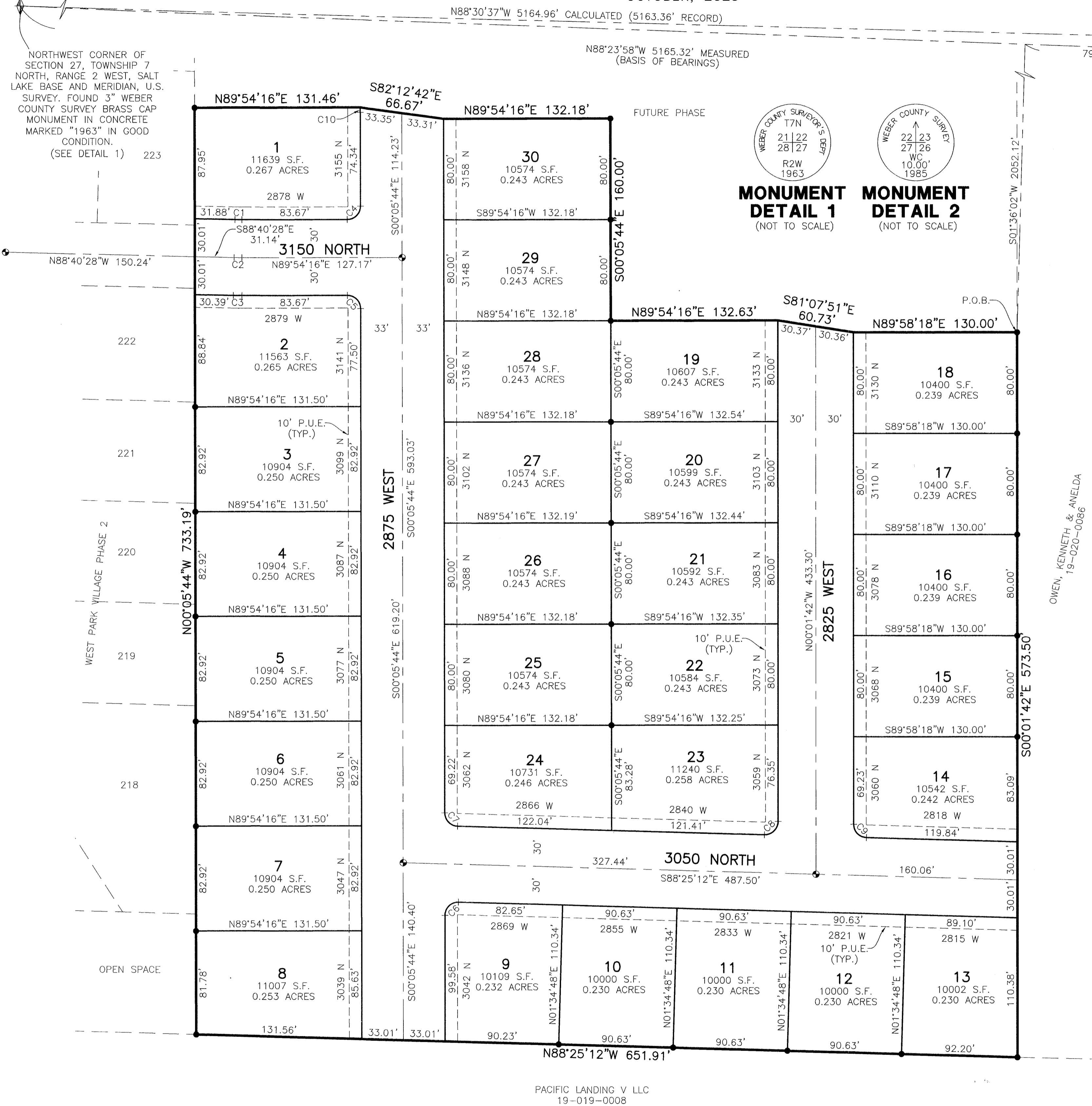


# THE GROVE AT JDC RANCH SUBDIVISION PHASE 1

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

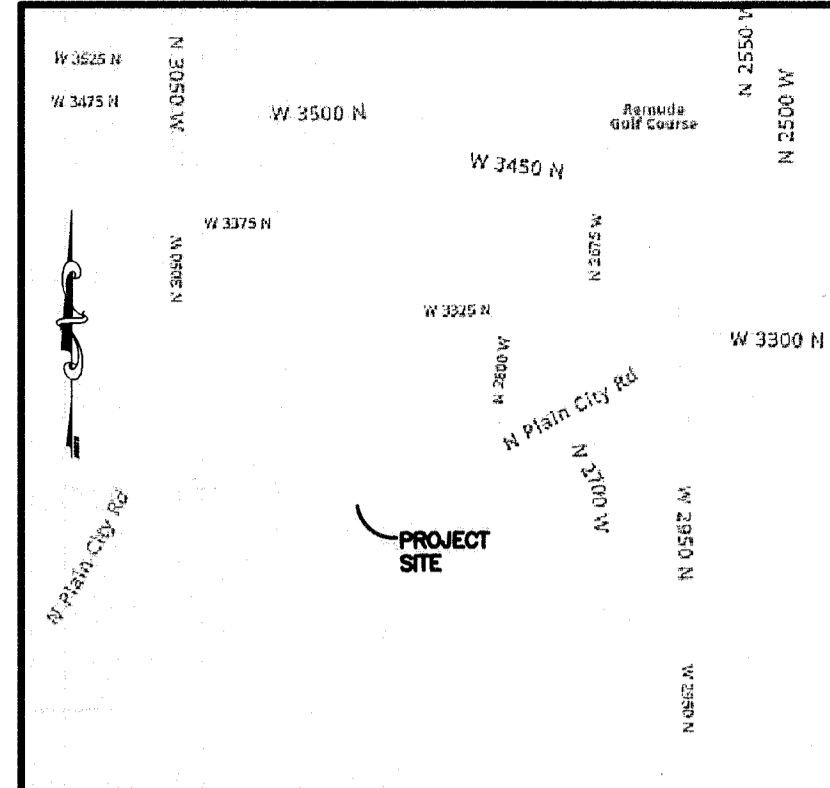
WEBER COUNTY, UTAH

OCTOBER, 2023



NORTHEAST CORNER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. CALCULATED

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



### BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT 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 HEREON AS N88°23'58"W.

