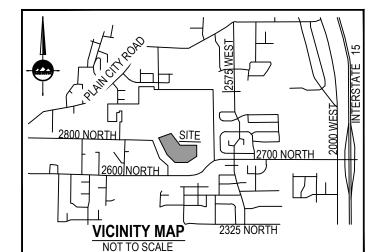
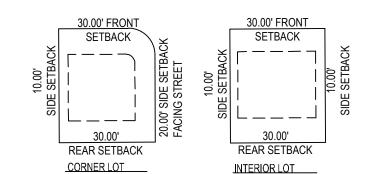
THE ORCHARDS AT JDC RANCH PHASE 1

LOCATED IN THE SOUTHEAST QUARTER SECTION 27 AND THE NORTHEAST QUARTER SECTION 34 TOWNSHIP 7 NORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN WEBER COUNTY, UTAH DECEMBER 2023



GENERAL NOTES:

- PROPERTY IS WITHIN RESIDENTIAL OVERLAY ZONE. A. FRONT YARD SETBACK IS 10' FROM PUBLIC RIGHT OF WAY (5' FROM PRIVATE DRIVEWAY)
 - B. REAR YARD SETBACK IS 10' C. SIDE YARD SETBACK IS 5' TOTAL (MINIMUM 10' BETWEEN
- 2. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU&DE) ARE 10' FRONT FROM PUBLIC RIGHT OF WAY, 5' FROM PRIVATE DRIVEWAY.
- 3. PARCEL A IS TO BE DEDICATED TO THE COUNTY. PARCEL B IS TO BE OWNED AND MAINTAINED BY THE ORCHARDS PHASE 1 HOME OWNER'S ASSOCIATION.
- 4. 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. 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.
- 6. 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.



BUILDING SETBACKS

PROF	PERTY LINE	TABLE
LINE	BEARING	LENGTH
PL1	N0°23'41"E	30.00'
PL2	S89°36'19"E	41.95'
PL3	N0°24'17"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'
PL8	S23°48'56"E	8.61'
PL9	S11°13'32"E	45.88'

	PRO	PERTY	CURVE T	ABLE	
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHOR
PC1	45.00'	33.95'	43°13'24"	N67°59'37"W	33.15'
PC2	15.00'	8.19'	31°17'33"	N15°15'06"W	8.09'
PC3	791.50'	362.49'	26°14'26"	N12°43'32"W	359.33
PC4	15.00'	23.26'	88°50'41"	N18°34'36"E	21.00'
PC5	395.00'	190.50'	27°37'58"	N49°10'58"E	188.66
PC6	15.00'	26.06'	99°33'13"	S10°51'01"W	22.91'
PC7	560.00'	182.46'	18°40'05"	S51°17'35"W	181.65
PC8	170.00'	23.49'	7°55'06"	S45°55'06"W	23.48'
PC9	230.00'	162.59'	40°30'15"	S70°08'34"W	159.23

