

# THE ORCHARDS AT JDC RANCH PHASE 3

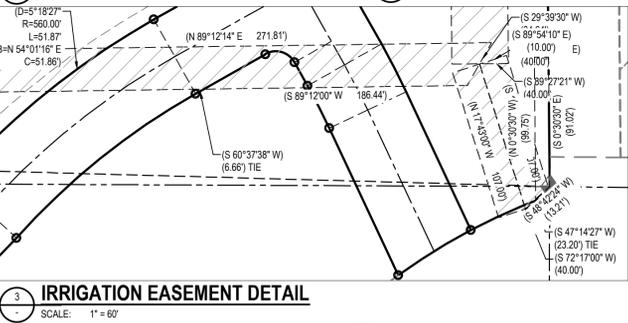
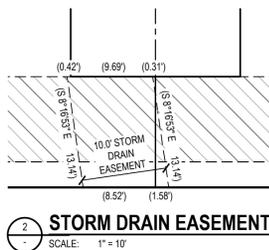
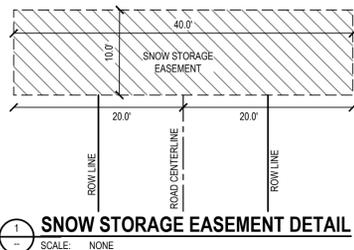
LOCATED IN THE SOUTHEAST QUARTER SECTION 27  
TOWNSHIP 7 NORTH, RANGE 2 WEST  
SALT LAKE BASE AND MERIDIAN  
WEBER COUNTY, UTAH  
FEBRUARY 2025

## GENERAL NOTES:

- PROPERTY IS WITHIN THE MPODZ OVERLAY ZONE. PER THE MASTER DEVELOPMENT AGREEMENT DESIGN STANDARDS.
- ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PUDE) ARE 10' FROM PUBLIC AND PRIVATE RIGHT OF WAY. ALL PRIVATE RIGHTS-OF-WAY ARE A PUDE.
- 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.
- PUBLIC 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 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 4238 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 7' ARE OKAY.
- RIGHTS TO THE LIMITED COMMON AREAS BELONG TO THE NEAREST ADJACENT TOWNHOME UNIT.
- INTERNET SERVICES EASEMENT. EACH LOT SHALL BE SUBJECT TO AN EASEMENT FOR THE INSTALLATION AND OPERATION OF UTILITY LINES FOR THE PROVISION OF INTERNET OR OTHER COMMUNICATIONS SERVICES TO EACH LOT AND UNIT. IT IS INTENDED THAT THIS UTILITY EASEMENT RIGHT BE CONSTRUED BROADLY, AND SUCH EASEMENT SHALL SPECIFICALLY INCLUDE THE AREAS DIRECTLY UNDERNEATH AND ACROSS THE FOUNDATIONS AND BUILDINGS OF ALL ATTACHED DWELLINGS, AND ACROSS THE EXTERIOR YARD AREAS, SO LONG AS SUCH UTILITY LINES AND EQUIPMENT ARE LOCATED IN A MANNER THAT DOES NOT UNREASONABLY OBSTRUCT THE NORMAL AND REGULAR USE OF THE LOT AND DWELLING. EACH LOT OWNER HEREBY CONSENTS AND AGREES THAT THE DEVELOPER SHALL HAVE THE AUTHORITY TO RECORD AN EASEMENT DOCUMENT AGAINST THEIR LOT IN THE OFFICE OF THE WEBER COUNTY RECORDER TO MEMORIALIZE THE EASEMENT RIGHTS CONTAINED IN THIS SECTION. OWNERS SHALL NOT UNREASONABLY INTERFERE WITH THE INTERNET SERVICES EASEMENT OR THE INTERNET OR COMMUNICATIONS COMPANY'S RIGHTS TO OPERATE AND MAINTAIN INTERNET FACILITIES AND SERVICES.
- LOTS 130-132 AND 169-172 WILL HAVE DRIVEWAY ACCESS OFF THE PRIVATE DRIVES.

