

GENERAL NOTES

1. THIS PLAT IS SUBJECT TO THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR THE VILLAS AT JDC RANCH AS MAY BE AMENDED FROM TIME TO TIME ("CC&RS") THAT HAS BEEN OR WILL BE RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER WHICH SHALL SET FORTH THE RESTRICTIONS AND GENERAL PLAN OF IMPROVEMENT FOR THE PROPERTY DESCRIBED IN THIS PLAT.

2. PURSUANT TO THE CC&RS, THE VILLAS AT JDC RANCH HOMEOWNERS ASSOCIATION, INC., A UTAH NONPROFIT CORPORATION, IS RESPONSIBLE FOR MAINTAINING CERTAIN PORTIONS OF THE COMMUNITY, INCLUDING, (I) ALL COMMON AREA; (II) EXTERIOR STRUCTURAL ELEMENTS OF THE RESIDENCES, (III) LANDSCAPED AREAS, WHETHER LOCATED IN THE COMMON AREA OR PUBLIC RIGHT OF WAY, INCLUDING PARKSTRIPS, (IV) DESIGNATED PARKING AREAS WITH APPURTENANCES AND (V) CONCRETE IMPROVEMENTS, FENCES AND DRIVEWAYS LOCATED ON A LOT, AS SUCH MAINTENANCE OBLIGATIONS ARE FURTHER DESCRIBED OR MODIFIED IN THE CC&RS.

3. THE AREAS DESIGNATED AS LOTS ON THIS PLAT ARE TO BE PRIVATE OWNERSHIP, WHICH SHALL BE SUBJECT TO THE UTILITY, MAINTENANCE AND ACCESS EASEMENTS SET FORTH IN AND CREATED BY THE CC&RS. THE LOTS SHALL ALSO BE SUBJECT TO THE ASSESSMENTS LEVIED BY THE BOARD ON BEHALF OF THE ASSOCIATION PURSUANT TO THE CC&RS.

4. ATTACHED RESIDENCES SHALL BE PERMITTED TO BE BUILT TO THE LIMITS OF THE PLATTED LOTS. FOR PURPOSES OF CONVEYANCE AND TITLE OWNERSHIP, THE SHARED BOUNDARY LINES OF THE LOTS IMPROVED WITH RESIDENCES CONNECTED BY A PARTY WALL SHALL BE CONCLUSIVELY PRESUMED TO BE THE ACTUAL LOCATION OF THE PARTY WALL.

5. ALL UTILITIES WITHIN THE COMMUNITY SHALL BE UNDERGROUND, EXCEPT FOR APPURTENANCES AND ASSOCIATED EQUIPMENT INCLUDING, BUT NOT LIMITED TO, SURFACE-MOUNTED TRANSFORMERS, PESTAL MOUNTED TERMINAL BOXES, METER CABINETS, AND CONCEALED DUCTS FOR AN UNDERGROUND SYSTEM, SUBJECT TO THE TERMS OF THE CC&RS.

6. ALL STRUCTURES TO BE SLAB ON GRADE.

7. ALL COMMON AREA IS DESIGNATED AS A BLANKET PUBLIC UTILITY EASEMENT (PUE) AND STORM DRAIN EASEMENT (SDE).

8. STORM WATER FACILITIES WITHIN THE COMMON AREA OF THIS DEVELOPMENT AND THAT ARE NOT INCLUDED IN A STORM DRAIN EASEMENT ARE CONSIDERED PRIVATE AND THE ASSOCIATION IS RESPONSIBLE TO ENSURE PROPER CONSTRUCTION, REPLACEMENT, REPAIR, OPERATION, AND MAINTENANCE ACCORDING TO COUNTY AND STATE STANDARDS.

9. THE ASSOCIATION SHALL MAINTAIN ALL SEWER LATERALS IN THE DEVELOPMENT BEGINNING AT THE CONNECTION TO THE SEWER MAIN PIPE AND CONTINUING TO THE POINT WHERE THE SEWER LATERAL PIPE PENETRATES INTO THE RESIDENCE THROUGH THE CONCRETE FLOOR SLAB.

10. OWNERS AND POTENTIAL PURCHASERS OF PROPERTY LEGALLY DESCRIBED BY THIS PLAT (THE "PROPERTY") SHOULD FAMILIARIZE THEMSELVES WITH ALL NOTES, LOT INFORMATION, EASEMENTS, AND OTHER PERTINENT INFORMATION CONTAINED WITH THIS PLAT AND ALSO WITH ANY CONDITIONS, COVENANTS, AND RESTRICTIONS (CC&RS) DOCUMENTS THAT MAY BE RECORDED AGAINST THE PROPERTY.

