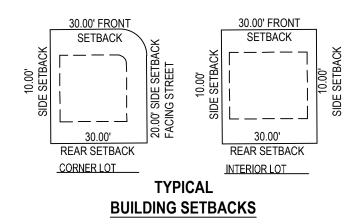
## GENERAL NOTES:

STRUCTURES)

- 1. 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, AND MAINTAINED IN ACCORDANCE WITH THE TERMS SETFORTH IN THE MASTER DEVELOPMENT AGREEMENT. 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.



PROPERTY 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'			

	PROPERTY CURVE TABLE				
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'	23.26'	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'

EASE	EASEMENT LINE TABLE			
LINE	BEARING	LENGTH		
(L27)	S23°48'56"E	3.00'		
(L28)	N66°11'04"E	26.73'		
(L29)	S23°48'56"E	10.00'		
(L30)	N66°11'04"E	26.73'		
(L31)	S23°48'56"E	10.00'		
(L32)	N23°48'56"W	5.61'		
(L33)	N66°11'04"E	26.87'		
(L34)	S23°48'56"E	10.00'		
(L35)	N66°11'04"E	26.87'		
(L36)	N23°48'56"W	10.00'		
(L37)	N0°23'41"E	3.00'		
(L38)	S89°36'19"E	26.73'		
(L39)	S0°23'41"W	10.00'		
(L40)	S89°36'19"E	26.73'		
(L41)	N0°23'41"E	10.00'		
(L42)	S26°35'33"E	2.75'		
(L43)	S26°35'33"E	10.15'		
(L44)	N73°11'58"E	31.34'		
(L45)	N73°11'58"E	30.15'		
(L46)	N4°03'06"W	3.10'		
(L47)	N83°50'56"W	36.56'		
(L48)	N83°50'56"W	37.37'		
(L49)	N4°03'06"W	10.16'		

EASEMENT CURVE TABI				
CURVE	RADIUS	LENGTH	DELTA	BEAR
(C45)	801.50'	10.01'	0°42'57"	N19°51
(C46)	801.50'	10.33'	0°44'19"	S8°26'2

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





SALT LAKE CITY Phone: 801.255.0529 TOOELE Phone: 435.843.3590 CEDAR CITY Phone: 435.865.1453 RICHFIELD Phone: 435.896.2983

WEBER COUNTY SURVEYOR I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS I OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

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

WEBER COUNTY SURVEYOR

## 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 JANUARY 2024

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E	
NG	CHORD
44"W	10.01'
3"E	10.33'

CURVE TABLE					
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'
_					

LINE TABLE				
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'		

IMI	<b>IFD</b>	I ΙΔ	RII	IT

STATE OF UTAH County of Weber	}S.S.	

On the \_\_\_\_\_day of \_\_\_\_\_, \_\_\_\_, A.D., 20\_\_\_\_\_, 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 Cor Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes the acknowledged to me that said Limited Liability Company executed the same.

MY COMMISSION EXPIRES:

NOTARY PUBLIC

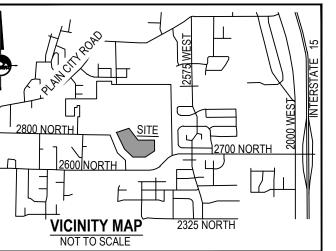
 $\cdots$ Permanent street monuments shall be eccurately set at points necessary to establish all lines of the street. Centerline monuments shall be noted on the final plat. WCO 106- 4- 2(g) & WCO 106- 1- 8(c)(1)j 

\*When street monuments are required,send "Subdivision Monumentation Letter" to developer of Subdivision to notify of the MIA and its associated costs.

MIA documents have been uploaded to frontier. 