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
PC1	459.50'	60.85'	7°35'14"	S66°11'30"W	60.80'
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°53'30"W	31.81'
PC7	170.00'	23.53'	7°55'53"	N45°53'30"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'

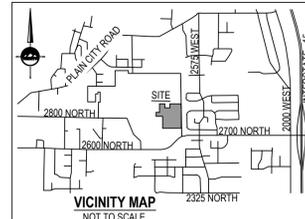
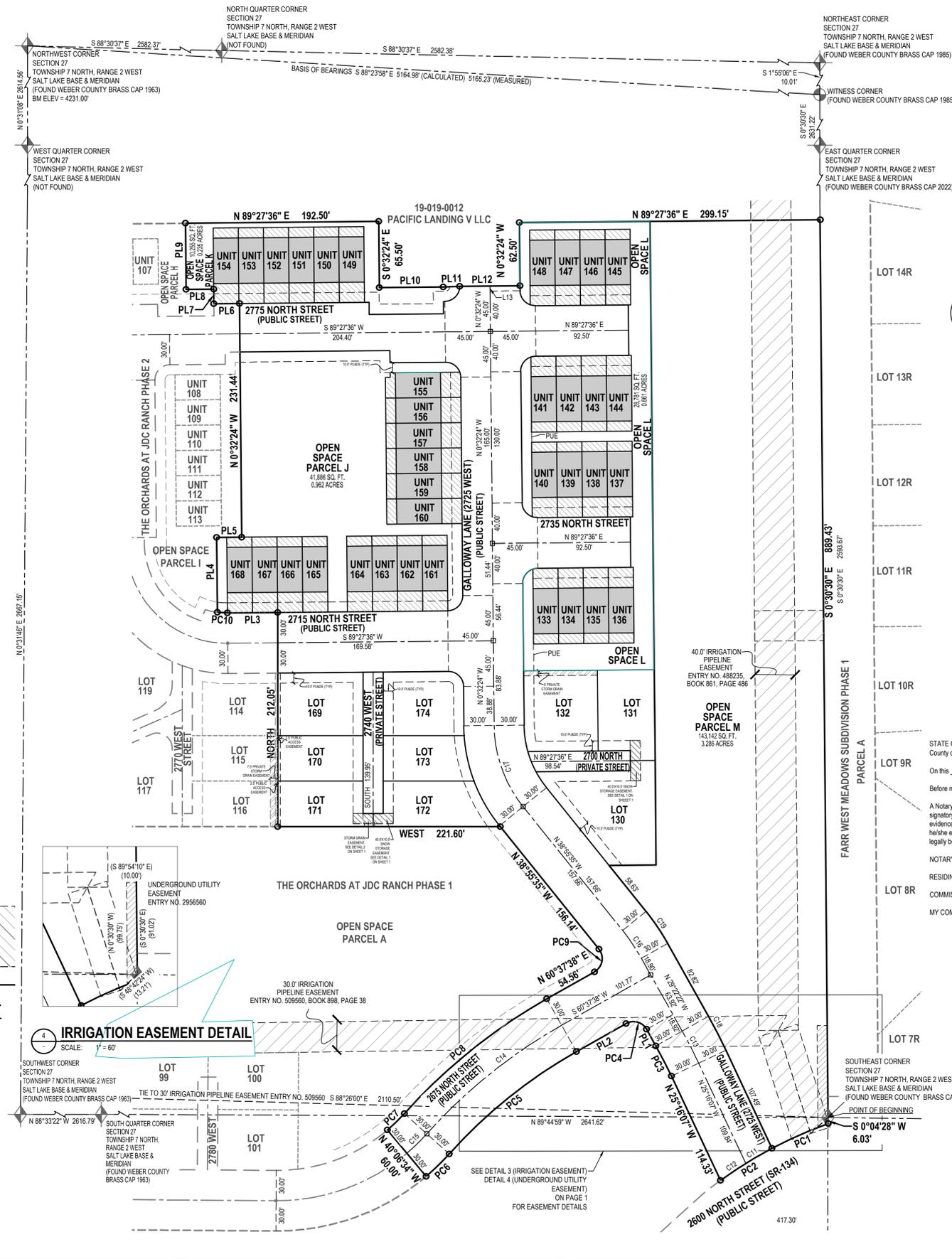
LINE	BEARING	LENGTH
PL1	N29°22'22"W	18.92'
PL2	S60°37'38"W	56.77'
PL3	S89°27'36"W	50.10'
PL4	N0°32'24"W	74.28'
PL5	N89°27'36"E	25.00'
PL6	S89°27'36"W	25.60'
PL7	N0°32'24"W	14.50'
PL8	S89°27'36"W	27.50'
PL9	N0°32'24"W	65.50'
PL10	N89°27'36"E	63.50'
PL11	N87°43'27"E	16.51'
PL12	N89°27'36"E	60.00'