11. THIS PLAT IS SUBJECT TO THAT CERTAIN DEVELOPMENT AGREEMENT DATED 08/24/2023, BY AND BETWEEN THE COUNTY OF WEBER AND JDC COMMUNITY, LLC., INCLUDING ALL PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS, LIENS OR RIGHTS, IF ANY, CREATED THEREIN AND RECORDED 09/08/2023 AS ENTRY NO. 3297397 OF THE OFFICIAL RECORDS OF WEBER COUNTY.

12. MANY AREAS IN THE COUNTY OF WEBER COUNTY HAVE GROUNDWATER PROBLEMS DUE TO A HIGH OR FLUCTUATING WATER TABLE. COUNTY APPROVAL OF THIS PLAT DOES NOT CONSTITUTE REPRESENTATION BY THE COUNTY THAT BUILDING AT ANY SPECIFIED ELEVATION WILL SOLVE GROUNDWATER PROBLEMS, IF ANY.

13. THE OWNER CERTIFIES THAT THE TITLE REPORT DATED \_\_\_\_\_, WHICH WAS PREPARED BY OLD REPUBLIC TITLE CO., WAS PROVIDED TO OWNER'S SURVEYOR AND THAT THE PLAT SHOWS ALL EASEMENTS AND ENCUMBRANCES LISTED IN SAID TITLE REPORT.

14. ALL PERPENDICULAR PARKING ADJACENT TO THE PUBLIC STREETS IN THIS PLAT SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION OF THE VILLAS AT JDC RANCH. MAINTENANCE DUTIES SHALL INCLUDE ASPHALT AND CONCRETE REPAIR AND ASSOCIATED APPURTENANCES, INCLUDING PAINT STRIPING AND SNOW REMOVAL.

15. DECLARANT SHALL HAVE THE RIGHT TO MAKE UNILATERAL ADJUSTMENTS TO THE SIZE AND LOCATION OF THE RESIDENCES TO BE CONSTRUCTED ON THE LOT PRIOR TO SUBMITTAL TO THE WEBER COUNTY BUILDING DEPARTMENT FOR PERMITTING, AND NO AMENDMENT TO THIS PLAT SHALL BE REQUIRED TO EFFECTUATE SUCH ADJUSTMENT.

16. DECLARANT HEREBY RESERVES FOR THE BENEFIT OF ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO REALIGN AND ADJUST LOT BOUNDARY LINES IN ACCORDANCE WITH THE PROVISIONS OF THE DECLARATION FOR THE PURPOSES OF PROPER CONFIGURATION AND FINAL ENGINEERING OF THE COMMUNITY; PROVIDED THAT ANY SUCH REALIGNMENT AND ADJUSTMENT DOES NOT AFFECT ANY EXISTING RESIDENCE OR IMPROVEMENT (OTHER THAN LANDSCAPING).

THE VILLAS AT JDC RANCH

A PLANNED COMMUNITY DEVELOPMENT LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27, T7N, R2W, SLB&M, WEBER COUNTY, UTAH

