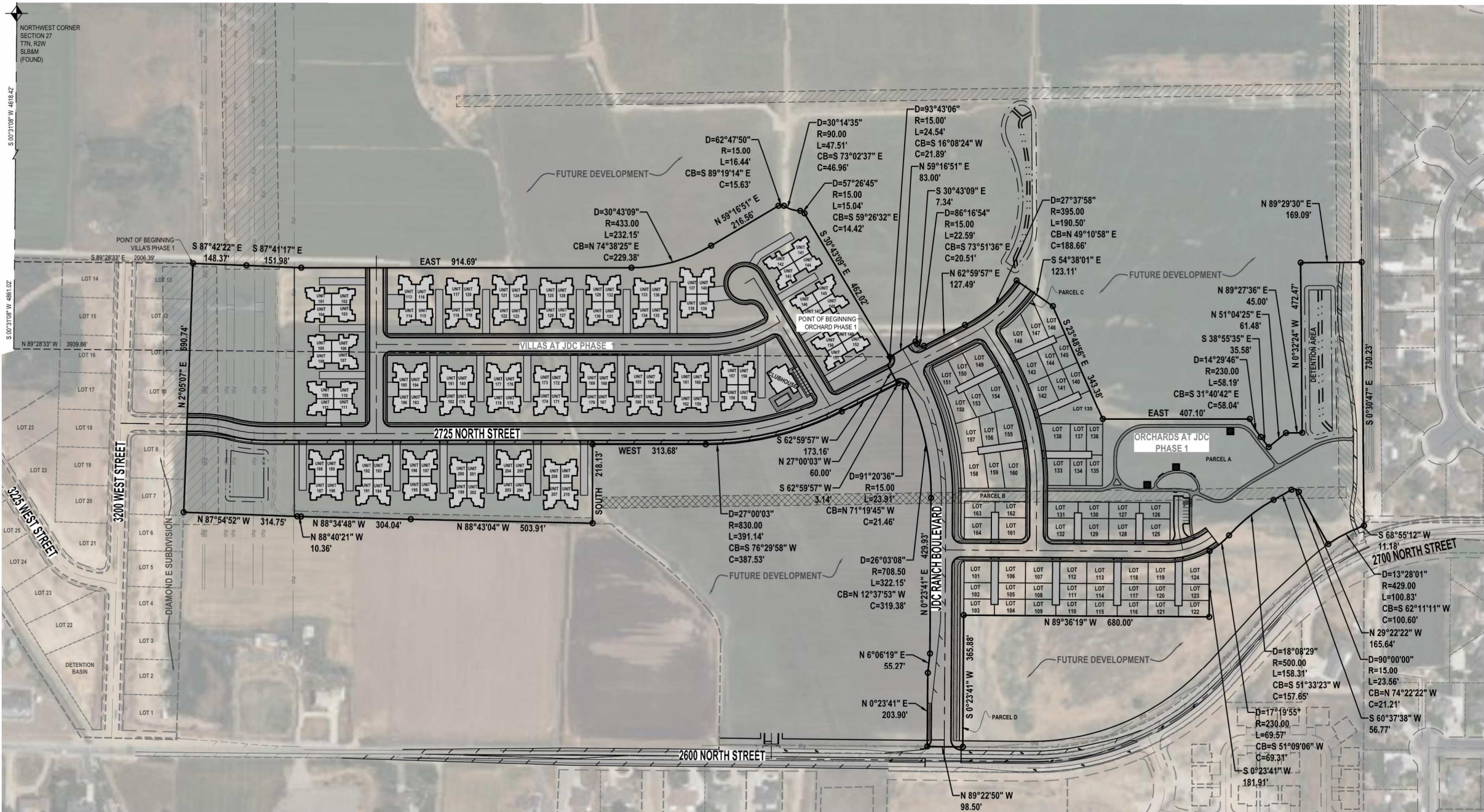


**811**  
Know what's below.  
Call before you dig.

**BENCHMARK**  
NORTHWEST CORNER OF SECTION 27  
TOWNSHIP 7 NORTH, RANGE 2 WEST  
SALT LAKE BASE AND MERIDIAN  
ELEV = 4231.00'



