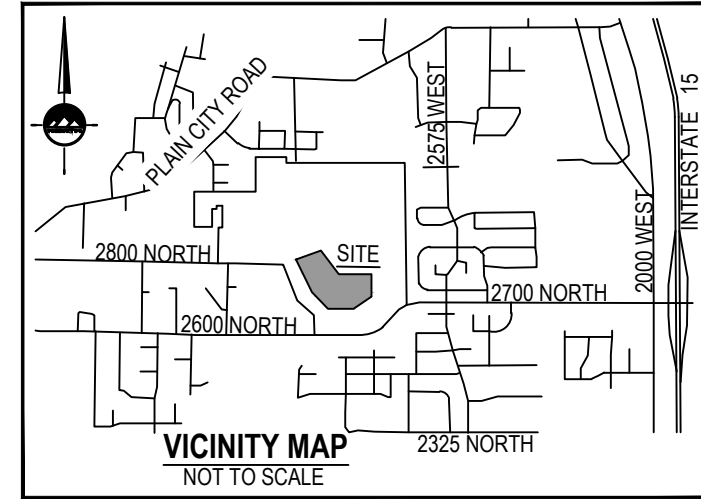


# THE ORCHARDS AT JDC RANCH PHASE 1

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:

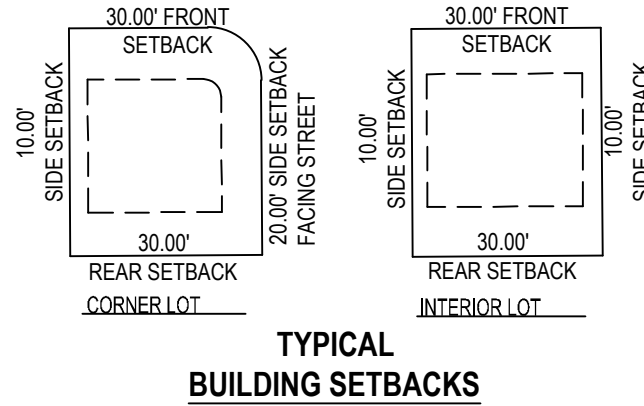
- PROPERTY IS WITHIN RESIDENTIAL OVERLAY ZONE.
  - FRONT YARD SETBACK IS 10' FROM PUBLIC RIGHT OF WAY (5' FROM PRIVATE DRIVEWAY)
  - REAR YARD SETBACK IS 10'
  - SIDE YARD SETBACK IS 5' TOTAL (MINIMUM 10' BETWEEN STRUCTURES)
- ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (P&DE) ARE 10' FROM FROM PUBLIC RIGHT OF WAY, 5' FROM PRIVATE DRIVEWAY.
- PARCEL A IS TO BE DEDICATED TO THE COUNTY, AND MAINTAINED IN ACCORDANCE WITH THE TERMS SET FORTH IN THE MASTER DEVELOPMENT AGREEMENT. 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.

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'

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
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'	23.29'	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°59'06"W	23.46'
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°38'32"	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"	N69°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'

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'



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 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- B(c)(1)h.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 \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN, WEBER COUNTY COMMISSION  
ATTEST: \_\_\_\_\_  
TITLE: \_\_\_\_\_

**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 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

**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

**SHEET 1 OF 3**

PROJECT NUMBER: 9872  
MANAGER: C.PRESTON  
DRAWN BY: J.RINDUSBACHER  
CHECKED BY: T.WILLIAMS  
DATE: 12/27/2023

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

WEBER COUNTY RECORDER  
\_\_\_\_\_  
WEBER COUNTY RECORDER  
BY \_\_\_\_\_  
DEPUTY RECORDER

**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 accurate as indicated and are sufficient to accurately establish the boundaries of the herein described tract of real property and that I have 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:

South 60.00 feet;  
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 long 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 15°15'06" 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 28°14'26");  
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 long chord bears North 49°10'58" West 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 89°36'19" 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°56'06" 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

Please update to match phase 1.

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) 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 assigns.