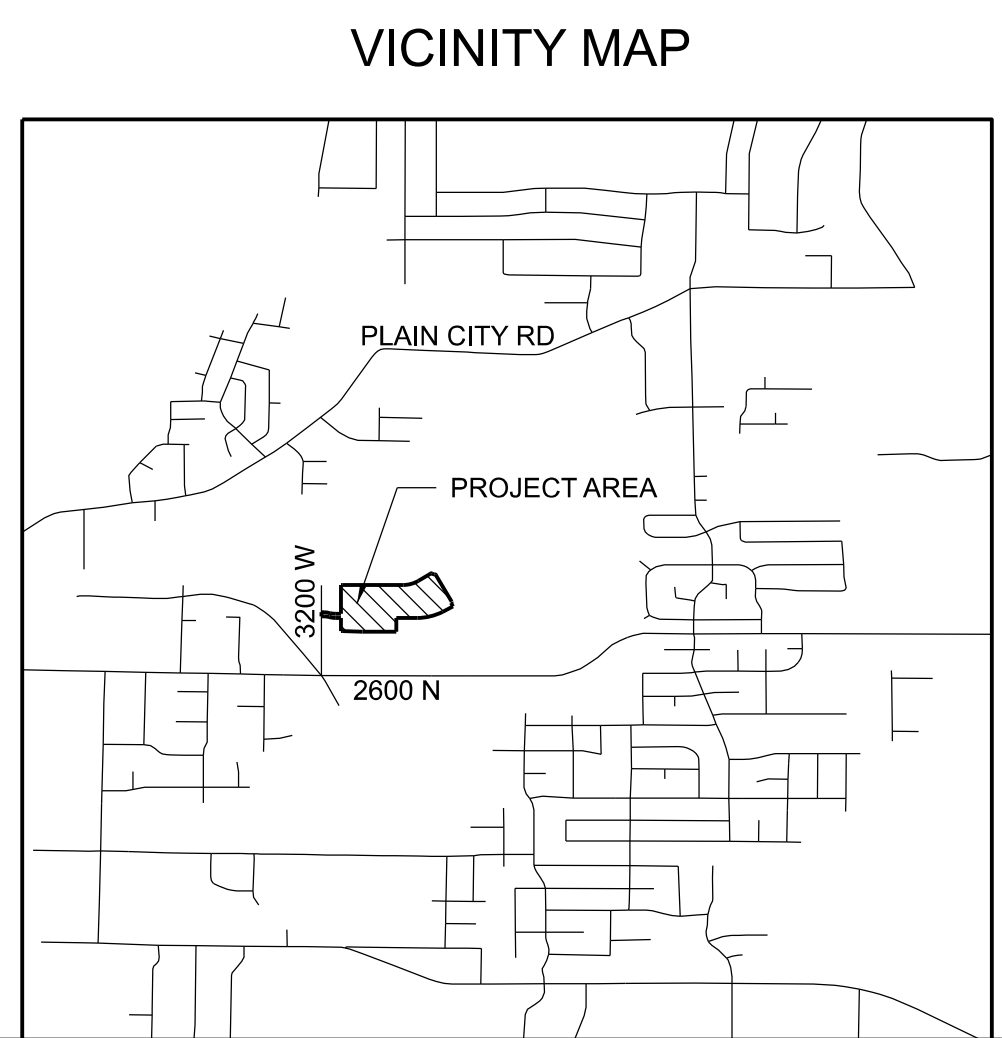
Date of the survey noted in the heading (Meaning the date, year and month the survey markers were placed). WCO 106- 1- 5(a)(1); WCO 106- 1- 8(c)(1)a; UCA 17- 27a- 603(1)(a)

The Map shall contain a written narrative. WCO 106- 1- 8(c)(1)k.; UCA 17- 23- 17(4)(a)

The individual or company names and addresses of applicant of the subdivision. WCO 106- 1- 5(a)(3); UCA 17- 23- 17(3)(j)

Prepared by Valley Land Surveying and Mustang Designs. Includes contact information for Valley Land Surveying and Mustang Designs.

DECEMBER 2023



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.

NOT APPROVED BY THE WEBER COUNTY SURVEYOR'S OFFICE

WEBER 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.

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.

WEBER COUNTY PLANNING COMMISSION APPROVAL SURVEYOR. THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.

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.

SURVEYOR'S CERTIFICATE

I, DAN E. KNOWLDEN JR., DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD LICENSE NO. 7173588 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED.

BOUNDARY DESCRIPTION

A PARCEL OF LAND, SITUATE IN THE SOUTH HALF OF SECTION 27, 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 ON THE SOUTHERLY LINE OF A FUTURE RIGHT-OF-WAY, SAID POINT BEING SOUTH 00°31'08" WEST 4628.55 FEET ALONG THE SECTION LINE AND SOUTH 89°28'52" EAST 2287.31 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 27 AND RUNNING THENCE ALONG THE FUTURE RIGHT-OF-WAY THE FOLLOWING NINE (9) COURSES AND DISTANCES:

- 1) SOUTH 87°41'17" EAST 18.93 FEET;
2) EAST 914.69 FEET;
3) EASTERLY 232.15 FEET ALONG THE ARC OF A 433.00-FOOT RADIUS TANGENT CURVE TO THE LEFT (CENTER BEARS NORTH AND THE LONG CHORD BEARS NORTH 74°38'25" EAST 229.38 FEET WITH A CENTRAL ANGLE OF 30°43'09");
4) NORTH 59°16'51" EAST 216.56 FEET;
5) EASTERLY 16.44 FEET ALONG THE ARC OF A 15.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT (CENTER BEARS SOUTH 30°43'09" EAST AND THE LONG CHORD BEARS SOUTH 89°19'14" EAST 15.63 FEET WITH A CENTRAL ANGLE OF 62°47'50");
6) EASTERLY 47.51 FEET ALONG THE ARC OF A 90.00-FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 32°04'40" EAST AND THE LONG CHORD BEARS SOUTH 73°02'37" EAST 46.96 FEET WITH A CENTRAL ANGLE OF 30°14'35");
7) SOUTHEASTERLY 15.04 FEET ALONG THE ARC OF A 15.00-FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 01°50'05" WEST AND THE LONG CHORD BEARS SOUTH 59°26'32" EAST 14.42 FEET WITH A CENTRAL ANGLE OF 57°26'45");
8) SOUTH 30°43'09" EAST 482.02 FEET;
9) SOUTHERLY 24.54 FEET ALONG THE ARC OF A 15.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT (CENTER BEARS SOUTH 59°16'51" WEST AND THE LONG CHORD BEARS SOUTH 16°08'24" WEST 21.89 FEET WITH A CENTRAL ANGLE OF 93°43'06");

THENCE SOUTH 27°00'03" EAST 60.00 FEET TO THE SOUTHERLY LINE OF A FUTURE RIGHT-OF-WAY; THENCE ALONG THE SOUTHERLY LINE OF SAID FUTURE RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) SOUTH 62°59'49" WEST 173.16 FEET;
2) WESTERLY 391.21 FEET ALONG THE ARC OF AN 830.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT (CENTER BEARS NORTH 27°00'11" WEST AND THE LONG CHORD BEARS SOUTH 76°29'59" WEST 387.59 FEET WITH A CENTRAL ANGLE OF 27°00'19");
3) NORTH 89°59'51" WEST 313.62 FEET;

THENCE SOUTH 00°00'10" WEST 209.20 FEET TO THE SOUTH LINE OF SAID SECTION 27 AND THE NORTHERLY LINE OF THAT PARCEL DESCRIBED IN ENTRY NO. 2288141;

THENCE ALONG THE SECTION LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) NORTH 89°44'58" WEST 503.96 FEET;
2) NORTH 88°33'22" WEST 304.00 FEET TO THE NORTHEAST CORNER THE UTAH POWER AND LIGHT PARCEL (BOOK 1251, PAGE 0603);

THENCE NORTH 87°56'07" WEST 18.45 FEET ALONG THE NORTHERLY LINE OF THE UTAH POWER AND LIGHT PARCEL; THENCE NORTH 198.67 FEET TO A FUTURE RIGHT-OF-WAY; THENCE ALONG THE SOUTHERLY LINE OF SAID RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1) WEST 76.80 FEET;
2) WESTERLY 101.80 FEET ALONG THE ARC OF A 430.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT (CENTER BEARS NORTH AND THE LONG CHORD BEARS NORTH 83°13'04" WEST 101.56 FEET WITH A CENTRAL ANGLE OF 13°33'53");
3) WESTERLY 76.75 FEET ALONG THE ARC OF A 370.00-FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 13°33'53" WEST AND THE LONG CHORD BEARS NORTH 82°22'40" WEST 76.61 FEET WITH A CENTRAL ANGLE OF 11°53'06");
4) NORTH 88°19'13" WEST 37.24 FEET TO THE EASTERLY LINE OF THE AFOREMENTIONED UTAH POWER AND LIGHT PARCEL;

THENCE NORTH 01°26'38" EAST 60.00 FEET ALONG SAID EASTERLY LINE TO THE NORTHERLY LINE OF A FUTURE RIGHT OF WAY;

THENCE ALONG SAID FUTURE RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1) SOUTH 88°19'13" EAST 37.48 FEET;
2) EASTERLY 101.80 FEET ALONG THE ARC OF A 430.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT (CENTER BEARS SOUTH 01°40'47" WEST AND THE LONG CHORD BEARS SOUTH 82°22'40" EAST 89.04 FEET WITH A CENTRAL ANGLE OF 11°53'06");
3) EASTERLY 87.60 FEET ALONG THE ARC OF A 370.00-FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 13°33'53" EAST AND THE LONG CHORD BEARS SOUTH 83°13'04" EAST 87.39 FEET WITH A CENTRAL ANGLE OF 13°33'53");
4) EAST 76.80 FEET;

THENCE NORTH 431.35 FEET TO THE POINT OF BEGINNING.