IRRIGATION EASEMENT DETAIL. SCALE: 1" = 60'



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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
WEBER COUNTY SURVEYOR  
RECORD OF SURVEY # WCO-106-1-8(3)(1); WCO 45-4-2(c)



# 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  
FEBRUARY 2025

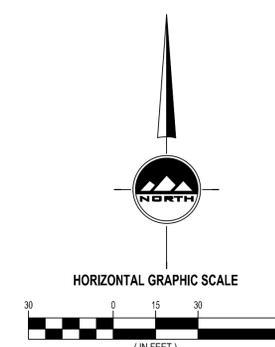
ADDRESS TABLE	
UNIT 133	2721 WEST 2735 NORTH
UNIT 134	2719 WEST 2735 NORTH
UNIT 135	2717 WEST 2735 NORTH
UNIT 136	2715 WEST 2735 NORTH
UNIT 137	2714 WEST 2735 NORTH
UNIT 138	2716 WEST 2735 NORTH
UNIT 139	2718 WEST 2735 NORTH
UNIT 140	2720 WEST 2735 NORTH
UNIT 141	2721 WEST 2775 NORTH
UNIT 142	2719 WEST 2775 NORTH
UNIT 143	2717 WEST 2775 NORTH
UNIT 144	2715 WEST 2775 NORTH
UNIT 145	2714 WEST 2775 NORTH
UNIT 146	2716 WEST 2775 NORTH
UNIT 147	2718 WEST 2775 NORTH
UNIT 148	2720 WEST 2775 NORTH
UNIT 149	2719 WEST 2775 NORTH
UNIT 150	2752 WEST 2775 NORTH
UNIT 151	2756 WEST 2775 NORTH
UNIT 152	2760 WEST 2775 NORTH
UNIT 153	2762 WEST 2775 NORTH
UNIT 154	2766 WEST 2775 NORTH
UNIT 155	2771 NORTH GALLOWAY LANE
UNIT 156	2767 NORTH GALLOWAY LANE
UNIT 157	2761 NORTH GALLOWAY LANE
UNIT 158	2755 NORTH GALLOWAY LANE
UNIT 159	2747 NORTH GALLOWAY LANE
UNIT 160	2741 NORTH GALLOWAY LANE
UNIT 161	2734 WEST 2715 NORTH
UNIT 162	2738 WEST 2715 NORTH
UNIT 163	2742 WEST 2715 NORTH
UNIT 164	2746 WEST 2715 NORTH
UNIT 165	2754 WEST 2715 NORTH
UNIT 166	2758 WEST 2715 NORTH
UNIT 167	2762 WEST 2715 NORTH
UNIT 168	2766 WEST 2715 NORTH