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. (Parcel A)

Grant and convey to the subdivision home owners association, all those parts 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 hereunto 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

## 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

**RECORD OF SURVEY**

ROS NO.: \_\_\_\_\_  
\$ \_\_\_\_\_  
COUNTY SURVEYOR REVIEWER DATE \_\_\_\_\_

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



LAYTON  
919 North 400 West  
Layton UT 84041  
Phone: 801.547.1100  
Fax: 801.593.6315

SALT LAKE CITY  
1000 East 1000 South  
TODDLE  
Phone: 435.863.3980  
CEDAR CITY  
Phone: 435.862.1453  
RICHFIELD  
Phone: 435.862.2693

**WEBER COUNTY SURVEYOR**

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTE THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

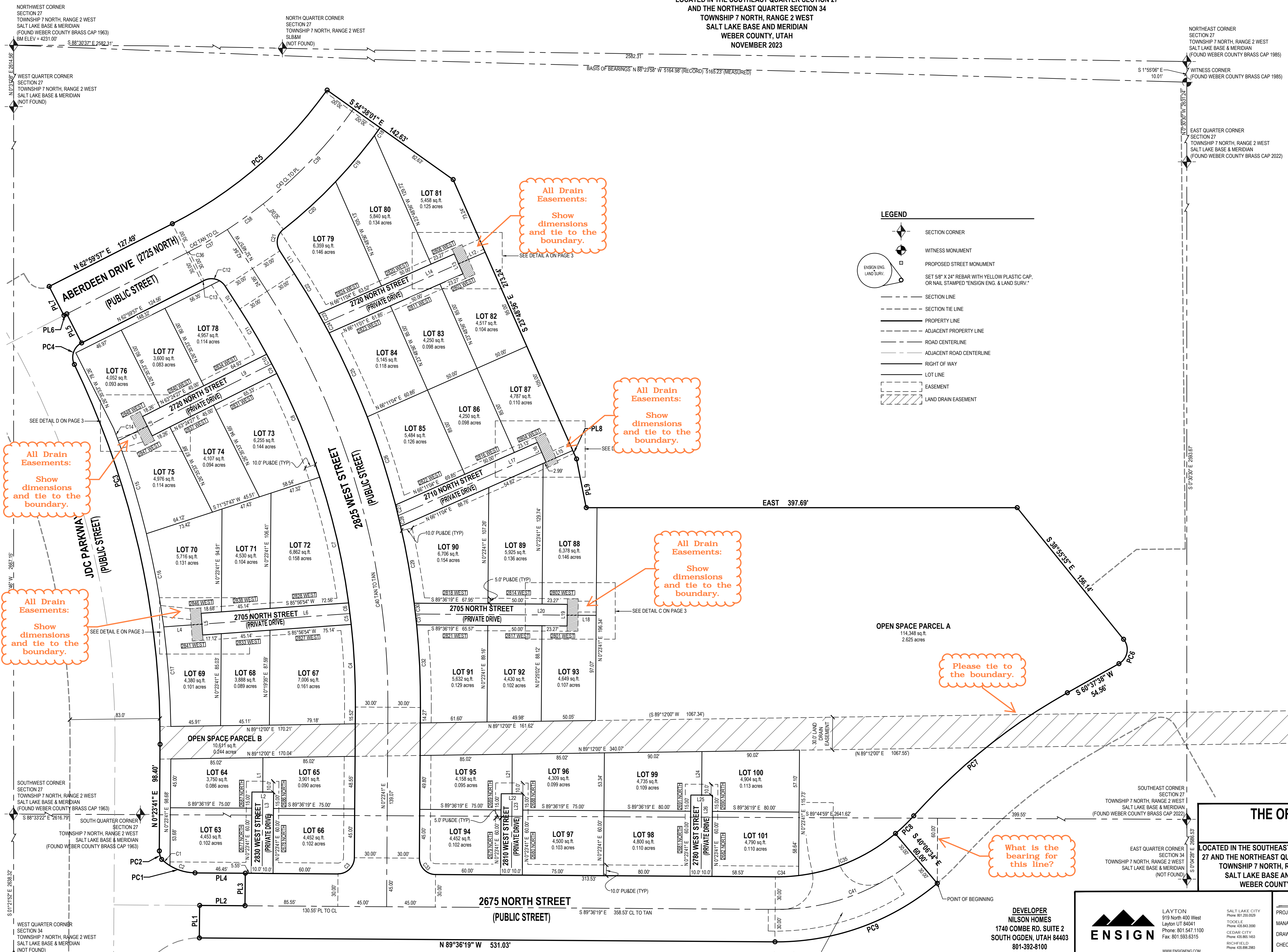
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
SIGNATURE



# 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  
NOVEMBER 2023



**LEGEND**

- SECTION CORNER
- WITNESS MONUMENT
- PROPOSED 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
- ROAD CENTERLINE
- ADJACENT ROAD CENTERLINE
- RIGHT OF WAY
- LOT LINE
- EASEMENT
- LAND DRAIN EASEMENT

All Drain Easements:  
Show dimensions and tie to the boundary.

