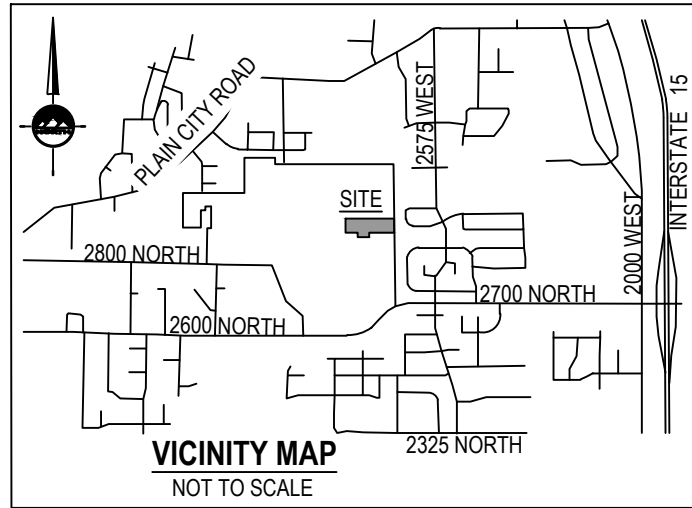


THE ORCHARDS AT JDC RANCH PHASE 4

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

Title Report is needed.  
Please upload title report  
on frontier.



GENERAL NOTES:

- PROPERTY IS WITHIN THE MPDOZ OVERLAY ZONE. PER THE MASTER DEVELOPMENT AGREEMENT DESIGN STANDARDS.
- ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU&DE) ARE 10' FROM PUBLIC RIGHT-OF-WAY
- OPEN SPACES N AND O ARE TO BE DEDICATED TO THE COUNTY. OPEN SPACES P, Q, AND R 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 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 TONS 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.
- 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.

NOTE: A house number indicating the street address for each lot within the subdivision shall be assigned by the county surveyor.  
See addressing review in frontier

NOTE: Per Trent Internet services and easement by other document

| ADDRESS TABLE |                         |  |
|---------------|-------------------------|--|
| UNIT 175      | XXX SOUTH 2825 NORTH    |  |
| UNIT 176      | XXX SOUTH 2825 NORTH    |  |
| UNIT 177      | XXX SOUTH 2825 NORTH    |  |
| UNIT 178      | XXX SOUTH 2825 NORTH    |  |
| UNIT 179      | XXX SOUTH 2825 NORTH    |  |
| UNIT 180      | XXX SOUTH 2825 NORTH    |  |
| UNIT 181      | XXX SOUTH 2825 NORTH    |  |
| UNIT 182      | XXX SOUTH 2825 NORTH    |  |
| UNIT 183      | XXX SOUTH 2825 NORTH    |  |
| UNIT 184      | XXX SOUTH 2825 NORTH    |  |
| UNIT 185      | XXX SOUTH 2825 NORTH    |  |
| UNIT 186      | XXX SOUTH 2825 NORTH    |  |
| UNIT 187      | XXX SOUTH 2825 NORTH    |  |
| UNIT 188      | XXX SOUTH 2825 NORTH    |  |
| UNIT 189      | XXX SOUTH 2825 NORTH    |  |
| UNIT 190      | XXX SOUTH 2825 NORTH    |  |
| UNIT 191      | XXX SOUTH 2825 NORTH    |  |
| UNIT 192      | XXX SOUTH 2825 NORTH    |  |
| UNIT 193      | XXX SOUTH 2825 NORTH    |  |
| UNIT 194      | XXX SOUTH 2825 NORTH    |  |
| UNIT 195      | XXX SOUTH 2825 NORTH    |  |
| UNIT 196      | XXX SOUTH 2825 NORTH    |  |
| UNIT 197      | XXX SOUTH 2825 NORTH    |  |
| UNIT 198      | XXX SOUTH 2825 NORTH    |  |
| UNIT 199      | XXX SOUTH GALLOWAY LANE |  |
| UNIT 200      | XXX SOUTH GALLOWAY LANE |  |
| UNIT 201      | XXX SOUTH GALLOWAY LANE |  |
| UNIT 202      | XXX SOUTH GALLOWAY LANE |  |
| UNIT 203      | XXX SOUTH 2825 NORTH    |  |
| UNIT 204      | XXX SOUTH 2825 NORTH    |  |
| UNIT 205      | XXX SOUTH 2825 NORTH    |  |
| UNIT 206      | XXX SOUTH 2825 NORTH    |  |
| UNIT 207      | XXX SOUTH 2825 NORTH    |  |
| UNIT 208      | XXX SOUTH 2825 NORTH    |  |
| UNIT 209      | XXX SOUTH 2825 NORTH    |  |
| UNIT 210      | XXX SOUTH 2825 NORTH    |  |
| UNIT 211      | XXX SOUTH 2825 NORTH    |  |
| UNIT 212      | XXX SOUTH 2825 NORTH    |  |
| UNIT 213      | XXX SOUTH 2825 NORTH    |  |
| UNIT 214      | XXX SOUTH 2825 NORTH    |  |

| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE       | BEARING     | LENGTH |
| L1         | S89°27'36"W | 1.50'  |
| L2         | N0°32'24"W  | 12.00' |
| L3         | S0°32'24"E  | 12.00' |
| L4         | S89°27'36"W | 4.50'  |
| L5         | N0°32'24"W  | 12.00' |
| L6         | S0°32'24"E  | 12.00' |
| L7         | N89°27'36"E | 1.00'  |
| L8         | S0°32'24"E  | 5.50'  |

| CURVE TABLE |         |         |           |             |         |
|-------------|---------|---------|-----------|-------------|---------|
| CURVE       | RADIUS  | LENGTH  | DELTA     | BEARING     | CHORD   |
| C3          | 200.00' | 103.12' | 29°32'29" | N14°13'50"E | 101.98' |
| C4          | 200.00' | 74.98'  | 21°28'45" | N18°15'42"E | 74.54'  |
| C5          | 15.00'  | 23.56'  | 90°00'00" | N45°32'24"W | 21.21'  |
| C6          | 15.00'  | 23.56'  | 90°00'00" | N44°27'36"E | 21.21'  |
| C7          | 15.00'  | 23.56'  | 90°00'00" | N44°27'36"E | 21.21'  |
| C8          | 230.00' | 48.73'  | 12°08'19" | N5°31'46"E  | 46.64'  |
| C9          | 230.00' | 69.86'  | 17°24'09" | N20°18'00"E | 69.59'  |
| C10         | 170.00' | 59.47'  | 20°02'40" | N18°58'45"E | 59.17'  |
| C11         | 230.00' | 90.47'  | 22°32'11" | S17°43'59"W | 89.89'  |
| C12         | 170.00' | 38.61'  | 13°00'45" | S22°29'42"W | 38.53'  |
| C13         | 170.00' | 49.04'  | 16°31'43" | S7°43'28"W  | 48.87'  |
| C14         | 15.00'  | 23.56'  | 90°00'00" | S45°32'24"E | 21.21'  |
| C15         | 15.00'  | 23.56'  | 90°00'00" | S45°32'24"E | 21.21'  |
| C16         | 15.00'  | 5.10'   | 19°28'16" | S79°43'28"W | 5.07'   |
| C17         | 15.00'  | 18.46'  | 70°31'44" | S34°43'28"W | 17.32'  |

| PROPERTY CURVE TABLE |        |        |           |             |        |
|----------------------|--------|--------|-----------|-------------|--------|
| CURVE                | RADIUS | LENGTH | DELTA     | BEARING     | CHORD  |
| PC1                  | 15.00' | 23.56' | 90°00'00" | N44°27'36"E | 21.21' |
| PC2                  | 15.00' | 23.56' | 90°00'00" | N45°32'24"W | 21.21' |

Check curve data

SURVEYOR'S CERTIFICATE

I, **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 NARRATIVE

The purpose of Survey is to split existing parcels into lots and streets.

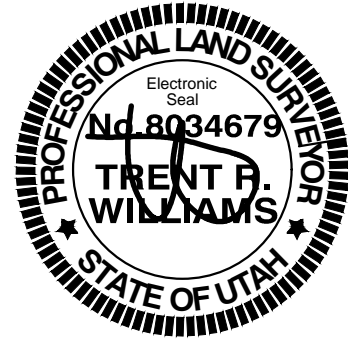
BOUNDARY DESCRIPTION

A parcel of land, situated in the Southeast Quarter 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, which is North 0°30'30" West 689.43 feet along the Section Line from the Southeast Corner of said Section 27 and running thence:

thence South 89°27'36" West 299.15 feet;  
thence South 0°32'24" East 62.50 feet;  
thence South 89°27'36" West 60.00 feet;  
thence South 87°43'27" West 16.51 feet;  
thence South 89°27'36" West 63.50 feet;  
thence North 0°32'24" West 65.50 feet;  
thence South 89°27'36" West 390.00 feet;  
thence North 0°32'24" West 65.00 feet;  
thence northeasterly 23.56 feet along the arc of a 15.00-foot radius tangent curve to the right (center bears North 89°27'36" East and the long chord bears North 44°27'36" East 21.21 feet with a central angle of 90°00'00");  
thence North 00°32'24" West 50.00 feet;  
thence northeasterly 23.56 feet along the arc of a 15.00-foot radius non-tangent curve to the right (center bears North 00°32'24" West and the long chord bears North 45°32'24" West 21.21 feet with a central angle of 90°00'00");  
thence North 0°32'24" West 185.76 feet;  
thence North 89°27'36" East 829.33 feet;  
thence South 0°30'30" East 333.26 feet to the Point of Beginning;

Contains: 283.318 square feet or 6.504 acres



March 7, 2025

Date

Trent R. Williams, PLS  
License no. 8034679

OWNER'S DEDICATION

We(I) the undersigned owners of the above described tract of land, do hereby set apart and subdivide the same into townhome lots and streets (public streets/public right-of-way's) as shown hereon and name said tract,

THE ORCHARDS AT JDC RANCH  
PHASE 4

Dedicate to public use all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares.