	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	COUNTY ATTORNEY	COUNTY ENGINEER
FOR APPROVAL BY THIS E THE LICENSED LAND	ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH THIS DAY OF, 20 CHAIRMAN, WEBER COUNTY COMMISSION ATTEST: TITLE:	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 DAY OF, 20 SIGNATURE	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



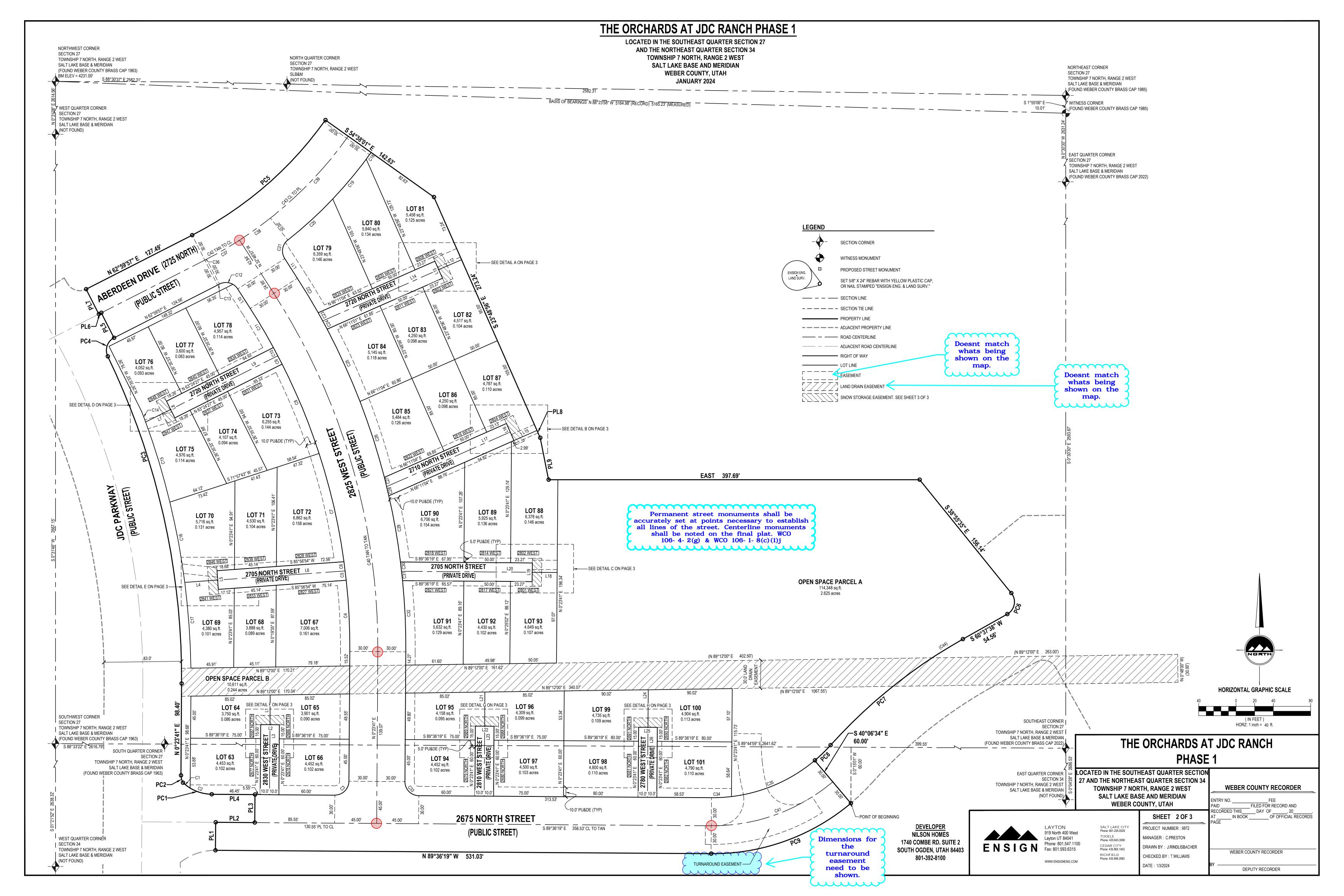


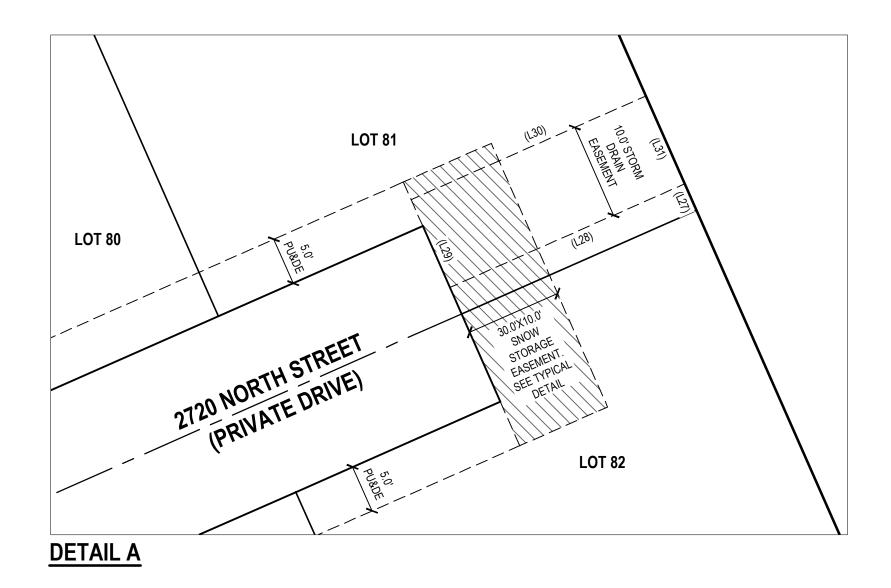
## LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

