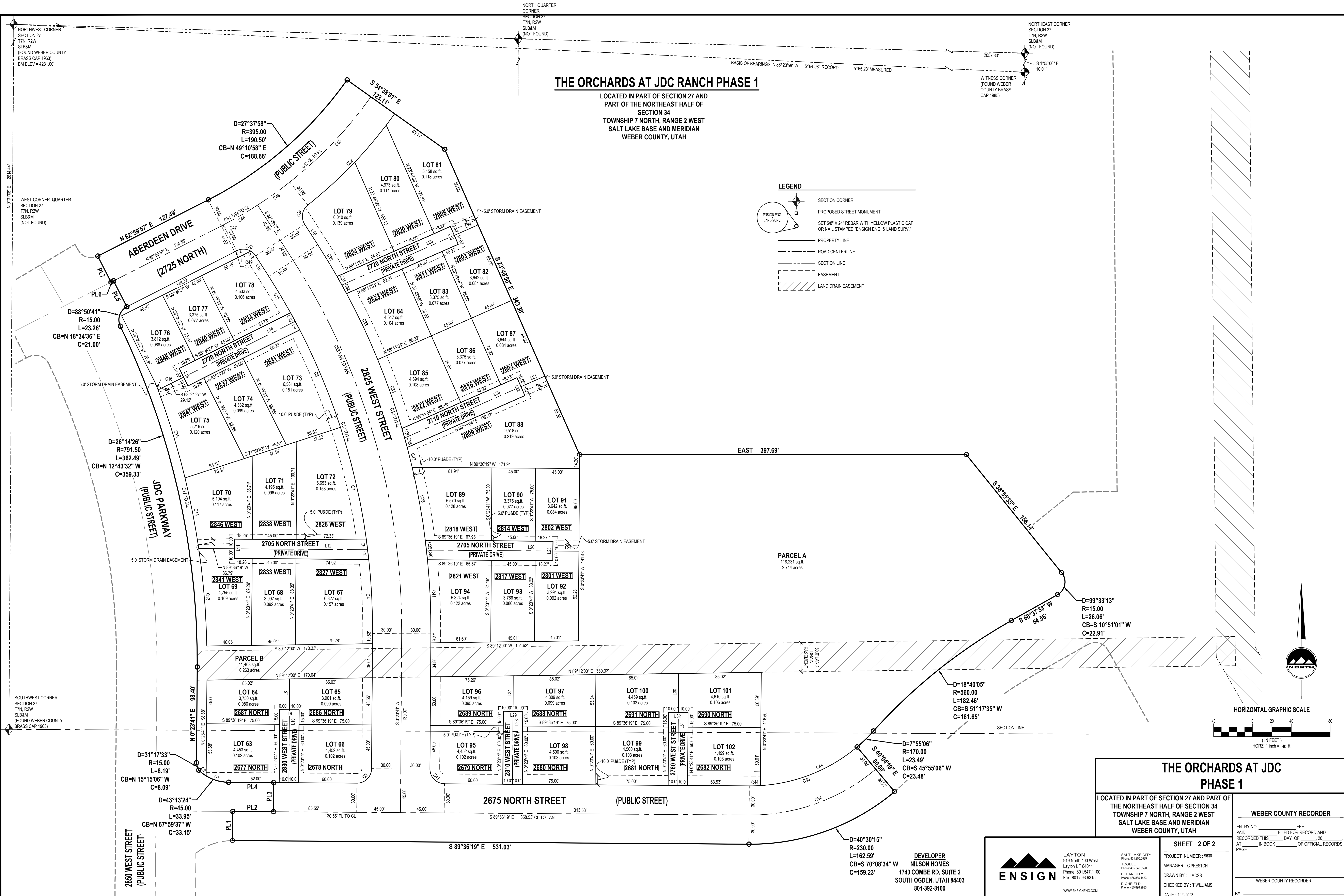
SALT LAKE CITY
Phone: 801.255.0023
TOOELE
Phone: 435.843.3590
CEDAR CITY
Phone: 435.965.1463
RICHFIELD
Phone: 435.996.2963

THE ORCHARDS AT JDC RANCH PHASE 1

LOCATED IN PART OF SECTION 27 AND PART OF THE NORTHEAST HALF OF SECTION 34
 TOWNSHIP 7 NORTH, RANGE 2 WEST
 SALT LAKE BASE AND MERIDIAN
 WEBER COUNTY, UTAH

LEGEND

- SECTION CORNER
- PROPOSED STREET MONUMENT
- SET 5/8" X 24" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSGN ENG. & LAND SURV."
- PROPERTY LINE
- ROAD CENTERLINE
- SECTION LINE
- EASEMENT
- LAND DRAIN EASEMENT



THE ORCHARDS AT JDC PHASE 1

LOCATED IN PART OF SECTION 27 AND PART OF THE NORTHEAST HALF OF SECTION 34
 TOWNSHIP 7 NORTH, RANGE 2 WEST
 SALT LAKE BASE AND MERIDIAN
 WEBER COUNTY, UTAH

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE _____
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 RECORDED THIS _____ DAY OF _____ 20____
 AT _____ IN BOOK _____ OF OFFICIAL RECORDS
 PAGE _____

SHEET 2 OF 2

PROJECT NUMBER: 9630
 MANAGER: C.PRESTON
 DRAWN BY: J.MOSS
 CHECKED BY: T.WILLIAMS
 DATE: 10/9/2023

WEBER COUNTY RECORDER
 DEPUTY RECORDER

LAYTON
 919 North 400 West
 Layton UT 84041
 Phone: 801.547.1100
 Fax: 801.593.6315
 WWW.ENSGNENG.COM

SALT LAKE CITY
 Phone: 801.255.0519

TOOELE
 Phone: 435.843.3590

CEDAR CITY
 Phone: 435.866.1653

RICHFIELD
 Phone: 435.866.2983

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

D=40°30'15"
 R=230.00
 L=162.59'
 CB=S 70°08'34" W
 C=159.23'

D=7°55'06"
 R=170.00
 L=23.49'
 CB=S 45°55'06" W
 C=23.48'

D=18°40'05"
 R=560.00
 L=182.46'
 CB=S 51°17'35" W
 C=181.65'

D=99°33'13"
 R=15.00
 L=26.06'
 CB=S 10°51'01" W
 C=22.91'

D=31°17'33"
 R=15.00
 L=8.19'
 CB=N 15°15'06" W
 C=8.09'

D=43°13'24"
 R=45.00
 L=33.95'
 CB=N 67°59'37" W
 C=33.15'

D=26°14'26"
 R=791.50
 L=362.49'
 CB=N 12°43'32" W
 C=359.33'

D=88°50'41"
 R=15.00
 L=23.26'
 CB=N 18°34'36" E
 C=21.00'

D=27°37'58"
 R=395.00
 L=190.50'
 CB=N 49°10'58" E
 C=188.66'

