

# THE ORCHARDS AT JDC RANCH PHASE 3

LOCATED IN THE SOUTHEAST QUARTER SECTION 27  
TOWNSHIP 7 NORTH, RANGE 2 WEST  
SALT LAKE BASE AND MERIDIAN  
WEBER COUNTY, UTAH  
AUGUST 2024

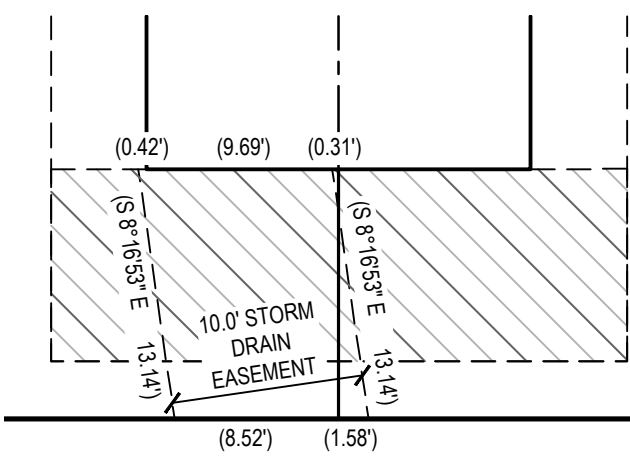
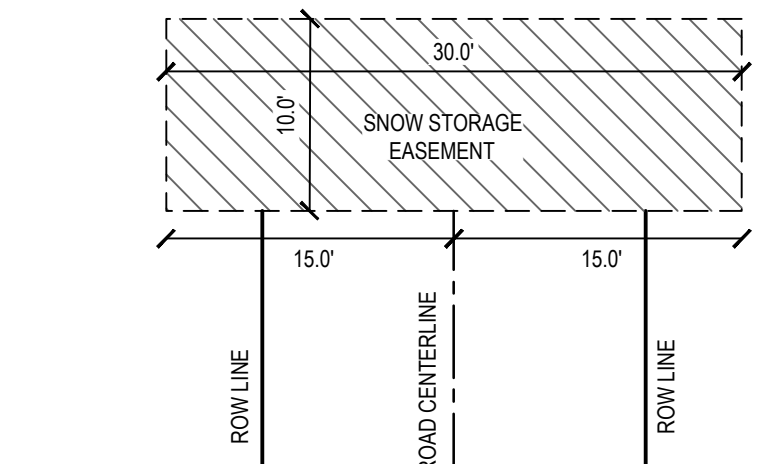
## GENERAL NOTES:

- PROPERTY IS WITHIN PROPERTY IS WITHIN MPOOZ OVERLAY ZONE. PER THE MASTER DEVELOPMENT AGREEMENT DESIGN STANDARDS.
- ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU&DE) ARE 10' FRONT FROM PUBLIC RIGHT OF WAY, 5' FROM PRIVATE DRIVEWAY.
- OPEN SPACE M IS TO BE DEDICATED TO THE COUNTY, OPEN SPACES J, K, AND L WILL BE DEDICATED TO THEIR RESPECTIVE HOA AT A FUTURE DATE. ALL IN ACCORDANCE WITH THE MASTER DEVELOPMENT AGREEMENT.
- 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.
- THE LOWEST FLOOR ELEVATION WILL NOT BE LOWER THAN ELEVATION 4236 FT. WITH A FOUNDATION DRAIN OR 4239 FT. WITHOUT A DRAIN.
- FOR WEBER BASIN WATER: PERPETUAL EASEMENT GRANTED TO THE UNITED STATES OF AMERICA TO CONSTRUCT, RECONSTRUCT, OPERATE AND MAINTAIN AN UNDERGROUND PIPELINE OR PIPELINES AND APPURTENANT STRUCTURES.
- EARTH CUTS OR FILLS, TREES, SHRUBS, AND/OR PERMANENT OR TEMPORARY STRUCTURES OF ANY KIND ARE STRICTLY PROHIBITED WITHIN SAID EASEMENT WITHOUT PRIOR WRITTEN PERMISSION FROM THE WEBER BASIN WATER CONSERVATION DISTRICT AND THE UNITED STATES BUREAU OF RECLAMATION. SHRUBS UP TO 2' ARE OKAY.
- RIGHTS TO THE LIMITED COMMON AREAS BELONG TO THE NEAREST ADJACENT TOWNHOME UNIT.