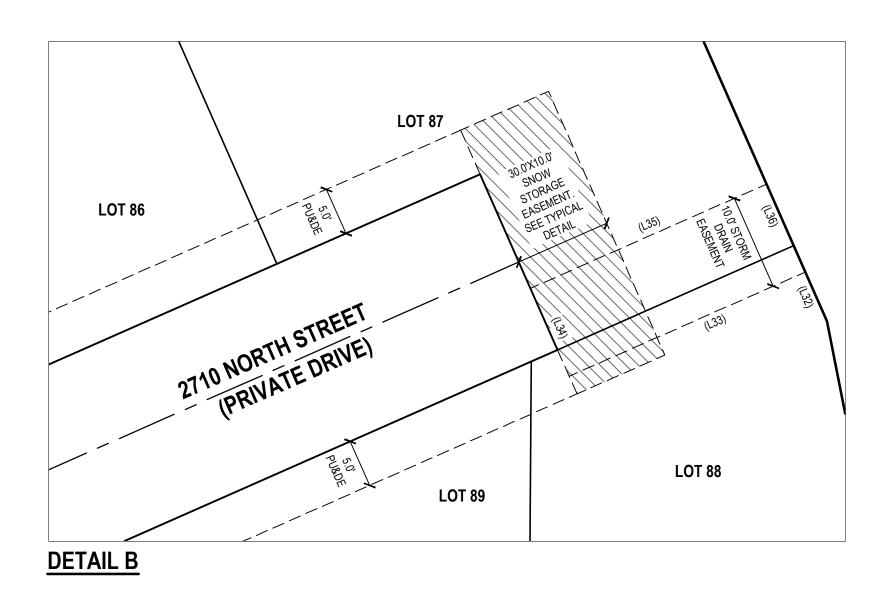
RESIDING IN

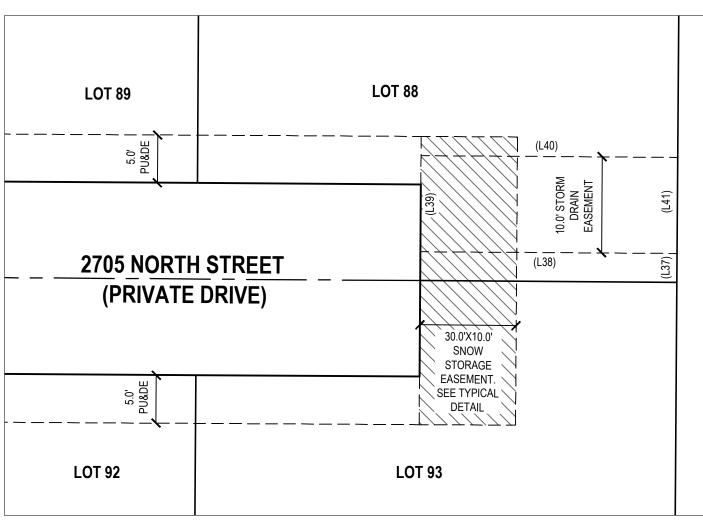
TRENT R. WILLIAMS , do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold License No. 8034679 in accordance with Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Act. I further certify that by authority of The Owners, I have completed 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.