All Drain Easements:  
Show dimensions and tie to the boundary.

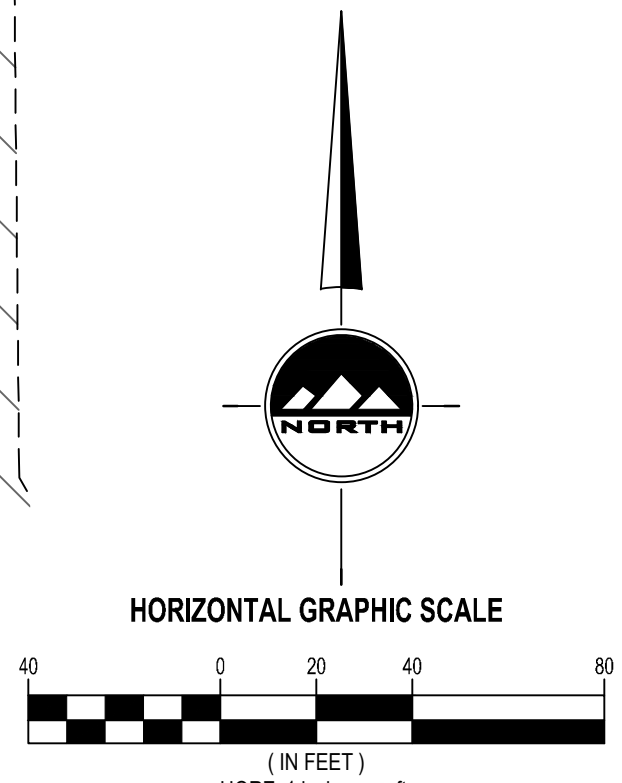
All Drain Easements:  
Show dimensions and tie to the boundary.

All Drain Easements:  
Show dimensions and tie to the boundary.

All Drain Easements:  
Show dimensions and tie to the boundary.

Please tie to the boundary.

What is the bearing for this line?



**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

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

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

SALT LAKE CITY  
1000 East 1000 South  
Salt Lake City UT 84143  
Phone: 801.438.3990  
Fax: 801.438.1633  
RICHFIELD  
1000 East 1000 South  
Richfield UT 84701  
Phone: 435.896.2983