### NARRATIVE

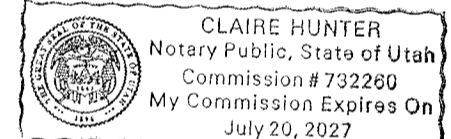
THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO LOTS AND STREETS AS SHOWN. ALL BOUNDARY CORNERS AND REAR LOT CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

### 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:

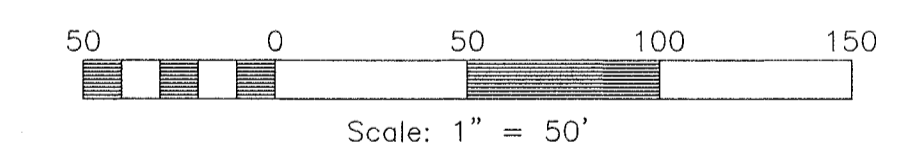
BEGINNING AT A POINT BEING NORTH 88°23'58" WEST 798.00 FEET AND SOUTH 01°36'02" WEST 2052.12 FEET FROM A FOUND WITNESS CORNER MONUMENT TO THE NORTHEAST CORNER OF SAID SECTION 27 (SAID WITNESS CORNER BEING SOUTH 00°30'30" EAST 10.00 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 27); THENCE SOUTH 00°01'42" EAST 573.50 FEET; THENCE NORTH 88°25'12" WEST 651.91 FEET TO THE SOUTHEAST CORNER OF WEST PARK VILLAGE PHASE 2; THENCE NORTH 00°05'44" WEST 733.19 FEET ALONG THE WEST LINE OF SAID WEST PARK VILLAGE PHASE 2; THENCE NORTH 89°54'16" EAST 131.46 FEET; THENCE SOUTH 82°12'42" EAST 66.67 FEET; THENCE NORTH 89°54'16" EAST 132.18 FEET; THENCE SOUTH 00°05'44" EAST 160.00 FEET; THENCE NORTH 89°54'16" EAST 132.63 FEET; THENCE SOUTH 81°07'51" EAST 60.73 FEET; THENCE NORTH 89°58'18" EAST 130.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 426,689 SQUARE FEET OR 9.795 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



### CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	220.00'	5.46'	5.46'	2.73'	S89°23'06"E	1°25'16"
C2	250.00'	6.20'	6.20'	3.10'	S89°23'06"E	1°25'16"
C3	280.00'	6.94'	6.94'	3.47'	S89°23'06"E	1°25'16"
C4	10.50'	16.49'	14.85'	10.50'	N44°54'16"E	90°00'00"
C5	10.50'	16.49'	14.85'	10.50'	S45°05'44"E	90°00'00"
C6	10.50'	16.80'	15.06'	10.81'	N45°44'32"E	91°40'32"
C7	10.50'	16.19'	14.63'	10.20'	N44°15'28"W	88°19'28"
C8	10.50'	16.19'	14.63'	10.80'	N45°46'33"E	91°36'30"
C9	10.50'	16.20'	14.64'	10.21'	N44°13'27"W	88°23'30"
C10	217.00'	3.96'	3.96'	1.98'	S00°37'08"E	1°02'48"

### 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 PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF **THE GROVE AT JDC RANCH SUBDIVISION PHASE 1** 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 19<sup>th</sup> DAY OF October, 2023

9031945  
UTAH LICENSE NUMBER

### 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 PLAT AND NAME SAID TRACT **THE GROVE AT JDC RANCH SUBDIVISION PHASE 1**, 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 HEREON 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 20<sup>th</sup> DAY OF October, 2023

**Jdc COMMUNITY LLC**  
David Lowry, Manager  
NAME/TITLE

NAME/TITLE

### ACKNOWLEDGMENT

STATE OF UTAH )  
COUNTY OF WEBER )

ON THE 20<sup>th</sup> DAY OF October, 2023, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, David Lowry (AND) Manager BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE OF SAID LLC ENTITY AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID LLC ENTITY FOR THE PURPOSES THEREIN MENTIONED.

732260 July 20, 2027  
COMMISSION EXPIRES

Claire Hunter  
NOTARY PUBLIC

### ACKNOWLEDGMENT

STATE OF UTAH )  
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 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

5160 S 1500 W, RIVERDALE, UTAH 84405  
TEL: (801) 821-3100 FAX: (801) 621-2666 [www.reeve.co](http://www.reeve.co)

### Webster-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\_\_\_\_

Recorded For:  
Mike Flood  
Leann H. Kirtz  
Weber County Recorder  
Deputy.

### WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION. SIGNED THIS 19 DAY OF December, 2023.

[Signature]  
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.

Coey May 12/18/23  
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 19<sup>th</sup> DAY OF December, 2023.

Coey May  
CHAIRMAN, WEBER COUNTY COMMISSION

[Signature]  
CLERK/AUDITOR

### 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 20<sup>th</sup> DAY OF November, 2023.

[Signature]  
WEBER COUNTY SURVEYOR

RECORD OF SURVEY # \_\_\_\_\_

### 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 12 DAY OF Dec, 2023.

[Signature]  
WEBER COUNTY ATTORNEY