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	45.00'	9.81'	12°29'07"	N52°37'29"W	9.79'
C2	45.00'	24.14'	30°44'16"	N74°14'11"W	23.85'
C3	15.00'	23.56'	90°00'00"	N45°23'41"E	21.21'
C4	670.00'	76.40'	6°32'02"	N2°52'20"W	76.36'
C5	670.00'	10.01'	0°51'22"	N6°34'01"W	10.01'
C6	670.00'	10.02'	0°51'24"	N7°25'24"W	10.02'
C7	670.00'	119.12'	10°11'11"	N12°56'42"W	118.96'
C8	670.00'	103.73'	8°52'15"	N22°28'24"W	103.63'
C9	670.00'	10.00'	0°51'19"	N27°20'11"W	10.00'
C10	670.00'	10.00'	0°51'20"	N28°11'30"W	10.00'
C11	670.00'	48.68'	4°09'47"	N30°42'04"W	48.67'
C12	15.00'	22.12'	84°30'21"	N75°02'08"W	20.17'
C13	455.00'	2.28'	0°17'15"	N62°51'19"E	2.28'
C14	801.50'	11.81'	0°50'39"	N20°28'17"W	11.81'
C15	801.50'	89.69'	6°24'41"	N16°50'37"W	89.64'
C16	801.50'	87.48'	6°15'13"	N10°30'40"W	87.44'
C17	801.50'	92.22'	6°35'32"	N4°05'18"W	92.17'
C18	455.00'	8.88'	1°07'05"	N35°55'32"E	8.88'
C19	455.00'	50.02'	6°17'55"	N40°21'22"E	49.99'
C20	455.00'	65.26'	8°13'04"	N47°36'52"E	65.20'
C21	15.00'	22.12'	84°30'21"	N9°28'13"E	20.17'
C22	730.00'	43.21'	3°23'30"	N31°05'12"W	43.21'
C23	730.00'	10.05'	0°47'19"	N29°23'28"W	10.05'
C24	730.00'	10.04'	0°47'15"	N28°36'11"W	10.04'
C25	730.00'	85.05'	6°40'32"	N24°28'40"W	85.01'
C26	730.00'	85.52'	6°42'45"	N17°47'02"W	85.47'
C27	730.00'	10.16'	0°47'51"	N14°01'44"W	10.16'
C28	730.00'	10.16'	0°47'51"	N13°13'53"W	10.16'
C29	730.00'	72.07'	5°39'25"	N10°00'15"W	72.04'
C30	730.00'	10.08'	0°47'28"	N6°46'49"W	10.08'
C31	730.00'	10.06'	0°47'23"	N5°59'23"W	10.06'
C32	730.00'	76.31'	5°59'23"	N2°36'00"W	76.28'
C33	15.00'	23.56'	90°00'00"	N44°36'19"W	21.21'
C34	170.00'	11.48'	3°52'13"	N88°27'34"E	11.48'
C35	170.00'	98.68'	33°15'37"	N66°30'27"E	97.31'
C36	425.00'	2.13'	0°17'15"	N62°51'19"E	2.13'
C37	425.00'	40.75'	5°29'39"	N59°57'52"E	40.74'
C38	425.00'	40.75'	5°29'39"	N54°28'13"E	40.74'
C39	425.00'	121.33'	16°21'25"	N43°32'41"E	120.92'
C40	700.00'	405.34'	33°10'38"	N16°11'38"W	399.70'
C41	200.00'	141.39'	40°30'15"	N70°08'34"E	138.46'
C42	425.00'	42.89'	5°46'54"	N60°06'30"E	42.87'
C43	425.00'	162.08'	21°51'04"	N46°17'31"E	161.10'

CURVE TABLE

	LINE TABL	.E
LINE	BEARING	LENGTH
L1	N0°23'41"E	31.77'
L2	S89°36'19"E	20.00'
L3	N0°23'41"E	75.00'
L4	N85°56'54"E	35.37'
L5	N4°03'06"W	20.00'
L6	N85°56'54"E	136.96'
L7	N63°24'27"E	29.98'
L8	N26°35'33"W	20.00'
L9	N63°24'27"E	128.46'
L10	N32°46'57"W	24.95'
L11	N32°46'57"W	24.95'
L12	N66°11'04"E	26.73'
L13	N23°48'56"W	20.00'
L14	N66°11'04"E	135.89'
L15	N66°11'04"E	26.87'
L16	N23°48'56"W	20.00'
L17	N66°10'46"E	144.70'
L18	S89°36'19"E	26.73'
L19	N0°23'41"E	20.00'
L20	S89°36'19"E	139.96'
L21	N0°23'41"E	36.57'
L22	S89°36'19"E	20.00'
L23	N0°23'41"E	75.00'
L24	N0°23'41"E	40.22'
L25	S89°36'19"E	20.00'
L26	N0°23'41"E	74.97'
		_

SURVEYOR'S CERTIFICATE

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. <u>8034679</u> 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.

SURVEY NARRATIVE

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 and the Northeast Quarter of Section 34, 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 89°44'59" West 399.55 feet along the Section Line from the Southeast Corner of said Section 27 and running thence:

thence southerly 162.59 feet along the arc of a 230.00-foot radius tangent curve to the left (center bears North 0°23'41" East and the ong chord bears South 70°08'34" West 159.23 feet with a central angle of 40°30'15");

- thence North 89°36'19" West 531.03 feet;
- thence North 0°23'41" East 30.00 feet;
- thence South 89°36'19" East 41.95 feet; thence North 0°24'17" East 30.00 feet;
- thence North 89°36'19" West 46.45 feet;

thence northerly 33.95 feet along the arc of a 45.00-foot radius tangent curve to the left (center bears North 43°37'05" East and the long chord bears North 67°59'37" West 33.15 feet with a central angle of 43°13'24");

thence northerly 8.19 feet along the arc of a 15.00-foot radius tangent curve to the right (center bears South 89°36'19" East and the long chord bears North 15°15'06" West 8.09 feet with a central angle of 31°17'33");

thence North 0°23'41" East 98.40 feet; thence northerly 362.49 feet along the arc of a 791.50-foot radius tangent curve to the left (center bears South 89°36'19" East and the

long chord bears North 12°43'32" West 359.33 feet with a central angle of 26°14'26"); thence northerly 23.26 feet along the arc of a 15.00-foot radius tangent curve to the right (center bears North 27°00'03" West and the