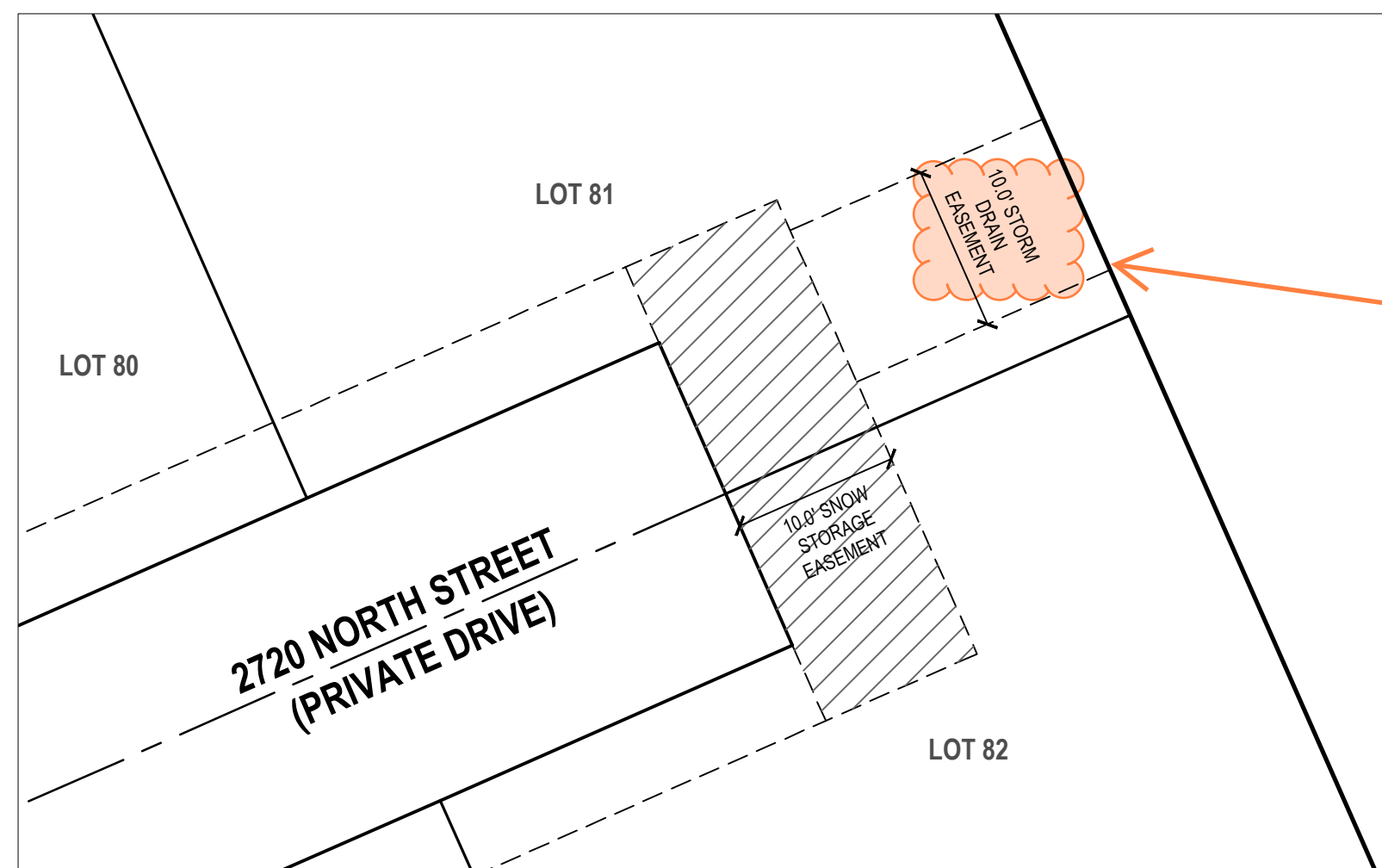
**SHEET 2 OF 3**  
PROJECT NUMBER: 9872  
MANAGER: C.PRESTON  
DRAWN BY: J.RINDLISCHACHER  
CHECKED BY: T.WILLIAMS  
DATE: 12/8/2023

**WEBER COUNTY RECORDER**  
ENTRY NO. \_\_\_\_\_ FILED FOR RECORD AND  
PAID \_\_\_\_\_ RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF OFFICIAL RECORDS  
PAGE \_\_\_\_\_  
WEBER COUNTY RECORDER  
DEPUTY RECORDER