**Orchards at JDC Subdivision Phase 1 Description**

A parcel of land, situate in the Southeast Quarter of Section 27 and the Northeast Quarter of Section 34, 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 South 00°31'08" West 4861.02 feet along the Section line and South 89°28'33" East 3939.86 feet from the Northwest Corner of said Section 27 and running thence:

North 59°16'51" East 83.00 feet;  
thence South 04°43'09" East 7.34 feet;  
thence easterly 22.59 feet along the arc of a 15.00-foot radius tangent curve to the left (center bears North 59°16'51" East and the long chord bears South 73°51'36" East 20.51 feet with a central angle of 86°16'54");  
thence North 62°59'57" East 127.49 feet;  
thence northeasterly 190.50 feet along the arc of a 395.00-foot radius tangent curve to the left (center bears North 27°00'03" West and the long chord bears North 49°10'58" East 188.66 feet with a central angle of 27°37'58");  
thence South 54°38'01" East 123.11 feet;  
thence South 24°48'50" East 843.38 feet;  
thence East 407.10 feet;  
thence southeasterly 58.19 feet along the arc of a 230.00-foot radius non-tangent curve to the left (center bears North 65°34'11" East and the long chord bears South 31°40'42" East 58.04 feet with a central angle of 14°29'46");  
thence South 38°55'35" East 35.58 feet;  
thence North 51°04'25" East 61.48 feet;  
thence North 89°27'36" East 45.00 feet;  
thence North 00°32'24" West 472.47 feet;  
thence North 89°29'30" East 169.09 feet;  
thence South 00°30'47" East 730.23 feet;  
thence South 68°55'12" West 11.18 feet;  
thence easterly 109.83 feet along the arc of a 470.00-foot radius tangent curve to the left (center bears South 21°04'48" East and the long chord bears South 62°11'11" West 100.60 feet with a central angle of 13°28'01");  
thence North 29°22'22" West 165.64 feet;  
thence westerly 23.56 feet along the arc of a 15.00-foot radius tangent curve to the left (center bears South 60°37'38" West and the long chord bears North 74°22'22" West 21.21 feet with a central angle of 90°00'00");  
thence South 60°47'38" West 56.77 feet;  
thence southeasterly 158.31 feet along the arc of a 500.00-foot radius tangent curve to the left (center bears South 29°22'22" East and the long chord bears South 51°32'23" West 157.65 feet with a central angle of 18°08'29");  
thence southeasterly 69.57 feet along the arc of a 230.00-foot radius curve to the right (center bears North 47°30'51" West and the long chord bears South 51°09'06" West 69.31 feet with a central angle of 17°19'55");  
thence South 00°23'41" West 181.91 feet;  
thence North 89°36'19" West 680.00 feet;  
thence North 00°23'41" East 203.90 feet;  
thence North 06°16'19" East 35.27 feet;  
thence North 00°23'41" East 429.53 feet;  
thence northerly 322.15 feet along the arc of a 708.50-foot radius tangent curve to the left (center bears North 89°36'19" West and the long chord bears North 12°37'53" West 319.38 feet with a central angle of 26°03'08");  
thence westerly 23.91 feet along the arc of a 15.00-foot radius curve to the left (center bears South 64°20'33" West and the long chord bears North 71°19'45" West 21.46 feet with a central angle of 91°20'36");  
thence South 62°59'57" West 3.14 feet;  
thence North 27°00'03" West 60.00 feet;  
thence North 00°23'41" East 15.00-foot radius non-tangent curve to the left (center bears North 27°00'03" West and the long chord bears North 16°08'24" East 21.89 feet with a central angle of 93°43'06") to the Point of Beginning.

Contains: 783,847 square feet or 17,995 acres.