- long chord bears North 18°34'36" East 21.00 feet with a central angle of 88°50'41"); thence North 27°00'03" West 30.00 feet;
- thence South 62°59'57" West 2.93 feet; thence North 27°00'03" West 30.00 feet;
- thence North 62°59'57" East 127.49 feet;
- thence northerly 190.50 feet along the arc of a 395.00-foot radius tangent curve to the right (center bears South 54°38'01" East and the ong chord bears North 49°10'58" East 188.66 feet with a central angle of 27°37'58");
- thence South 54°38'01" East 142.63 feet: thence South 23°48'56" East 273.24 feet;
- thence South 23°48'56" East 8.61 feet; thence South 11°13'32" East 45.88 feet;
- thence East 397.69 feet; thence South 38°55'35" East 156.14 feet;
- thence southerly 26.06 feet along the arc of a 15.00-foot radius tangent curve to the left (center bears North 29°22'22" West and the long chord bears South 10°51'01" West 22.91 feet with a central angle of 99°33'13");

thence South 60°37'38" West 54.56 feet; thence southerly 182.46 feet along the arc of a 560.00-foot radius tangent curve to the left (center bears South 48°02'27" East and the

long chord bears South 51°17'35" West 181.65 feet with a central angle of 18°40'05"); thence southerly 23.49 feet along the arc of a 170.00-foot radius tangent curve to the left (center bears North 40°07'22" West and the

long chord bears South 45°55'06" West 23.48 feet with a central angle of 7°55'06"); thence South 40°06'34" East 60.00 feet to the Point of Beginning;

Contains: 431,497.126 square feet or 9.905 acres. 101 Lots and 2 Open Spaces

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, and do hereby dedicate, grant and convey to Weber County

Utah, or its designee, all those parts or portions of said tract of land designated as parks the same to be used as public open space:

THE ORCHARDS AT JDC RANCH

PHASE 1

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

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 herof 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.

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH County of Weber \S.S.

In witness whereof We(I) have hereto set our hands(s) this _____ day of __

personally appeared before me, the undersigned Notary Public, in and for said County of _ 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:

THE ORCHARDS AT JDC RANCH

RESIDING IN

PHASE 1 LOCATED IN THE SOUTHEAST QUARTER SECTION 27 AND THE NORTHEAST QUARTER SECTION 34 TOWNSHIP 7 NORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN

WEBER COUNTY, UTAH

WEBER COUNTY RECORDER ENTRY NO. FILED FOR RECORD AND

COUNTY.

RECORDED THIS DAY OF 20 AT IN BOOK OF OFFICIAL RECORDS PAGE SHEET 1 OF 3 PROJECT NUMBER: 9872 MANAGER : C.PRESTON DRAWN BY: J.RINDLISBACHER WEBER COUNTY RECORDER CHECKED BY : T.WILLIAMS DATE: 12/8/2023

919 North 400 West Layton UT 84041 Phone: 801.547.1100 **ENSIGN** Phone: 801.547.110 Fax: 801.593.6315

WWW.ENSIGNENG.COM

Phone: 801.255.0529 Phone: 435.843.3590 CEDAR CITY Phone: 435.865.1453 Phone: 435.896.2983

BOARD OF HEALTH APPROVAL APPROVED THIS , BY THE BOARD OF HEALTH.

SALT LAKE COUNTY HEALTH DEPT.

COUNTY ATTORNEY'S APPROVAL APPROVED THIS BY THE WEBER COUNTY ATTORNEY.

WEBER COUNTY ATTORNEY

BY THE COUNTY PLANNING COMMISSION APPROVAL

APPROVED THIS BY THE WEBER COUNTY ENGINEER

WEBER COUNTY SURVEYOR

SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS ____ DAY OF ______, 20 _____.

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

APPROVED THIS BY THE COUNTY COMMISSIONER'S APPROVAL CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

RECORD OF SURVEY

DUNTY SURVEYOR REVIEWER DATE

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

PLANNING COMMISSION APPROVAL

WEBER COUNTY ENGINEER

COUNTY ENGINEER'S APPROVAL

COUNTY COMMISSION APPROVAL

DEPUTY RECORDER

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

DEVELOPER