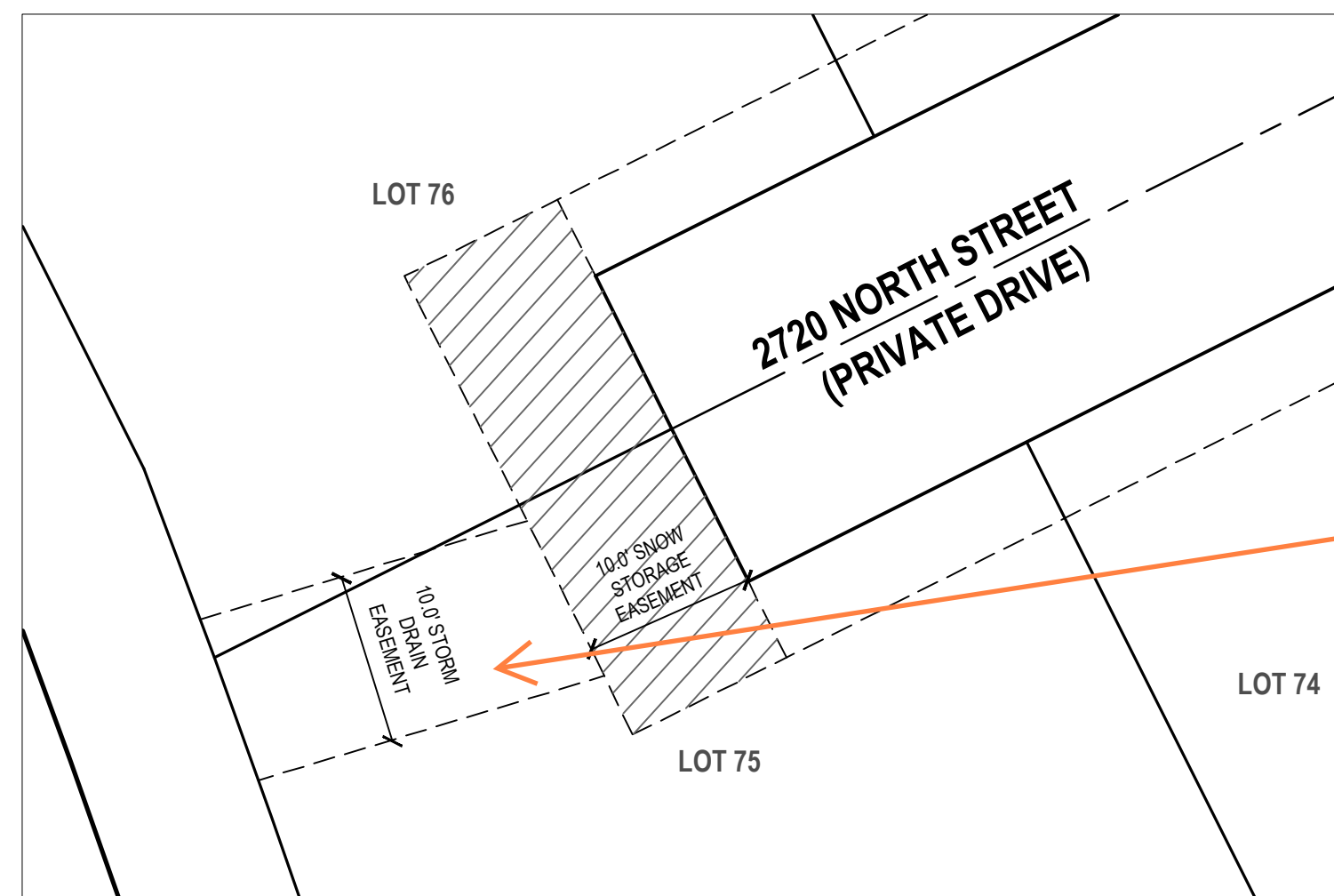
**THE ORCHARDS AT JDC RANCH PHASE 1**

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  