**Villas at JDC Ranch Subdivision Phase 1 Description**

A parcel of land, situate in the Southeast Quarter of Section 27 and the Northeast Quarter of Section 34, 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 Northeast corner of the Rocky Mountain Power Parcel Described in Book 1251, Page 683, said point being South 89°21'08" West 4818.42 feet along the Section line and South 89°28'14" East 3006.39 feet from the Northwest Corner of said Section 27 and running thence:

South 87°42'22" East 148.37 feet;  
thence South 87°41'17" East 151.98 feet;  
thence East 914.69 feet;  
thence 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°38'23" East 238.38 feet with a central angle of 30°43'09");  
thence North 59°16'51" East 216.56 feet;  
thence 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 15.63 feet with a central angle of 62°47'50");  
thence 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°52'37" East 46.96 feet with a central angle of 30°14'35");  
thence southeasterly 15.04 feet along the arc of a 15.00-foot radius curve to the right (center bears South 61°50'89" West and the long chord bears South 59°26'32" East 14.42 feet with a central angle of 57°24'43");  
thence South 30°43'09" East 462.62 feet;  
thence southeasterly 24.54 feet along the arc of a 15.00-foot radius tangent curve to the right (center bears South 89°16'51" West and the long chord bears South 18°08'24" West 21.89 feet with a central angle of 93°43'06");  
thence South 27°00'03" East 60.00 feet;  
thence South 62°59'57" West 173.16 feet;  
thence westerly 391.14 feet along the arc of an 830.00-foot radius tangent curve to the right (center bears North 27°00'03" West and the long chord bears South 78°29'58" West 387.53 feet with a central angle of 27°00'03");  
thence West 313.68 feet;  
thence South 218.13 feet;  
thence North 88°43'04" West 583.91 feet;  
thence North 88°34'48" West 384.64 feet;  
thence North 88°40'21" West 19.36 feet;  
thence North 87°54'52" West 314.75 feet;  
thence North 02°09'57" East 680.74 feet to the Point of Beginning.

Contains: 1,184,118 square feet or 27,184 acres.

**ENSIGN**  
THE STANDARD IN ENGINEERING

LAYTON  
919 North 400 West  
Layton, UT 84041  
Phone: 801.547.1100

SANDY  
Phone: 801.255.0529

TOOELE  
Phone: 435.843.3590

CEDAR CITY  
Phone: 435.865.1453

RICHFIELD  
Phone: 435.896.2983

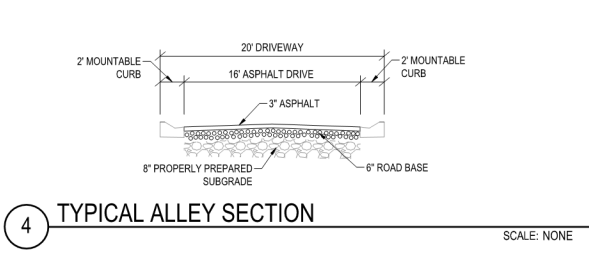
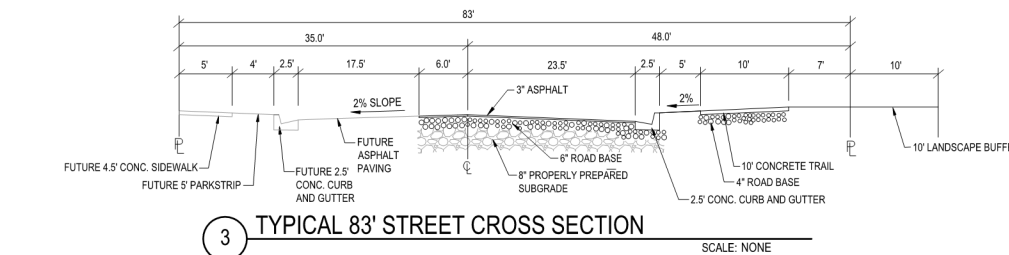
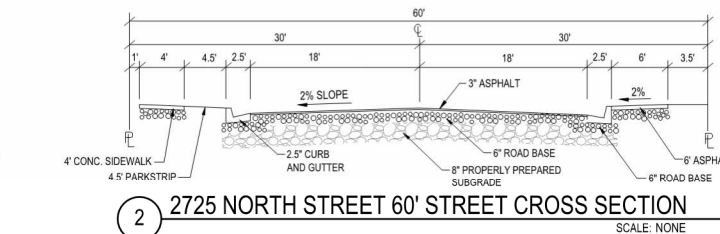
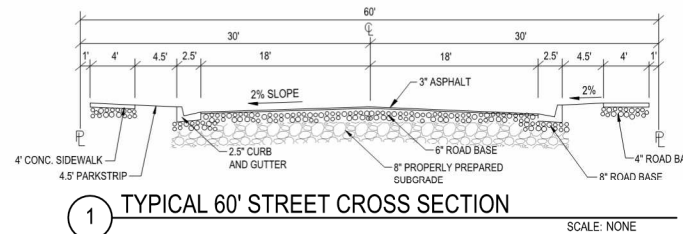
WWW.ENSIGNENG.COM