		SURVEY NARE Purpose of Survey is to split existin	
	A parcel of land, situated i	BOUNDARY DES	<b>CRIPTION</b> the Northeast Quarter of Section 34, Township 7 North, Range 2
AP 2325 NORTH	West, Salt Lake Base and Meridian Beginning at a point which	n, said parcel also located in Weber Count is North 89°44'59" West 399.55 feet along	y, Utah. Being more particularly described as follows: the Section Line and South 0°15'01" West 60.00 feet from the
LEDGMENT	Southeast Corner of said Section 2 thence southerly 162.59 fe long chord bears South 70°08'34" thence North 89°36'19" W thence North 0°23'41" Eas thence South 89°36'19" W thence North 0°24'17" Eas thence North 89°36'19" W thence northerly 33.95 fee long chord bears North 67°59'37" thence northerly 8.19 feet long chord bears North 15°15'06" thence northerly 8.24 fee long chord bears North 12°43'32" thence northerly 362.49 fe long chord bears North 12°43'32" thence northerly 23.26 fee long chord bears North 12°43'32" thence North 27°00'03" Wes thence North 27°00'03" Wes thence South 62°59'57" Eas thence North 62°59'57" Eas thence North 49°10'58" thence South 62°59'57" Eas thence South 49°10'58" thence South 49°10'58" thence South 49°10'58" thence South 11°13'32" Eas thence South 10°51'01" thence South 10°51'01" thence South 10°51'01" thence South 10°51'01" thence South 60°37'38' Wes thence southerly 182.46 feet long chord bears South 51°17'35" thence southerly 23.49 feet a long chord bears South 51°17'35" thence southerly 23.49 feet a long chord bears South 45°55'06"	27 and running thence: eet along the arc of a 230.00-foot radius tar West 159.23 feet with a central angle of 40 lest 531.03 feet; st 30.00 feet; lest 46.45 feet; lest 46.45 feet; lest 46.45 feet; lest 46.45 feet; lest 40.45 feet; lest 40.45 feet with a central angle of 31°1 st 98.40 feet; let along the arc of a 15.00-foot radius tangen West 359.33 feet with a central angle of 26 let along the arc of a 15.00-foot radius tangen West 359.33 feet with a central angle of 88°5 st 30.00 feet; let along the arc of a 15.00-foot radius tangen West 359.33 feet with a central angle of 88°5 st 30.00 feet; st 2.93 feet; st 2.93 feet; st 2.93 feet; st 30.00 feet; t 127.49 feet; t along the arc of a 395.00-foot radius tange East 188.66 feet with a central angle of 27°5 st 45.88 feet; st 156.14 feet; along the arc of a 15.00-foot radius tangen West 22.91 feet with a central angle of 99° st 54.56 feet; t along the arc of a 560.00-foot radius tangen West 181.65 feet with a central angle of 18 along the arc of a 560.00-foot radius tangen West 181.65 feet with a central angle of 18 along the arc of a 15.00-foot radius tangen West 181.65 feet with a central angle of 18 along the arc of a 15.00-foot radius tangen West 181.65 feet with a central angle of 18 along the arc of a 170.00-foot radius tange West 23.48 feet with a central angle of 18 along the arc of a 170.00-foot radius