Dedicate and reserve unto themselves, their heirs, their grantees and assigns, a right-of-way to be used in common with all others within said subdivision (and those adjoining subdivisions that may be subdivided by the undersigned owners, their successors, or assigns) on, over and across all those portions or parts of said tract of land designated on this plat as private streets (private rights-of-way) as access to the individual lots, to be maintained by a home owners association whose membership consists of said owners, their grantees, successors, or assigns. The same to be dedicated as a Public Utility Easement.

Dedicate, grant and convey to Weber County, or its designee, all those parts or portions of said tract of land designated as open space to be used as public open space. (Parcels N & O)

Grant and convey to the subdivision home owners association, all those part or portions of said tract of land designated as common areas to be used for recreational and open space purposes for the benefit of each home owners association member in common with all others in the subdivision and grant and dedicate to the county a perpetual open space right and easement on and over the common areas to guarantee to Weber County that the common areas remain open and undeveloped except for approved recreational, parking and open space purposes. Grant and dedicate a perpetual right and easement over, upon and under the lands designated hereof as public utility, and drainage easements with no buildings or structures being erected within such easements.

Grant and dedicate unto all owners of lots upon which private land drains are constructed or which are otherwise dependent upon such land drains, an easement over such land drains for the purpose of perpetual maintenance and operation.

In witness whereof We(I) have hereto set our hands(s) this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_.

By: **DAVID LOWRY**  
MANAGER

Check ownership

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH  
County of Weber

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, Before me \_\_\_\_\_,

A Notary Public, personally appeared \_\_\_\_\_, as the authorized signatory of **JDC Community LLC**, a Limited Liability Company, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this instrument, and duly acknowledged that he/she executed this instrument in his/her authorized capacity on behalf of said company, intending to be legally bound. Witness my hand and official seal.

NOTARY PUBLIC SIGNATURE \_\_\_\_\_, RESIDING IN WEBER COUNTY,

COMMISSION #: \_\_\_\_\_, MY COMMISSION EXPIRES \_\_\_\_\_

THE ORCHARDS AT JDC RANCH PHASE 4

RECORD OF SURVEY

ROS NO.:

\$-

COUNTY SURVEYOR REVIEWER DATE

COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

SHEET 1 OF 2

PROJECT NUMBER : 9972

MANAGER : T.SHAFFER

DRAWN BY : J.RINDUSBACHER

CHECKED BY : T.WILLIAMS

DATE : 3/6/2025

WEBER COUNTY RECORDER

ENTRY NO. \_\_\_\_\_

FEE PAID \_\_\_\_\_

FILE AND RECORDED \_\_\_\_\_ DAY

OF \_\_\_\_\_, 20\_\_\_\_

IN BOOK \_\_\_\_\_ OF OFFICIAL RECORDS.

PAGE \_\_\_\_\_

FOR \_\_\_\_\_

\_\_\_\_\_ COUNTY RECORDER

DEPUTY: \_\_\_\_\_

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

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST: \_\_\_\_\_

TITLE: \_\_\_\_\_

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 EFFECT.

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

SIGNATURE \_\_\_\_\_

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 \_\_\_\_\_, 20\_\_\_\_.

SIGNATURE \_\_\_\_\_

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



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

WWW.ENSIGNENG.COM

SALT LAKE CITY  
Phone: 801.255.0529  
TOOELE  
Phone: 435.863.3590  
CEDAR CITY  
Phone: 435.865.1463  
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 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\_\_\_\_.