FOR:  
NILSON HOMES  
5617 SOUTH 1475 EAST  
SOUTH OGDEN, UT 84043

CONTACT:  
STEVE ANDERSON  
PHONE: 801.392.8100

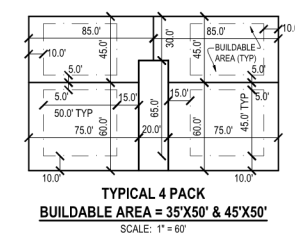
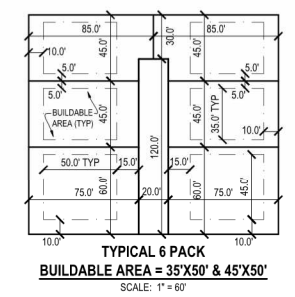
**ORCHARDS AT JDC RANCH PHASE 1 AND  
VILLAS AT JDC RANCH PHASE 1**  
2800 WEST 2600 NORTH STREET  
WEBER COUNTY, UTAH

**C-100**



**LAND USE TABLE**

ORCHARDS AT JDC PHASE 1 PACK LOTS	64
VILLAS AT JDC PHASE 1 TOTAL UNITS	108
TOTAL LOTS / UNITS	174
ORCHARDS AT JDC PHASE 1 ACREAGE	783,847 sq. ft. 17,995 acres
VILLAS AT JDC PHASE 1 ACREAGE	1,184,118 sq. ft. 27,184 acres
TOTAL ACREAGE	1,967,965 sq. ft. 45,179 acres
DENSITY	3.85 UNITS/ACRE
ORCHARDS AT JDC PHASE 1 LANDSCAPE	222,800 sq. ft. 5.11 acres
VILLAS AT JDC PHASE 1 LANDSCAPE	583,763 sq. ft. 13.4 acres



