

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...

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, PEDestal MOUNTED TERMINAL BOXES, METER CABINETS, AND CONCEALED DUCTS FOR AN UNDERGROUND SYSTEM...

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...

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. 32977397 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.

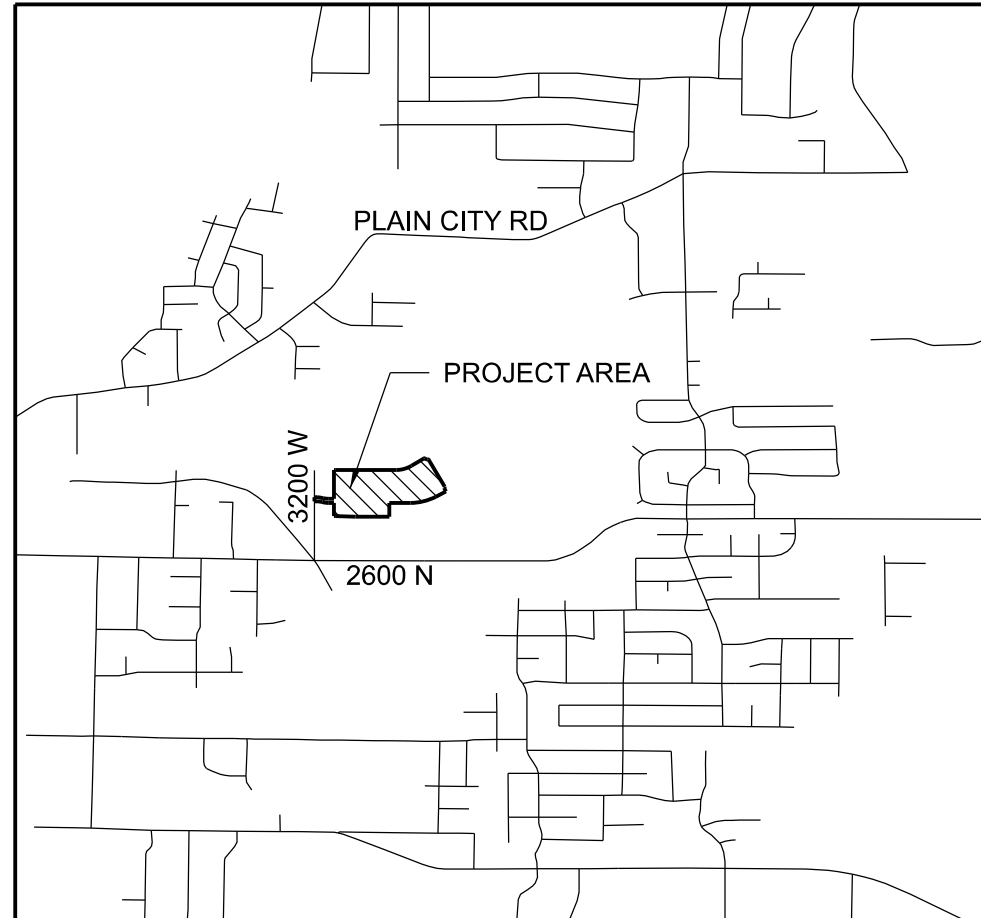
16. DECLARANT HEREBY RESERVES FOR THE BENEFIT OF ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO REALIGN AND ADJUST LOT BOUNDARY LINES IN ACCORDANCE WITH THE PROVISIONS OF THE DECLARATION FOR THE PURPOSES OF PROPER CONFIGURATION AND FINAL ENGINEERING OF THE COMMUNITY...

THE VILLAS AT JDC RANCH

A 55+ COMMUNITY
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27,
T7N, R2W, SLB&M, WEBER COUNTY, UTAH
DATE OF SURVEY: 2024-02-06

ADDRESS TABLE with columns: LOT, ADDRESS, STREET, SUITE, BLD'G. Contains 56 rows of lot data.

VICINITY MAP



NARRATIVE

VALLEY LAND SURVEYING WAS CONTRACTED BY LEISURE VILLAS TO SURVEY AND SUBDIVIDE THE PROPERTY SHOWN ON THIS PLAT FOR A NEW 55+ COMMUNITY. ENSIGN ENGINEERING PREPARED THE BOUNDARY FOR THE SALE TO LEISURE VILLAS AS PART OF A LARGER DEVELOPMENT...