tange West 23.48 feet with a central angle of 7°5 st 60.00 feet to the Point of Beginning;	ngent curve to the left (center bears North 0°23'41" East and the 1°30'15"); Int curve to the left (center bears North 43°37'05" East and the 13'24"); t curve to the right (center bears South 89°36'19" East and the 13'24"); gent curve to the left (center bears South 89°36'19" East and the 1'34'26"); nt curve to the left (center bears North 27°00'03" West and the 50'41"); ent curve to the right (center bears South 54°38'01" East and the "37'58"); t curve to the left (center bears North 29°22'22" West and the 1'33'13"); ent curve to the left (center bears South 48°02'27" East and the 3°40'05"); nt curve to the left (center bears North 40°07'22" West and the
	Date	Trent R. Williams, PLS License no. 8034679	_
	(private streets/private right-of-wa	ay's) as shown hereon and name said tract	<b>ICATION</b> by set apart and subdivide the same into lots and streets , and do hereby dedicate, grant and convey to Weber County, ted as parks the same to be used as public open space:
		E ORCHARDS	
		PHAS	E 1
	said subdivision (and those adjoi and across all those portions or p individual lots, to be maintained b assigns. Convey to Weber County, or its of open space. (Parcel A) Grant and convey to the subdivisi be used for recreational and ope subdivision and grant and dedica Weber County that the common Grant and dedicate a perpetual r easements with no buildings or s Grant and dedicate unto all owned drains, an easement over such la	ining subdivisions that may be subdivided to parts of said tract of land designated on this by a home owners association whose mem designee, all those parts or portions of said sion home owners association, all those part of space purposes for the benefit of each the ate to the county a perpetual open space right areas remain open and undeveloped excer right and easement over, upon and under the structures being erected within such easem ers of lots upon which private land drains and and drains for the purpose of perpetual ma	re constructed or which are otherwise dependent upon such land
	By: DAVID LOWRY		<u>.</u>
Is this the manager? Record is showing only as either JDC Ranch Properties LLC, or JDC Community LLC. Signatures need to match whats			
on record.	THE	E ORCHARDS A	
RECORD OF SURVEY		PHASE	: 1
ROS NO.: 	AND THE NORTHE TOWNSHIP 7 I SALT LAKE	JTHEAST QUARTER SECTION 27 EAST QUARTER SECTION 34 NORTH, RANGE 2 WEST BASE AND MERIDIAN	WEBER COUNTY RECORDER
	WEBEF	R COUNTY, UTAH	PAID FILED FOR RECORD AND RECORDED THIS DAY_OF, 20, AT IN BOOK OF OFFICIAL RECORDS
THIS IS TO CERTIFY THAT THIS SUBDIVISIO BY THE WEBER COUNTY PLANNING COMM	N PLAT WAS DULY APPROVED	PROJECT NUMBER : 9872 MANAGER : C.PRESTON	PAGE
OF, 20 CHAIRMAN, WEBER COUNTY PLANNING CO	MMISSION	DRAWN BY : J.RINDLISBACHER CHECKED BY : T.WILLIAMS	WEBER COUNTY RECORDER
		DATE : 1/3/2024	DEPUTY RECORDER