CONTAINS: 996,545 SQUARE FEET OR 22.878 ACRES.

SURVEYOR (SEE SEAL BELOW) DATE LICENSE #

THE VILLAS AT JDC RANCH

A PLANNED COMMUNITY DEVELOPMENT LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27, T7N, R2W, SLB&M, WEBER COUNTY, UTAH

NOT TO SCALE SHEET 1 OF 2

Professional seals for Surveyors Seal, City Engineer Seal, and Clerk-Recorder Seal. Includes the seal of Dan E. Knowlden Jr., Surveyor No. 7173588.

# THE VILLAS AT JDC RANCH

A PLANNED COMMUNITY DEVELOPMENT  
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27,  
 T.7N, R.2W, SLB&M, WEBER COUNTY, UTAH

Date of the survey noted in the heading (Meaning the date, year and month the survey markers were placed). WCO 106-1-5(a)(1); WCO 106-1-8(c)(1)a; UCA 17-27a-603(1)(a)

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 plat. WCO 106-4-2(g) & WCO 106-1-8(c)(1)  
 \*When street monuments are required, send "Subdivision Monumentation Letter" to developer of Subdivision to notify of the MIA and its associated costs.

Please show the total acreage for this portion of common area and label as common area a,b,c, etc. or CA a,b,c

How will the owners access each lot?

Will each lot have its own access?

The Map shall contain a written narrative. WCO 106-1-8(c)(1)(k); UCA 17-23-17(a)

Please show the total acreage for this portion of common area and label as common area a,b,c, etc. or CA a,b,c

Please show the total acreage for this portion of common area and label as common area a,b,c, etc. or CA a,b,c

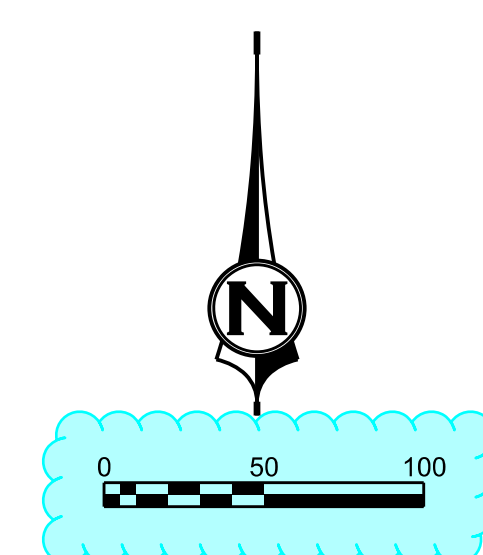
Acreage needs to be shown for the lots. You can show the total for the lots that are the same dimensions, or you could show the acreage for each lot.

Please add a tie for this.

Please a starting point for the irrigation easement.

Please a starting point for the irrigation easement.

When it comes to addressing, we will need to know how each lot will be accessed.  
 I can give an address for each block (4 lots) but each lot would need to be labeled as unit a,b,c,d or unit 1,2,3,4.  
 If each lot is going to have its own access I will give each lot its own address.



S00°31'08"W BASIS OF BEARING 5281.77 (M)  
 4628.55'

FOUND WEBER COUNTY BRASS CAP MONUMENT NORTHWEST CORNER SECTION 27, T. 7 N. R. 2 W., S.L.B. & M.

S89°28'52"E 2287.31'

EAST 914.69'

P.O.B.

NORTH 431.35'

NORTH 198.67'