WEBER COUNTY COMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH THIS ___ DAY OF _____, 2024

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST:

TITLE:

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. SIGNED THIS ___ DAY OF _____, 2024

WEBER COUNTY ENGINEER

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 ___ DAY OF _____, 2024

WEBER COUNTY ATTORNEY

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 ___ OF _____, 2024 RECORD OF SURVEY # _____

WEBER COUNTY SURVEYOR

WEBER COUNTY SURVEYOR

WEBER COUNTY WEBER COUNTY PLANNING COMMISSION APPROVAL SURVEYOR

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION SIGNED THIS ___ DAY OF _____, 2024

WEBER COUNTY ENGINEER

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 15.42 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 89.20 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 55+ COMMUNITY
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27,
T7N, R2W, SLB&M, WEBER COUNTY, UTAH
DATE OF SURVEY: 2024-02-06

NOT TO SCALE SHEET 1 OF 2

SURVEYORS SEAL



WEBER COUNTY RECORDER

RECORDED #
STATE OF UTAH, COUNTY OF WEBER, RECORDED AND FILED AT THE REQUEST OF
DATE TIME BOOK PAGE
FEE

WEBER COUNTY RECORDER

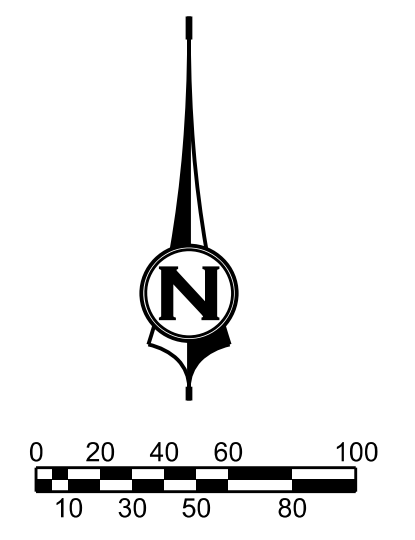
PREPARED BY



VILLAS AT JDC RANCH, LLC
BRENT LINDSTROM (801)787-3341
791 N 100 E LEHI, UT 84043

THE VILLAS AT JDC RANCH

A 55+ COMMUNITY
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27,
 T7N, R2W, SLB&M, WEBER COUNTY, UTAH
 DATE OF SURVEY: 2024-02-06