LINE TABLE		
LINE	BEARING	LENGTH
L13	N0°32'24"W	5.00'
L14	N0°32'24"W	5.00'
L15	S89°27'36"W	1.50'
L16	S89°27'36"W	4.50'
L17	S38°55'35"E	1.14'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C11	429.00'	30.10'	4°01'11"	S60°15'17"W	30.09'
C12	429.00'	30.34'	4°03'08"	S56°13'07"W	30.33'
C13	500.00'	35.82'	4°06'15"	N27°19'15"W	35.81'
C14	530.00'	172.68'	18°40'05"	S51°17'35"W	171.92'
C15	200.00'	27.69'	7°55'53"	S45°55'30"W	27.66'
C16	200.00'	33.35'	9°33'13"	N34°08'59"W	33.31'
C17	130.00'	87.10'	38°23'11"	N19°44'00"W	85.48'
C18	530.00'	37.96'	4°06'15"	N27°19'15"W	37.96'
C19	230.00'	38.35'	9°33'13"	N34°08'59"W	38.31'
C20	100.00'	19.01'	10°53'34"	N33°28'48"W	18.98'
C21	100.00'	10.93'	6°15'52"	N24°54'04"W	10.93'
C22	100.00'	10.53'	6°02'04"	N18°45'06"W	10.53'
C23	100.00'	26.52'	15°11'40"	N8°08'14"W	26.44'
C24	14.95'	18.47'	70°49'28"	N34°43'28"E	17.32'
C25	15.23'	5.10'	19°10'32"	N79°43'28"E	5.07'
C26	15.00'	5.10'	19°28'16"	N80°48'16"W	5.07'
C27	15.00'	18.46'	70°31'44"	N35°48'16"W	17.32'
C28	15.00'	18.46'	70°31'44"	N34°43'28"E	17.32'
C29	15.00'	5.10'	19°28'16"	N79°43'28"E	5.07'
C30	15.00'	5.10'	19°28'16"	N80°48'16"W	5.07'
C31	15.00'	18.46'	70°31'44"	N35°48'16"W	17.32'
C32	15.00'	23.56'	90°00'00"	S44°27'36"W	21.21'
C33	15.00'	18.46'	70°31'44"	S55°16'32"E	17.32'
C34	15.00'	5.10'	19°28'16"	S10°16'32"E	5.07'
C35	15.00'	23.56'	90°00'00"	S44°27'36"W	21.21'
C36	15.00'	23.56'	90°00'00"	S45°32'24"E	21.21'
C37	158.41'	9.92'	3°35'17"	S2°08'02"E	9.92'
C38	158.41'	46.22'	16°43'01"	S12°17'11"E	46.05'
C39	158.41'	51.10'	18°28'55"	S29°53'08"E	50.88'
C40	200.00'	141.39'	40°30'15"	S70°08'34"W	138.46'

### LEGEND

- SECTION CORNER
- PROPOSED STREET MONUMENT
- 
- SECTION TIE LINE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTERLINE
- ADJACENT CENTERLINE
- RIGHT OF WAY
- ADJACENT RIGHT OF WAY
- LOT LINE
- ADJACENT LOT LINE
- EASEMENT
- TANGENT LINE
- LAND DRAIN EASEMENT
- SNOW STORAGE EASEMENT
- LIMITED COMMON AREA
- PRIVATE STORM DRAIN EASEMENT
- PL
- MON
- CL
- TAN
- PUKDE
- FRONT
- REAR
- SIDE



## THE ORCHARDS AT JDC RANCH PHASE 3

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

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

LAYTON  
915 North 400 West  
Layton UT 84041  
Phone: 801.547.1100  
Fax: 801.593.6315

SALT LAKE CITY  
200 E. 100 S. 200 W.  
Salt Lake City, UT 84111  
Phone: 801.593.6315