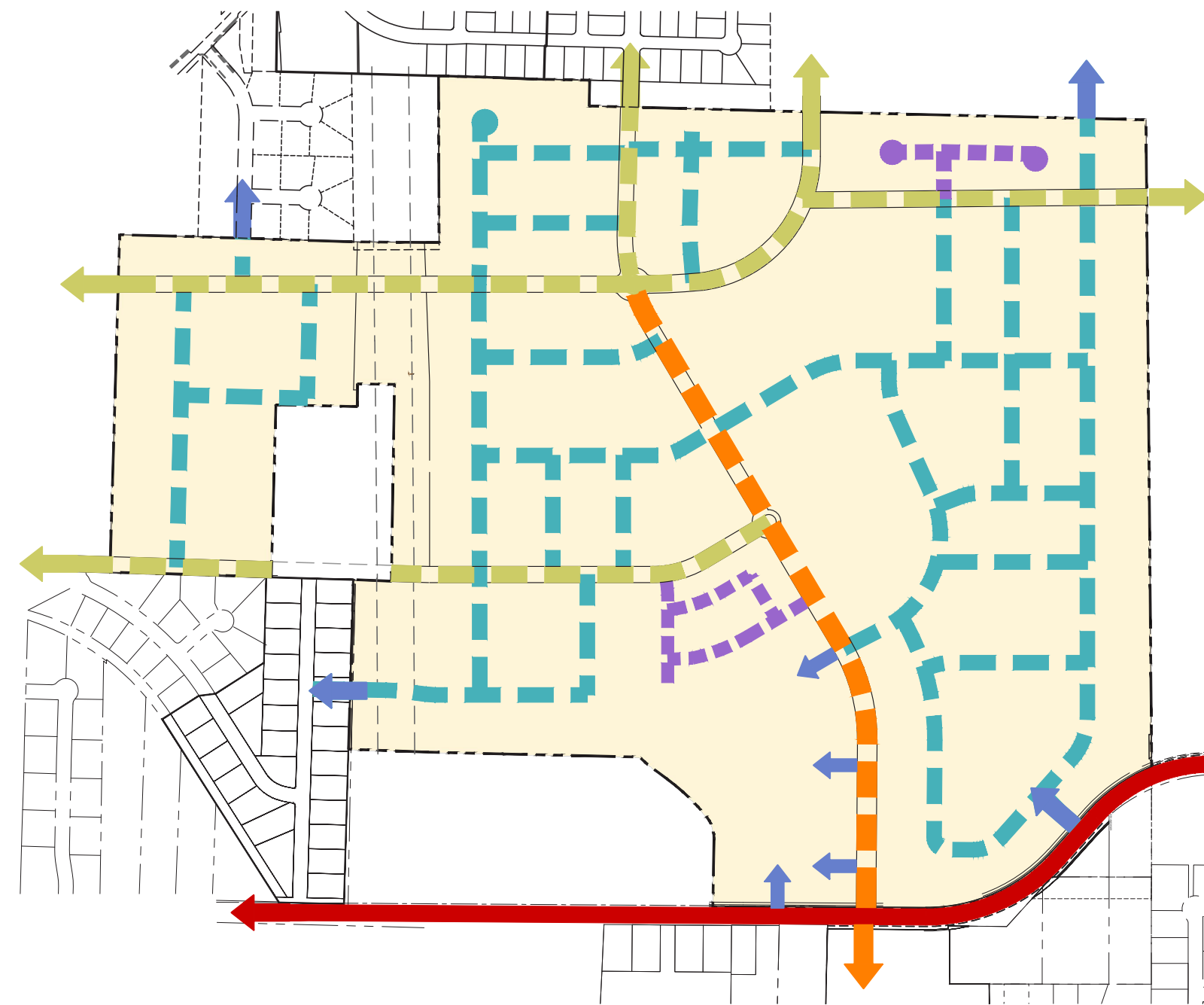
**PROFESSIONAL ENGINEER**  
No. 10234838-2202  
6-20-23  
JAMES S. JONES