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

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

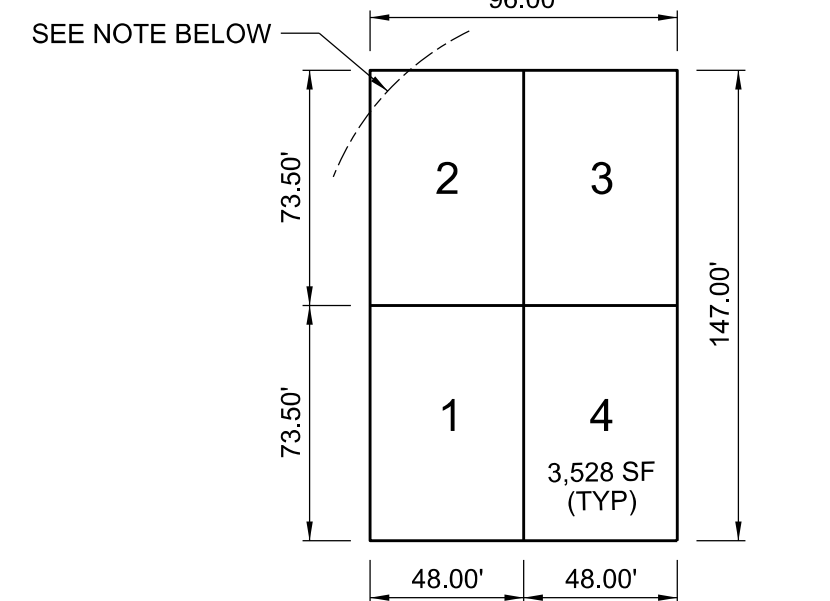
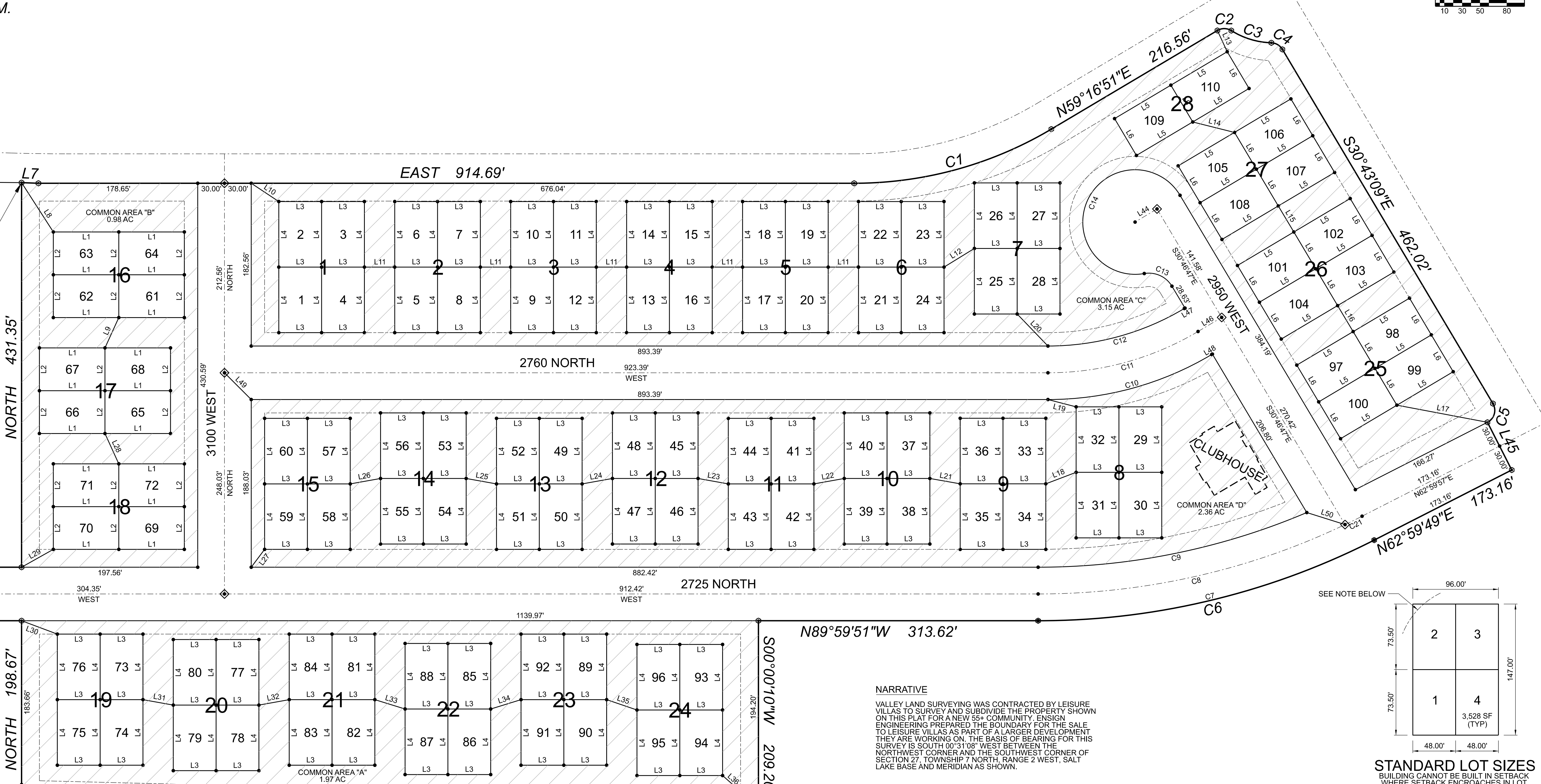
S89°28'52"E 2287.31'

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. #17173588)
- 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)

P.O.B.



NARRATIVE
 VALLEY LAND SURVEYING WAS CONTRACTED BY LEISURE VILLAS TO SURVEY AND SUBDIVIDE THE PROPERTY SHOWN ON THIS PLAT FOR A NEW 55+ COMMUNITY. ENSIGN ENGINEERING PREPARED THE BOUNDARY FOR THE SALE TO LEISURE VILLAS AS PART OF A LARGER DEVELOPMENT. THEY ARE WORKING ON THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 00°31'08" WEST BETWEEN THE NORTHWEST CORNER AND THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AS SHOWN.

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'

PREPARED BY

791 N 100 E, SUITE 200
 LEHI, UTAH 84043
JANUARY 2024

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 Spanish Fork, UT 84660

THE VILLAS AT JDC RANCH

A 55+ COMMUNITY
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27,
 T7N, R2W, SLB&M, WEBER COUNTY, UTAH
 DATE OF SURVEY: 2024-02-06

SCALE 1" = 60' SHEET 2 OF 2

WEBER COUNTY RECORDER

RECORDED # _____
 STATE OF UTAH, COUNTY OF WEBER, RECORDED AND
 FILED AT THE REQUEST OF _____ PAGE _____
 DATE _____ TIME _____ BOOK _____
 FEE _____

Dan E. Knowlton Jr.
 7173588
 STATE OF UTAH

WEBER COUNTY RECORDER