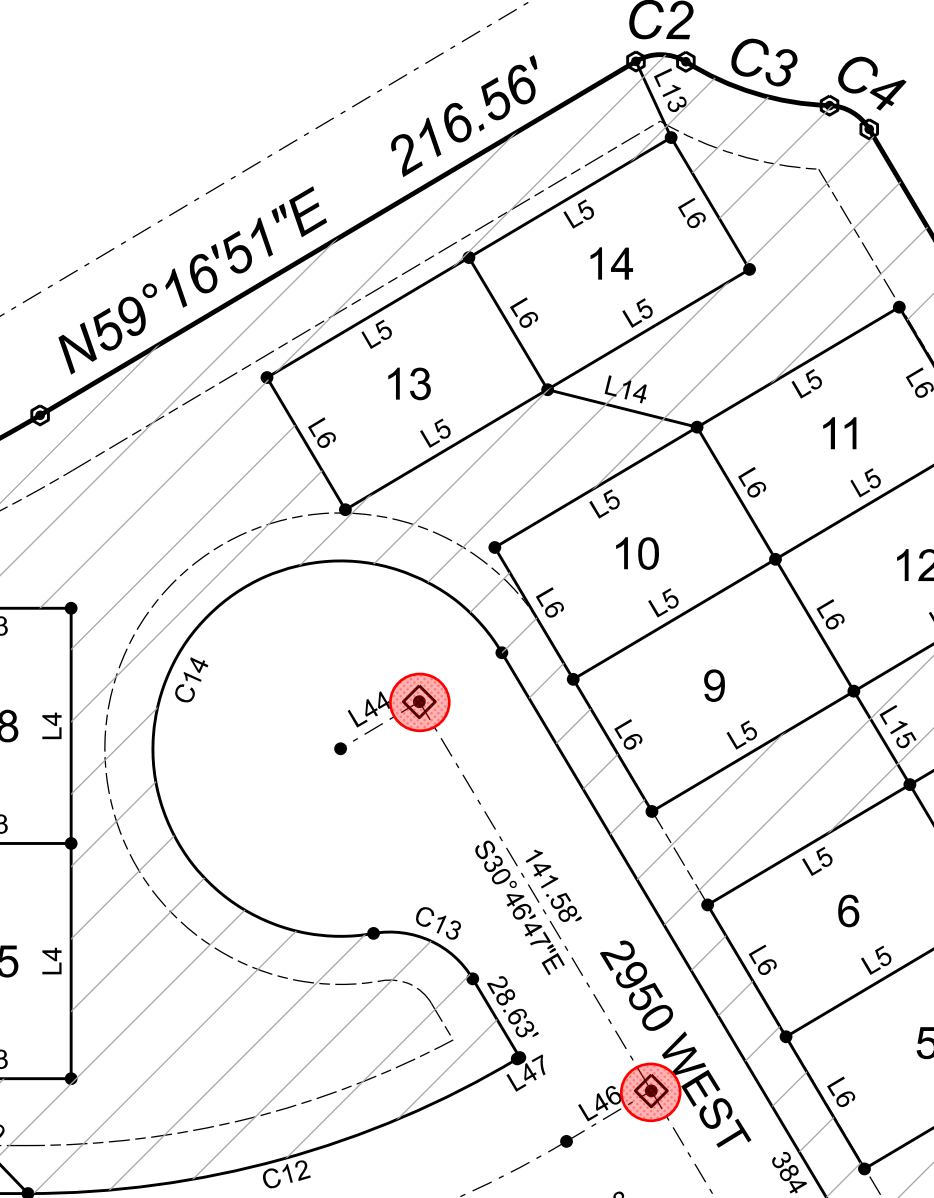
L37

N88°33'22"W 304.00'

N89°44'58"W 503.96'

N89°59'51"W 313.62'

S00°00'10"W 209.20'



**LEGEND**

- BOUNDARY LINE
- SETBACK LINE (EXT. 20' - INT. 15' TYP.)
- STREET CENTER LINE
- LOT LINE AND RIGHT OF WAY LINE
- EXISTING RIGHT OF WAY LINE
- SECTION CORNER
- SURVEY MONUMENT TO BE SET PER WEBER COUNTY SURVEYOR MONUMENT PERMIT
- PLAT CORNER (SET 5/8" REBAR & CAP L.S. #173588)
- POINT OF INTERSECTION (NOT SET)
- TIE LINE TO CORNER
- COMMON AREA / PUBLIC UTILITY & STORM DRAIN EASEMENT (P.U.E. & S.D.E. EXCEPTS CLUBHOUSE AND POOL DECK)