NOVEMBER 2023



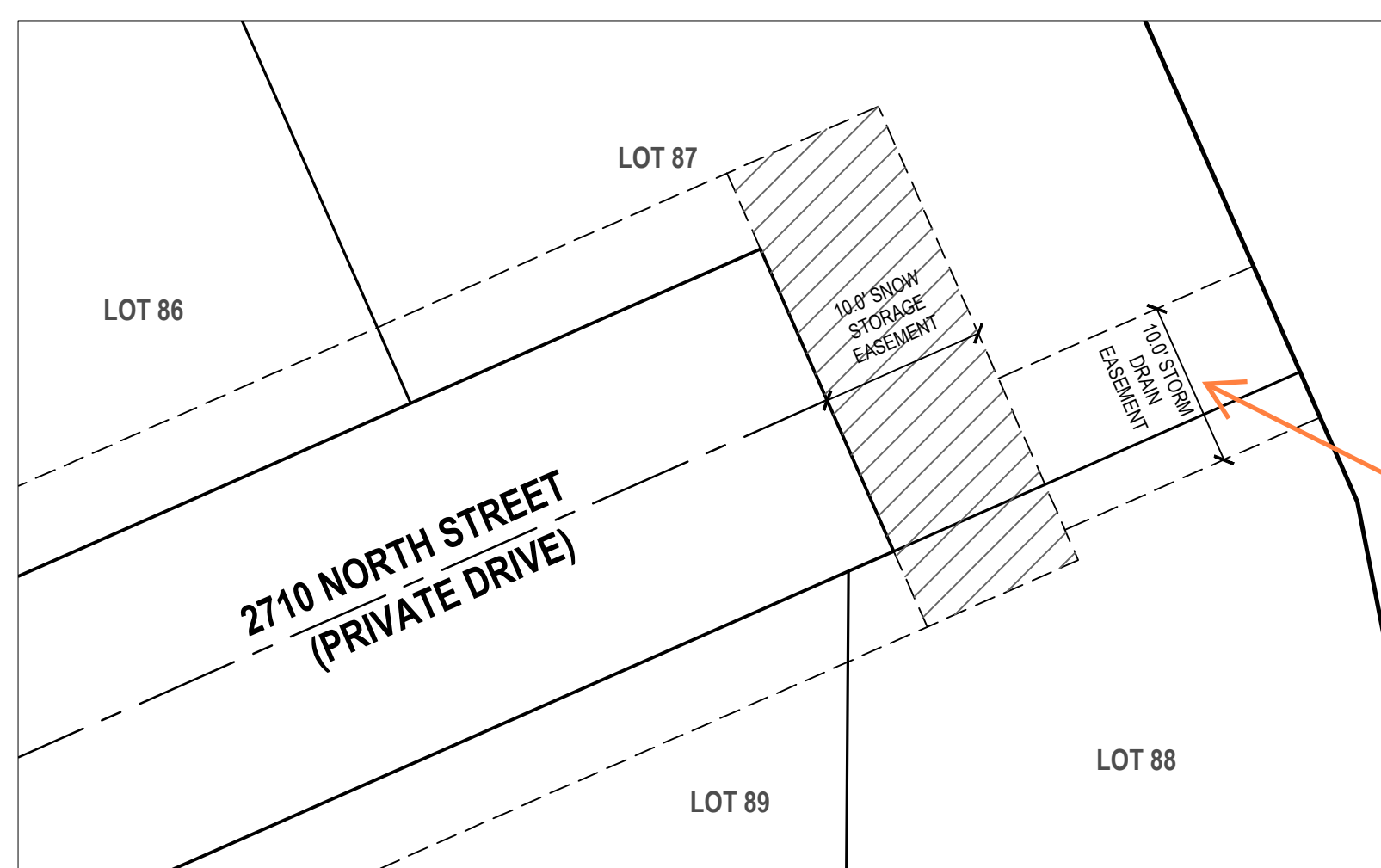
**DETAIL A**

All Drain Easements:  
Show dimensions and tie to the boundary.