NO. DATE REVISION FOR REVIEW

**PRELIMINARY OVERALL SITE PLAN**

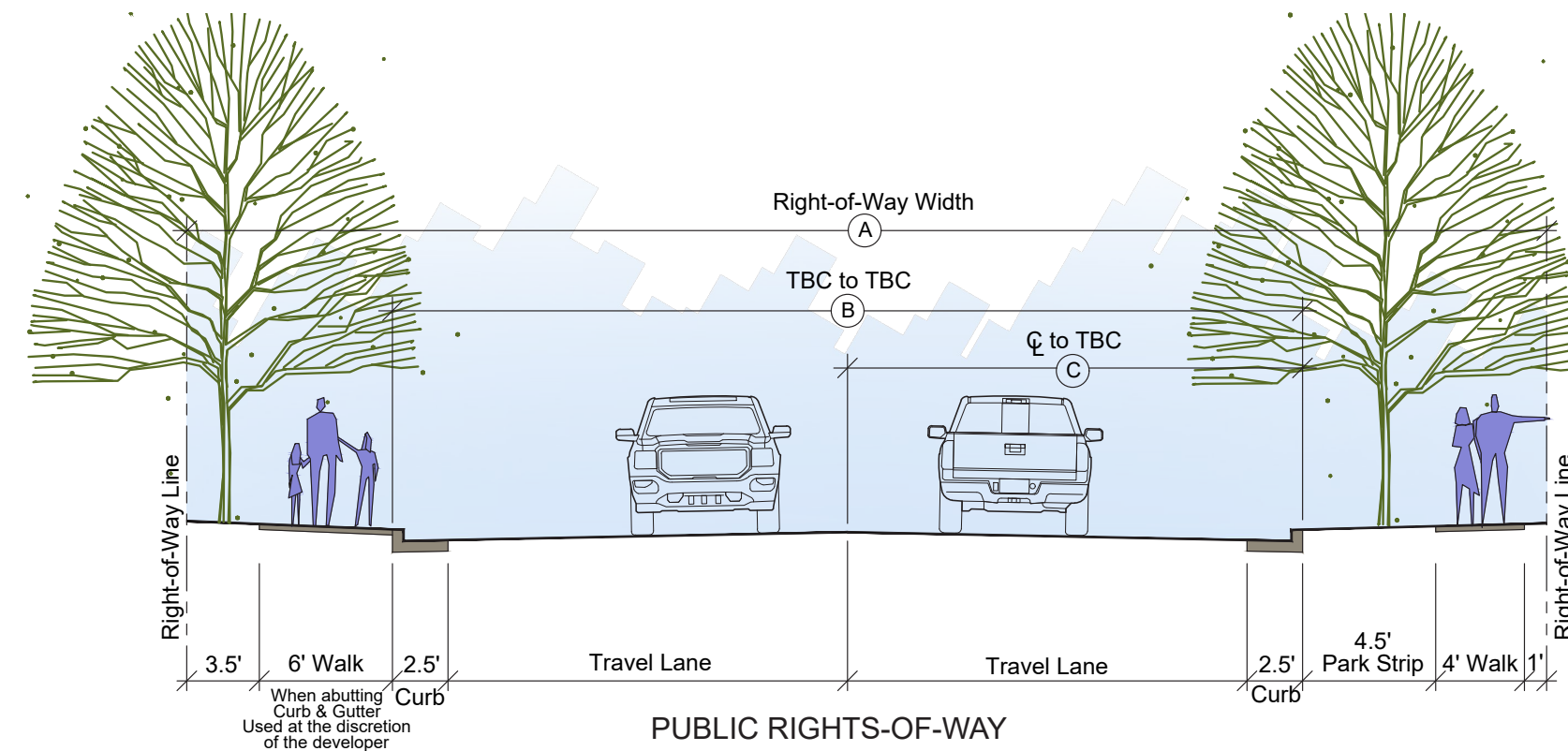
PROJECT NUMBER: 9872  
PRINT DATE: 2023-06-20  
PROJECT MANAGER: C. PRESTON  
DESIGNED BY: M. ELMER