**CURVE TABLE**

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	433.00'	30°43'09"	232.15'	N 74°38'25" E	229.38'
C2	15.00'	62°47'50"	16.44'	N 89°19'14" W	15.63'
C3	90.00'	30°14'35"	47.51'	N 73°02'37" W	46.96'
C4	15.00'	57°26'45"	15.04'	S 69°26'32" E	14.42'
C5	15.00'	93°43'08"	24.54'	N 16°08'24" E	21.89'
C6	830.00'	27°00'19"	391.21'	N 76°29'59" E	387.59'
C7	830.00'	27°00'03"	391.14'	N 76°29'58" E	387.53'
C8	800.00'	25°28'55"	355.80'	N 77°15'32" E	352.87'
C9	770.00'	23°01'39"	309.47'	N 78°29'10" E	307.39'
C10	358.93'	30°46'47"	192.82'	N 74°36'37" E	190.51'
C11	328.93'	30°46'47"	176.70'	N 74°36'37" E	174.58'
C12	298.93'	30°46'47"	160.59'	N 74°36'37" E	158.66'
C13	30.00'	69°19'20"	36.29'	S 65°25'57" E	34.12'
C14	58.67'	249°18'20"	255.27'	S 24°34'03" W	96.52'
C15	430.00'	13°33'53"	101.80'	S 83°13'04" E	101.56'
C16	370.00'	11°53'06"	76.75'	S 82°22'40" E	76.61'
C17	400.00'	11°53'06"	82.97'	N 82°22'40" W	82.82'
C18	400.00'	13°33'53"	94.70'	S 83°13'04" E	94.48'
C19	370.00'	13°33'53"	87.60'	S 83°13'04" E	87.39'
C20	430.00'	11°53'06"	89.20'	N 82°22'40" W	89.04'
C21	800.00'	01°31'08"	21.21'	N 63°45'31" E	21.21'

**LINE TABLE**

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 90°00'00" W	73.50'	L25	N 79°56'25" W	34.53'
L2	N 00°00'00" E	48.00'	L26	S 79°56'25" W	34.53'
L3	N 90°00'00" E	48.00'	L27	S 36°52'12" W	25.00'
L4	S 00°00'00" W	73.50'	L28	S 24°35'17" E	37.39'
L5	N 59°16'51" E	73.50'	L29	N 60°38'38" E	40.80'
L6	N 30°43'09" E	48.00'	L30	N 69°29'49" W	42.82'
L7	S 87°41'17" E	18.93'	L31	S 79°52'32" E	34.54'
L8	N 32°43'00" W	65.79'	L32	N 79°52'32" E	34.54'
L9	S 24°35'17" W	37.39'	L33	S 72°53'00" E	35.58'
L10	S 56°27'48" E	37.10'	L34	N 72°53'00" E	35.58'
L11	N 90°00'00" E	34.00'	L35	S 71°09'11" E	35.93'
L12	N 24°55'17" E	26.24'	L36	S 48°28'01" E	53.69'
L13	N 24°55'17" W	26.24'	L37	S 87°56'07" E	18.45'
L14	N 75°51'20" W	48.20'	L38	N 90°00'00" E	76.80'
L15	N 30°54'36" W	34.00'	L39	N 88°19'13" W	37.24'
L16	N 31°09'39" W	34.00'	L40	S 01°26'38" W	60.00'
L17	S 79°18'27" E	103.37'	L41	N 88°19'13" W	37.36'
L18	S 69°16'23" W	36.35'	L42	S 88°19'13" E	37.48'
L19	N 75°35'57" W	32.64'	L43	N 90°00'00" E	76.80'
L20	S 43°47'57" E	49.79'	L44	N 59°13'13" E	28.67'
L21	N 80°01'14" W	34.52'	L45	N 27°00'03" W	60.00'
L22	N 79°56'25" W	34.53'	L46	N 59°13'13" E	30.85'
L23	N 79°56'25" W	34.53'	L47	N 59°13'13" E	0.85'
L24	N 79°56'25" W	34.53'	L48	N 59°13'13" E	0.85'

PREPARED BY

**Mustang DESIGN**  
 791 N 100 E, SUITE 200  
 LEHI, UTAH 84043

**VALLEY LAND SURVEYING**  
 P: (801) 616-6848  
 F: (801) 704-9384  
 surveydanpls@gmail.com  
 563 North Rees Ave.  
 Spanish Fork, UT 84660

DECEMBER 2023

**THE VILLAS AT JDC RANCH**  
 A PLANNED COMMUNITY DEVELOPMENT  
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27,  
 T.7N, R.2W, SLB&M, WEBER COUNTY, UTAH

Is the scale 60 or 50

SCALE 1" = 60'

Date

SHEET 2 OF 2

CITY ENGINEER SEAL

CLERK-RECORDER SEAL

PROFESSIONAL LAND SURVEYOR  
 Dan E. Knowlton Jr.  
 7173588  
 STATE OF UTAH