PROPERTY CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
PC1	459.50'	61.23'	7°38'06"	S66°12'56"W	61.18'
PC2	429.00'	60.44'	8°04'19"	S58°13'43"W	60.39'
PC3	470.00'	33.67'	4°06'15"	N27°19'15"W	33.66'
PC4	15.00'	23.56'	90°00'00"	N74°22'22"W	21.21'
PC5	500.00'	162.91'	18°40'05"	S51°17'35"W	162.19'
PC6	230.00'	31.84'	7°55'53"	S45°55'30"W	31.81'
PC7	170.00'	23.53'	7°55'53"	N45°55'30"E	23.51'
PC8	560.00'	182.46'	18°40'05"	N51°17'35"E	181.65'
PC9	15.00'	26.06'	99°33'13"	N10°51'01"E	22.91'
PC10	70.00'	10.03'	8°12'48"	N86°26'00"W	10.03'

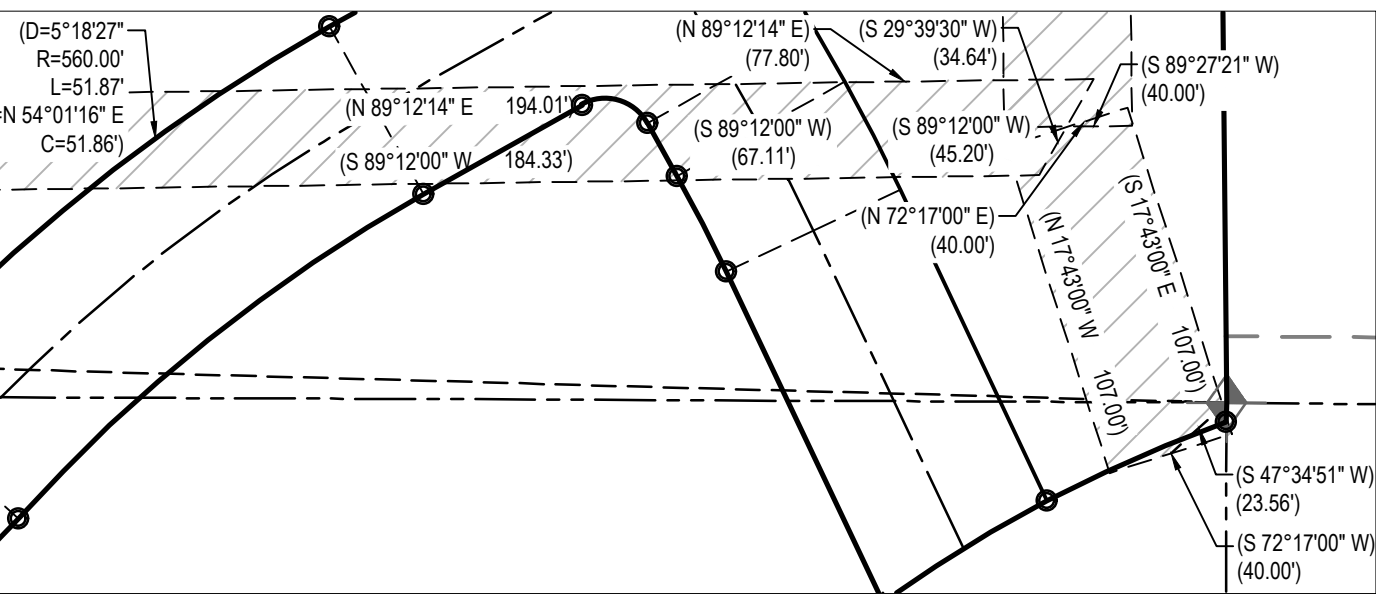
PROPERTY LINE TABLE		
LINE	BEARING	LENGTH
PL1	N29°22'22"W	18.92'
PL2	S60°37'38"W	56.77'
PL3	S89°27'36"W	50.10'
PL4	N0°32'24"W	74.28'
PL5	N89°27'36"E	25.00'
PL6	S89°27'36"W	25.60'
PL7	N0°32'24"W	14.50'
PL8	S89°27'36"W	27.50'
PL9	N0°32'24"W	65.50'
PL10	N89°27'36"E	63.50'
PL11	N87°43'27"E	16.51'
PL12	N89°27'36"E	60.00'

WCo 108-1-5.10  
The existing location, widths and other dimensions of all existing or platted streets and other important features



1 SNOW STORAGE EASEMENT DETAIL  
SCALE: NONE

2 STORM DRAIN EASEMENT  
SCALE: 1" = 10'



3 IRRIGATION EASEMENT DETAIL  
SCALE: 1" = 60'