**HORIZONTAL GRAPHIC SCALE**  
150 0 75 150 300  
(IN FEET)  
HORZ: 1 inch = 150 ft.



### Standard Road Dimensions

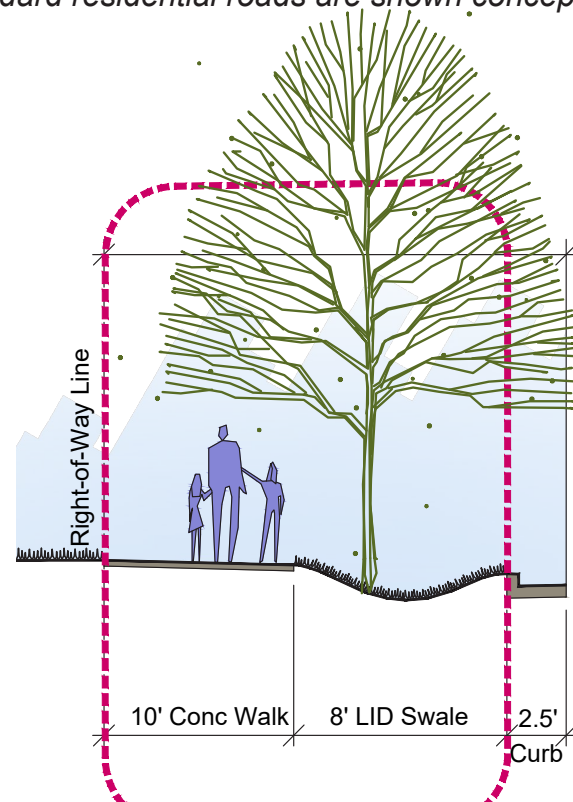
Map Color	Street Designation	ROW Width (A)	TBC to TBC (B)	☉ to TBC (C)	Park Strips
■ ■ ■ ■	Minor Roadway	50'	31'	15.5'	4.5'
■ ■ ■ ■	Standard Residential	60'	41'	20.5'	4.5'
■ ■ ■ ■	Collector	66'	47'	23.5'	4.5'



### Standard Roads

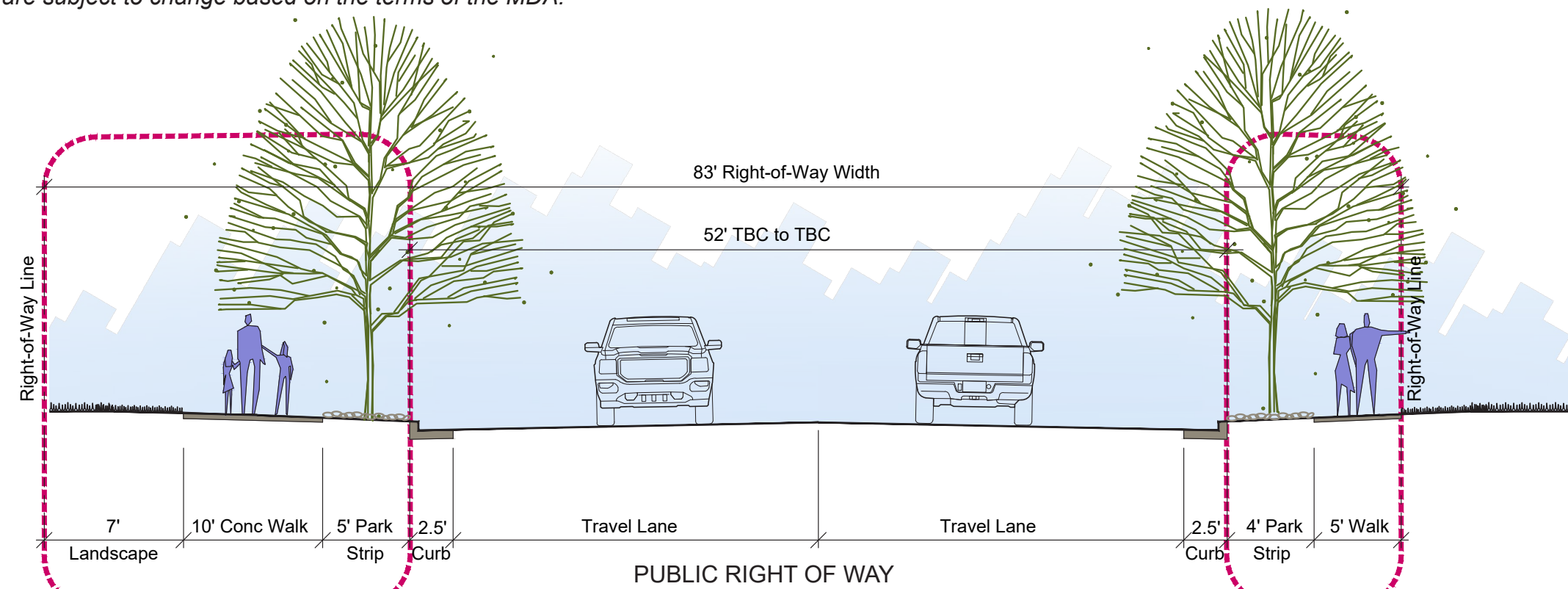
Where a trail is shown along a standard roadway, the trail shall fulfill the requirement for a sidewalk within the right-of-way where trail occurs along the same side of the street.