CEDAR CITY  
100 S. 200 E.  
Cedar City, UT 84202  
Phone: 801.593.6315

RICHFIELD  
100 S. 200 E.  
Richfield, UT 84701  
Phone: 801.593.6315

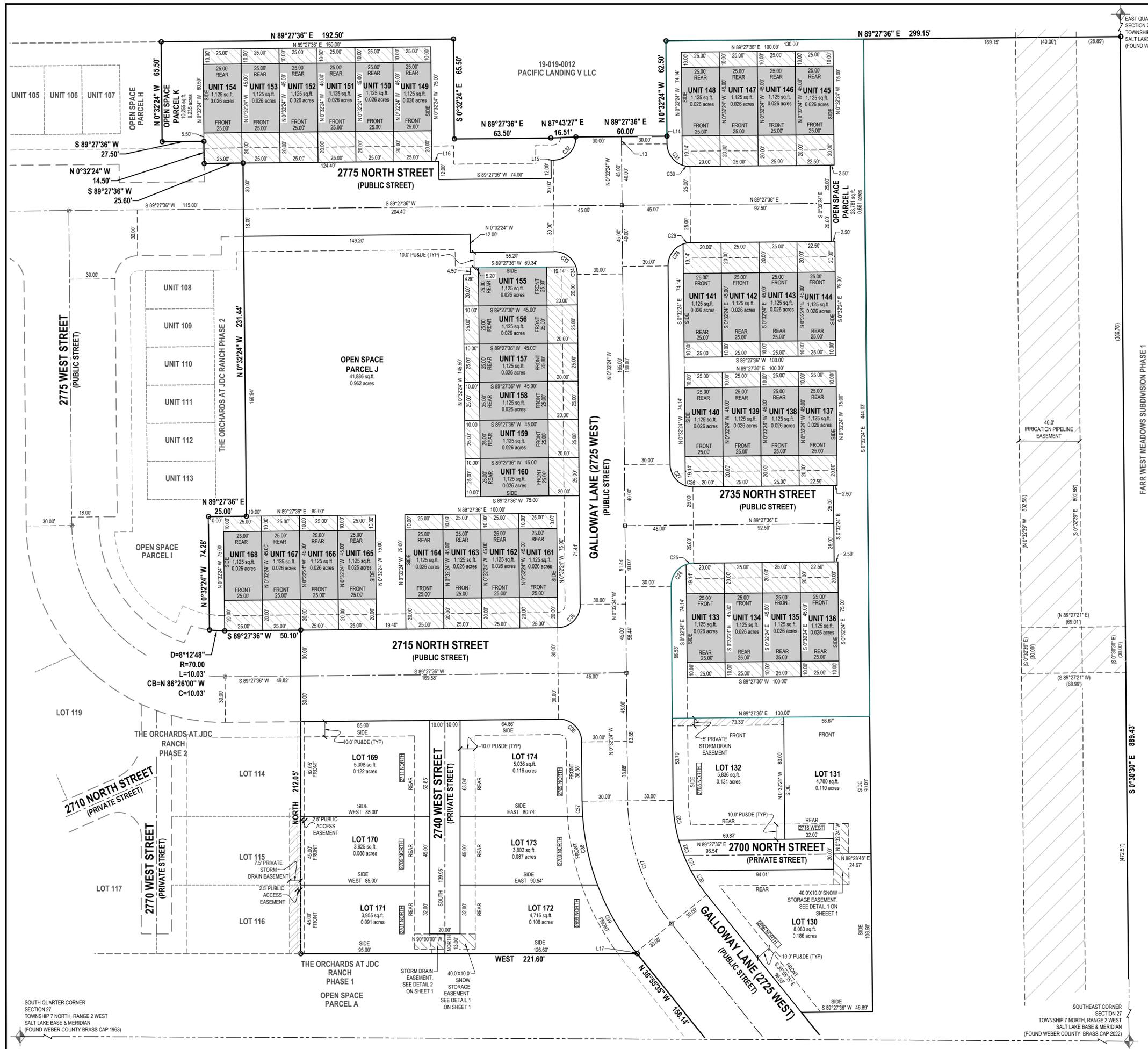
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**SHEET 2 OF 2**

PROJECT NUMBER: 9872  
MANAGER: T. SHAFFER  
DRAWN BY: J. RINOLSBACHER  
CHECKED BY: T. WILLIAMS  
DATE: 2/28/2025

WEBER COUNTY RECORDER

ENTRY NO. \_\_\_\_\_  
FEE PAID \_\_\_\_\_  
FILE AND RECORDED \_\_\_\_\_ DAY  
OF \_\_\_\_\_ 20\_\_\_\_  
IN BOOK \_\_\_\_\_ OF OFFICIAL RECORDS,  
PAGE \_\_\_\_\_  
FOR \_\_\_\_\_  
DEPUTY: \_\_\_\_\_ COUNTY RECORDER



SOUTH QUARTER CORNER  
SECTION 27  
TOWNSHIP 7 NORTH, RANGE 2 WEST  
SALT LAKE BASE & MERIDIAN  
(FOUND WEBER COUNTY BRASS CAP 1963)

SOUTHEAST CORNER  
SECTION 27  
TOWNSHIP 7 NORTH, RANGE 2 WEST  
SALT LAKE BASE & MERIDIAN  
(FOUND WEBER COUNTY BRASS CAP 2022)