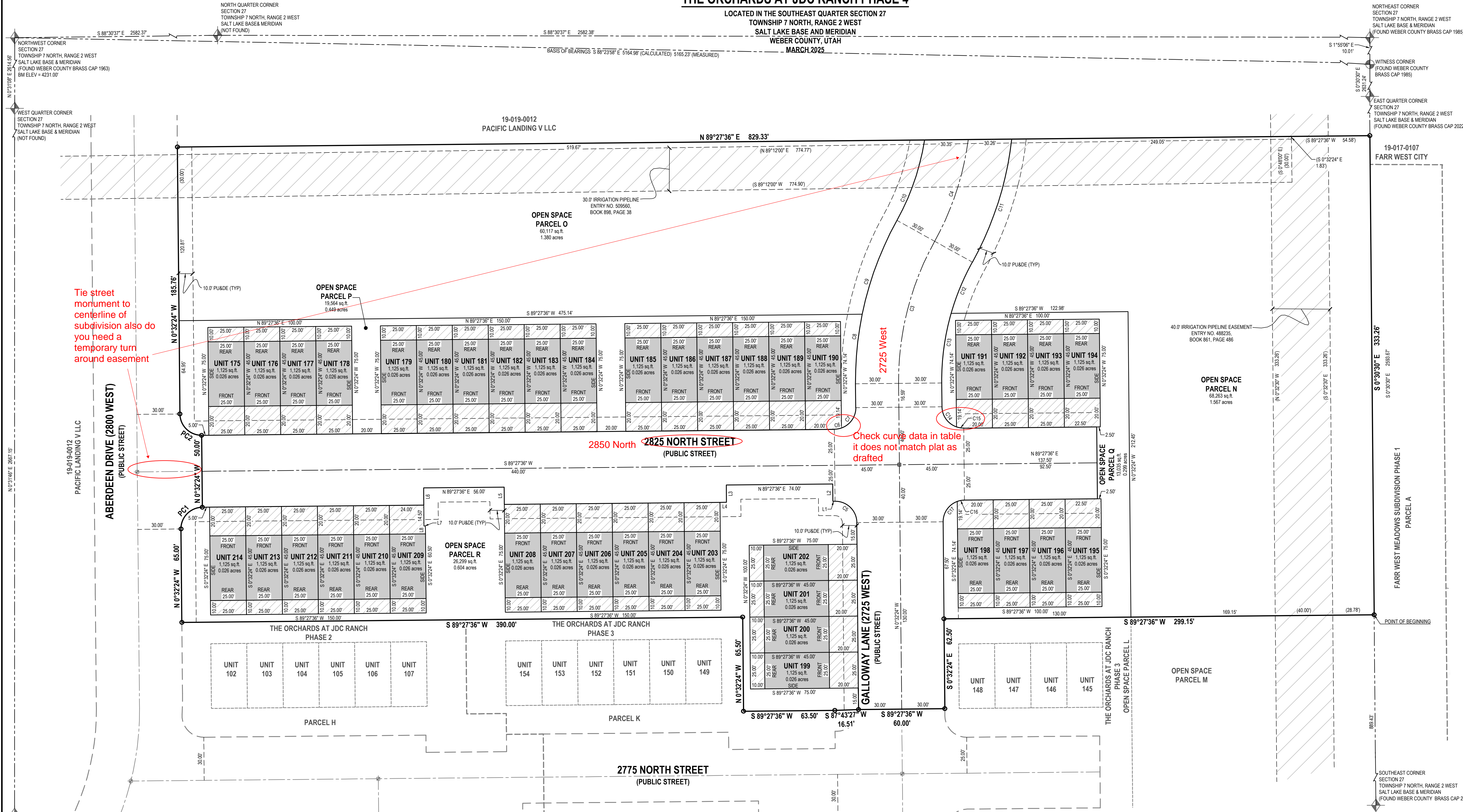
WEBER COUNTY SURVEYOR

RECORD OF SURVEY #  
WCO-106-1-866(1)(1)-10 WCO 45-4-2(a)



# THE ORCHARDS AT JDC RANCH PHASE 4

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



Tie street monument to centerline of subdivision also do you need a temporary turn around easement

Check curve data in table it does not match plat as drafted

## LEGEND

- SECTION CORNER
- WITNESS CORNER
- PROPOSED STREET MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSGN ENG. & LAND SURV."
- SECTION LINE
- 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
- LIMITED COMMON AREA

## ABBREVIATIONS LIST

- PL PROPERTY LINE
- MON MONUMENT
- CL CENTERLINE
- TAN TANGENT LINE
- PU&D PUBLIC UTILITY & DRAINAGE EASEMENT
- FRONT FRONT OF LOT
- REAR REAR OF LOT
- SIDE SIDE OF LOT

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

## THE ORCHARDS AT JDC RANCH PHASE 4

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

### WEBER COUNTY RECORDER

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

### SHEET 2 OF 2

PROJECT NUMBER: 9972  
MANAGER: T. SHAFFER  
DRAWN BY: J. RINDUSBACHER  
CHECKED BY: T. WILLIAMS  
DATE: 3/6/2025



LAYTON  
519 North 400 West  
Layton UT 84041  
Phone: 801.547.1100  
Fax: 801.593.6315  
WWW.ENSGNENG.COM

SALT LAKE CITY  
Phone: 801.253.0559  
TOOELE  
Phone: 435.943.3500  
CEDAR RAPIDS  
Phone: 435.865.1453  
RICHFIELD  
Phone: 435.896.2263