NOTE: All minor & standard residential roads are shown conceptually and are subject to change based on the terms of the MDA.



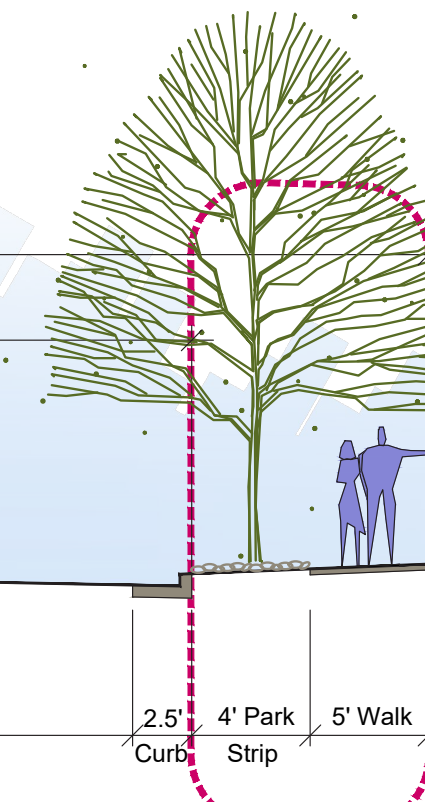
Alternate B: Annexed by City

Note: Alternate B may be built at the discretion of the Master Developer if annexed by the City.

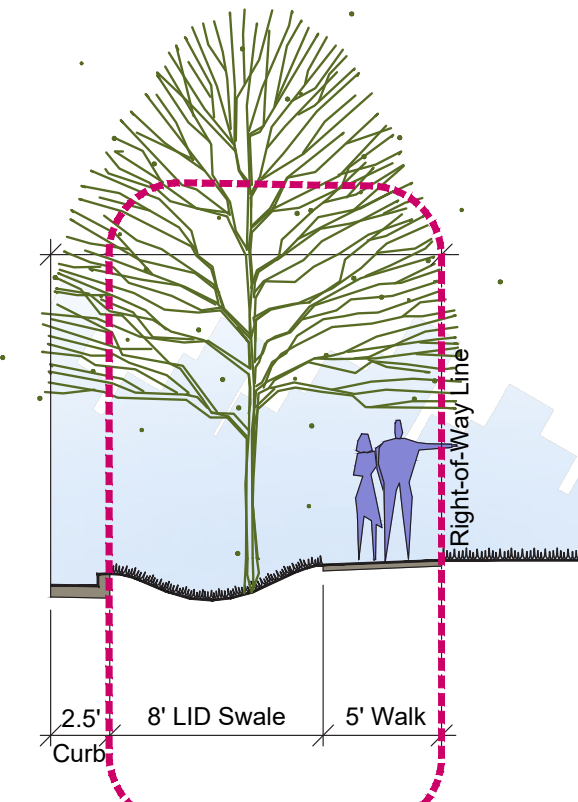


Alternate A: Approved by Weber County

### 83' Right-of-way



Alternate A: Approved by Weber County



Alternate B: Annexed by City

# EXHIBIT I Road Standards Plan