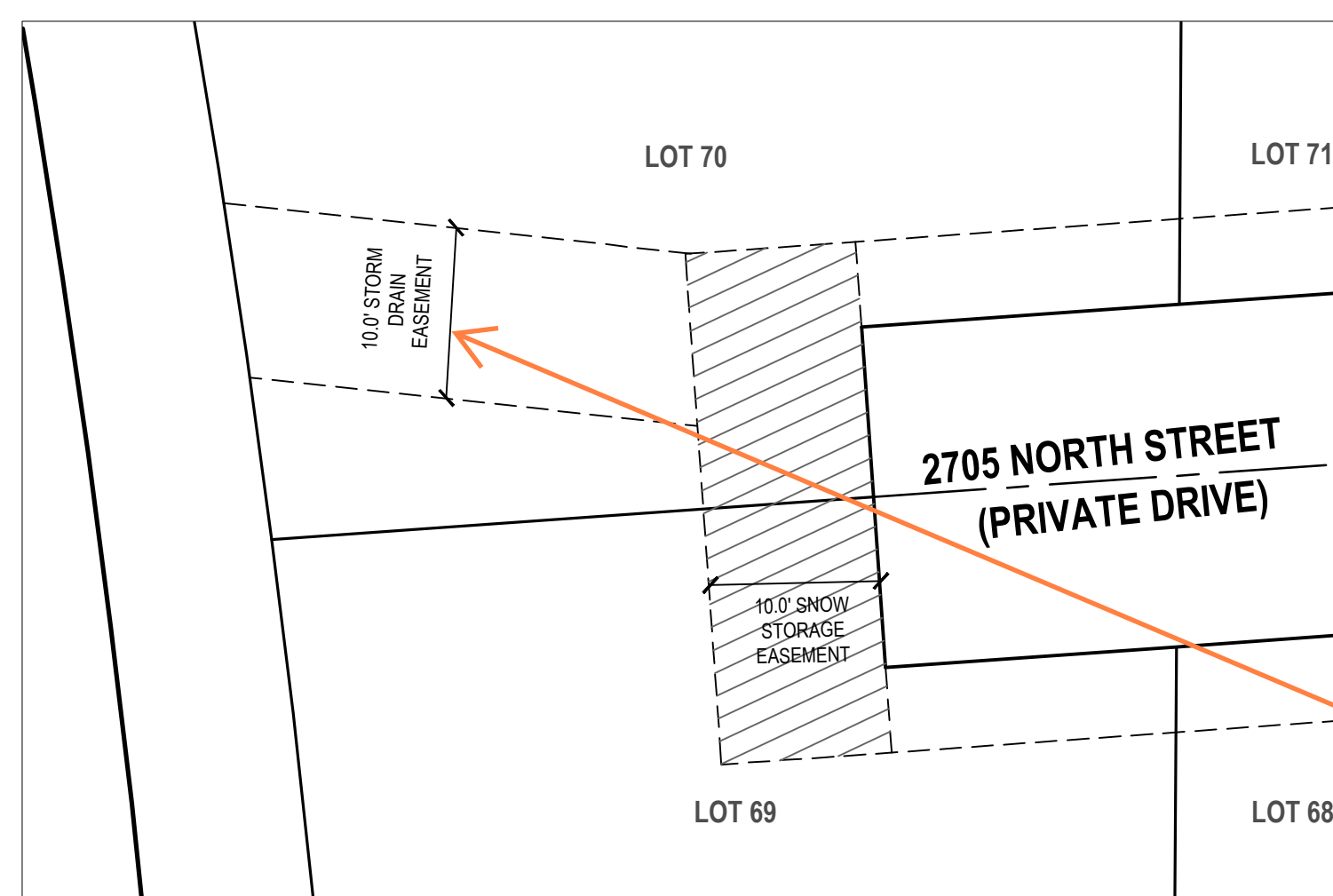
**DETAIL D**

All Drain Easements:  
Show dimensions and tie to the boundary.