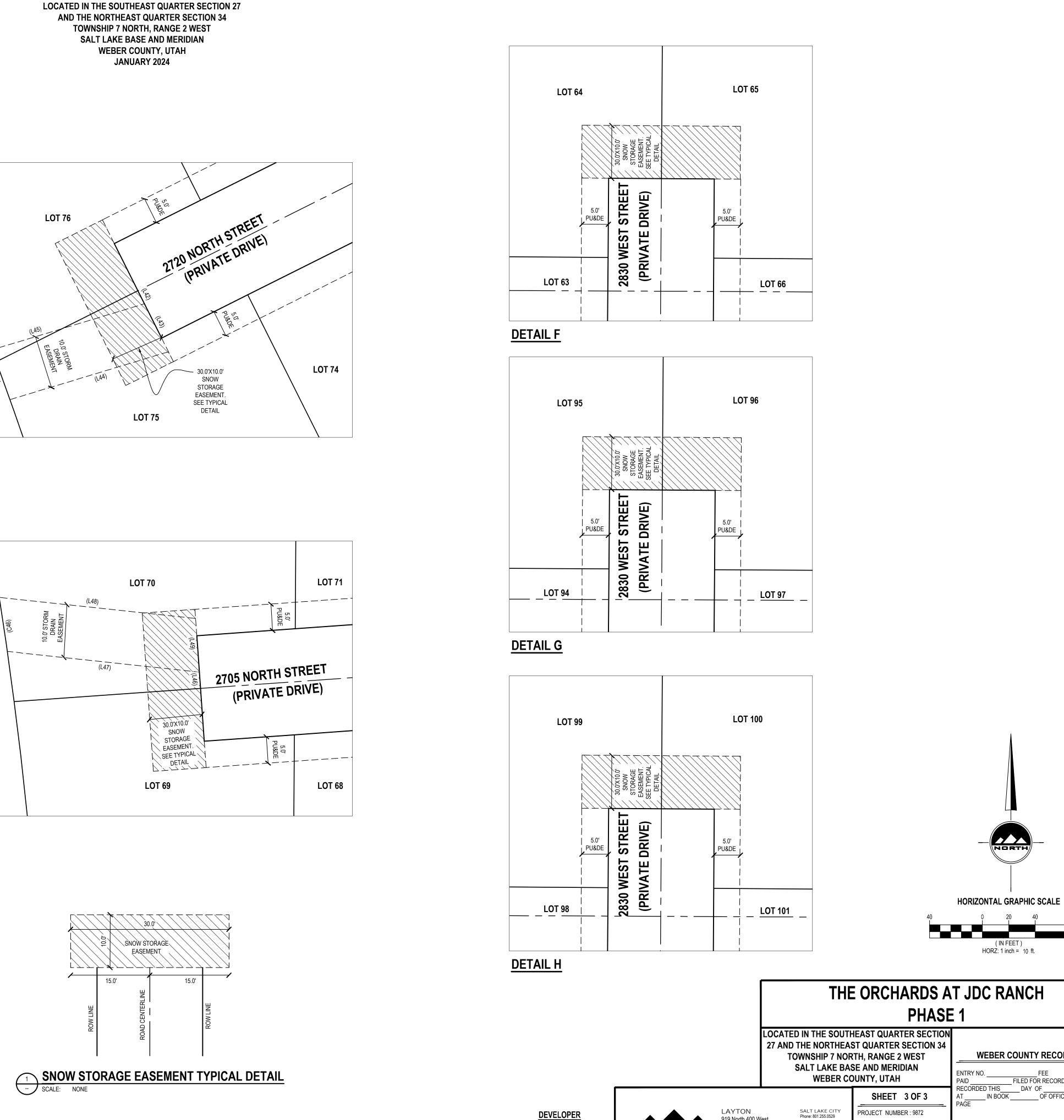








DETAIL C



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

<u>DETAIL D</u>

DETAIL E

THE ORCHARDS AT JDC RANCH PHASE 1





TOOELE Phone: 435.843.3590 CEDAR CITY Phone: 435.865.1453 RICHFIELD Phone: 435.896.2983 MANAGER : C.PRESTON DRAWN BY : J.RINDLISBACHER

CHECKED BY : T.WILLIAMS

DATE: 1/3/2024

WEBER COUNTY RECORDER

ENTRY NO. \_\_\_\_\_\_FEE PAID \_\_\_\_\_\_FILED FOR RECORD AND RECORDED THIS \_\_\_\_DAY OF \_\_\_\_, 20\_\_\_\_, AT \_\_\_\_IN BOOK \_\_\_\_\_OF OFFICIAL RECORDS PAGE

WEBER COUNTY RECORDER

DEPUTY RECORDER