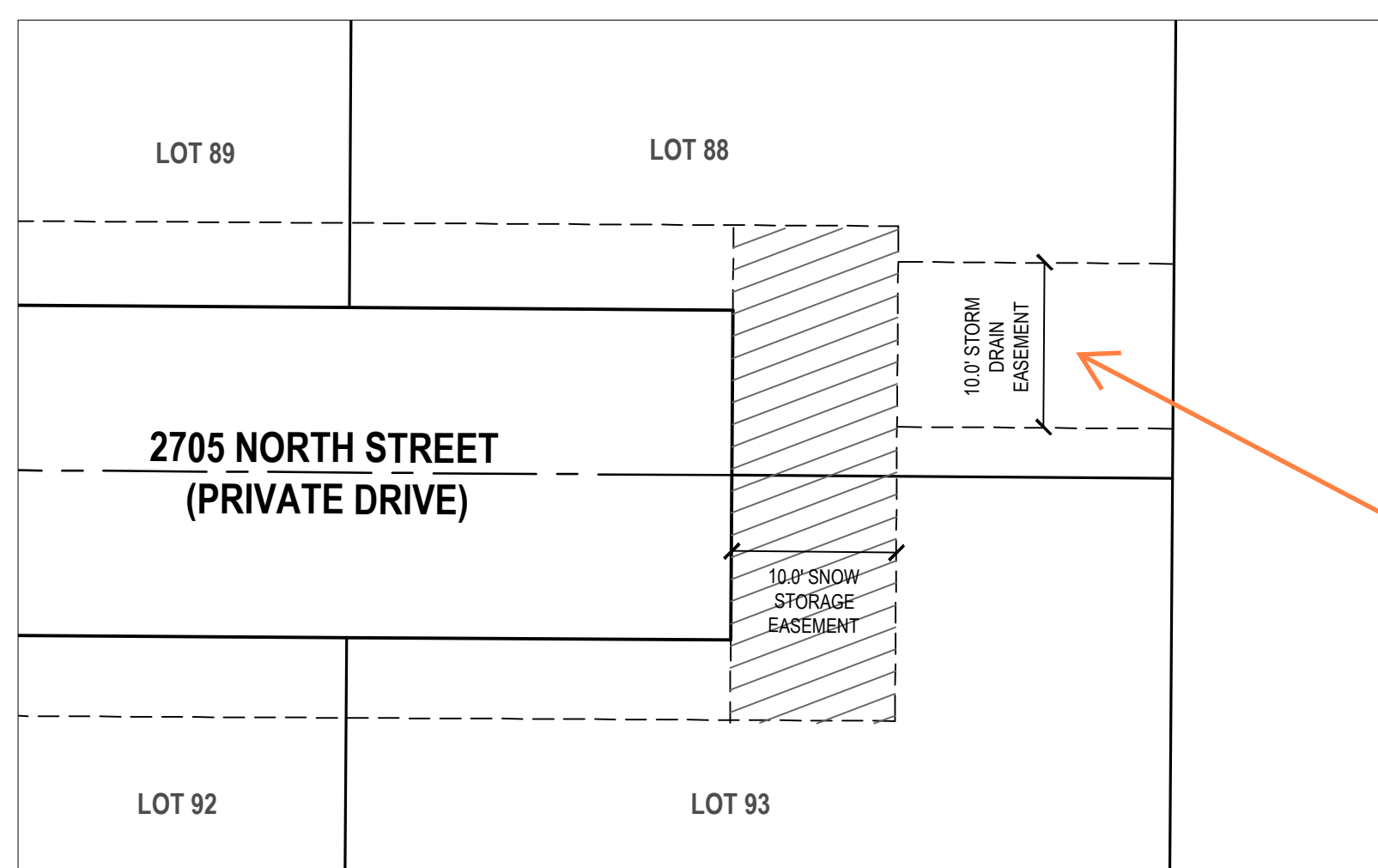
**DETAIL B**

All Drain Easements:  
Show dimensions and tie to the boundary.



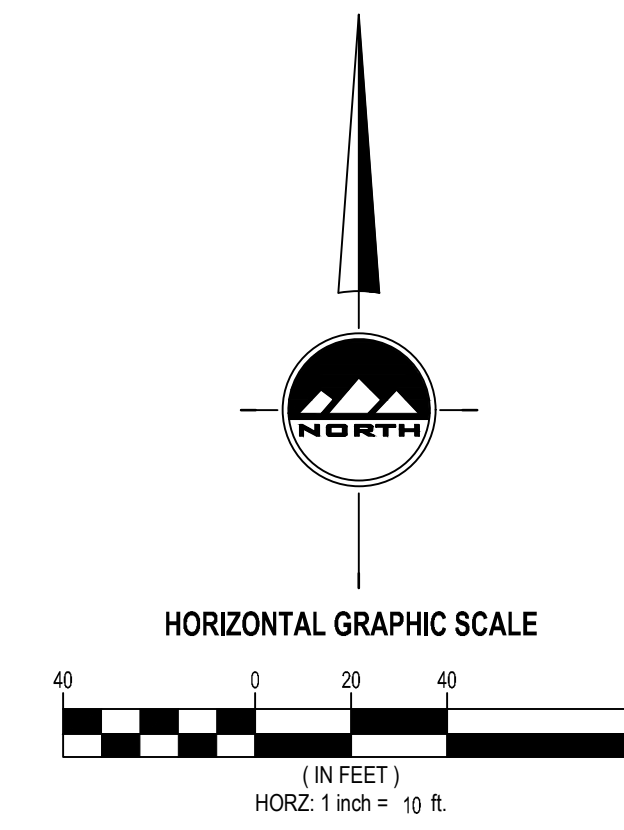
**DETAIL E**

All Drain Easements:  
Show dimensions and tie to the boundary.



**DETAIL C**

All Drain Easements:  
Show dimensions and tie to the boundary.



**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

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

**DEVELOPER**  
NILSON HOMES  
1740 COMBE RD, SUITE 2  
SOUTH OGDEN, UTAH 84403  
801-392-9100

**WEBER COUNTY RECORDER**  
ENTRY NO. \_\_\_\_\_ FEE \_\_\_\_\_  
PAID \_\_\_\_\_ FILED FOR RECORD AND  
RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF OFFICIAL RECORDS  
PAGE \_\_\_\_\_  
PROJECT NUMBER: 9872  
MANAGER: C. PRESTON  
DRAWN BY: J. RINDUSBACHER  
CHECKED BY: T. WILLIAMS  
DATE: 12/8/2023  
BY \_\_\_\_\_  
DEPUTY RECORDER

**SHEET 3 OF 3**