

# THE ORCHARDS AT JDC RANCH PHASE 1

LOCATED IN PART OF SECTION 27 AND PART OF THE NORTHEAST HALF OF SECTION 34  
TOWNSHIP 7 NORTH, RANGE 2 WEST  
SALT LAKE BASE AND MERIDIAN  
WEBER COUNTY, UTAH  
SEPTEMBER 2023

## GENERAL NOTES:

- PROPERTY IS WITHIN RESIDENTIAL OVERLAY ZONE.
  - FRONT YARD SETBACK IS 10' FROM PUBLIC RIGHT OF WAY (5' FROM PRIVATE DRIVEWAY)
  - REAR YARD SETBACK IS 10'
  - SIDE YARD SETBACK IS 5' TOTAL (MINIMUM 10' BETWEEN STRUCTURES)
- ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (P.U.E.) ARE 10' FRONT FROM PUBLIC RIGHT OF WAY, 5' FROM PRIVATE DRIVEWAY.
- PARCEL A IS TO BE DEDICATED TO THE COUNTY. PARCEL B IS TO BE OWNED AND MAINTAINED BY THE ORCHARDS PHASE 1 HOME OWNERS ASSOCIATION.
- 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.

## BOUNDARY DESCRIPTION

A parcel of land, situate in the South Half of Section 27 and the North Half 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 4830.14 feet along the Section Line and South 89°28'52" East 4033.94 feet from the Northwest Corner of said Section 27 and running 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°37'59");  
thence South 54°38'01" East 123.11 feet;  
thence South 23°48'56" East 343.38 feet;  
thence East 397.69 feet;  
thence South 38°55'35" East 156.14 feet;  
thence southerly 26.06 feet along the arc of a 15.00-foot radius tangent curve to the right (center bears South 51°04'25" West and the long chord bears South 10°51'01" West 22.91 feet with a central angle of 99°33'13");  
thence South 60°37'38" West 54.56 feet;  
thence southwestwesterly 162.46 feet along the arc of a 560.00-foot radius tangent curve to the left (center bears South 29°22'22" East and the long chord bears South 51°17'35" West 181.65 feet with a central angle of 18°40'05");  
thence southwestwesterly 23.49 feet along the arc of a 170.00-foot radius curve to the right (center bears North 48°02'27" West and the long chord bears South 45°55'08" West 23.48 feet with a central angle of 07°55'06");  
thence South 40°04'19" East 60.00 feet;  
thence westerly 162.59 feet along the arc of a 230.00-foot radius non-tangent curve to the right (center bears North 40°06'34" West and the long chord bears South 70°08'34" West 159.23 feet with a central angle of 40°30'15");  
thence North 89°36'19" West 531.03 feet;  
thence North 00°23'41" East 30.00 feet;  
thence South 89°36'19" East 41.95 feet;  
thence North 00°23'41" East 30.00 feet;  
thence North 89°36'19" West 46.45 feet;  
thence westerly 33.59 feet along the arc of a 45.00-foot radius tangent curve to the right (center bears North 00°23'41" East and the long chord bears North 67°59'37" West 33.15 feet with a central angle of 43°13'24");  
thence northerly 8.19 feet along the arc of a 15.00-foot radius non-tangent curve to the right (center bears North 59°00'08" East and the long chord bears North 15°15'06" West 8.09 feet with a central angle of 31°17'23");  
thence North 00°23'41" East 98.40 feet;  
thence northerly 362.49 feet along the arc of a 791.50-foot radius tangent curve to the left (center bears North 89°36'19" West and the long chord bears North 12°43'32" West 359.33 feet with a central angle of 28°14'26");  
thence North 18°34'36" East 21.00 feet;  
thence North 27°00'03" West 30.00 feet;  
thence South 62°59'57" West 2.93 feet;  
thence North 27°00'03" West 30.00 feet to the Point of Beginning.

Contains: 428,310 square feet or 9.833 acres.

Date \_\_\_\_\_ Trent R. Williams, PLS  
License no. 8034679

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	45.00'	24.14'	30°44'16"	S74°14'11"E	23.85'
C2	45.00'	9.81'	12°29'07"	S52°37'29"E	9.79'
C3	15.00'	23.56'	90°00'00"	N45°23'41"E	21.21'
C4	670.00'	76.34'	6°31'42"	N2°52'10"W	76.30'
C5	670.00'	10.07'	0°51'41"	S6°33'51"E	10.07'
C6	670.00'	10.09'	0°51'48"	S7°25'36"E	10.09'
C7	670.00'	119.04'	10°10'47"	N12°56'53"W	118.88'
C8	670.00'	108.73'	9°17'54"	N22°41'14"W	108.61'
C9	670.00'	10.00'	0°51'19"	S27°45'51"E	10.00'
C10	670.00'	10.01'	0°51'21"	S28°37'11"E	10.01'
C11	670.00'	43.68'	3°44'06"	N30°54'54"W	43.67'
C12	670.00'	387.97'	33°10'38"	N16°11'38"W	382.57'
C13	801.50'	100.72'	7°11'59"	N4°44'58"W	100.65'
C14	801.50'	73.96'	5°17'19"	N10°59'37"W	73.96'
C15	801.50'	94.72'	6°46'15"	N17°01'25"W	94.66'
C16	801.50'	6.78'	0°29'04"	N20°39'04"W	6.78'
C17	801.50'	276.19'	19°44'38"	N11°01'18"W	274.83'
C18	15.00'	7.14'	27°15'38"	N46°24'46"W	7.07'
C19	15.00'	14.99'	57°14'43"	N88°39'57"W	14.37'
C20	15.00'	22.12'	84°30'21"	N75°02'08"W	20.17'
C21	455.00'	2.28'	0°17'15"	N62°51'19"E	2.28'
C22	455.00'	129.89'	16°21'25"	N43°32'41"E	129.45'
C25	15.00'	22.12'	84°30'21"	S9°28'13"W	20.17'
C30	730.00'	38.19'	2°59'50"	N31°17'02"W	38.18'
C31	730.00'	10.05'	0°47'19"	S29°23'28"E	10.05'
C32	730.00'	10.04'	0°47'15"	S28°36'11"E	10.04'
C33	730.00'	75.06'	5°53'28"	N25°15'49"W	75.02'
C34	730.00'	75.26'	5°54'25"	N19°21'53"W	75.23'
C35	730.00'	10.09'	0°47'32"	S16°00'54"E	10.09'
C36	730.00'	10.11'	0°47'38"	S15°13'19"E	10.11'
C37	730.00'	21.13'	1°39'31"	N13°59'45"W	21.13'
C38	730.00'	76.33'	5°59'27"	N10°10'16"W	76.29'
C39	730.00'	10.08'	0°47'28"	S6°46'49"E	10.08'
C40	730.00'	10.06'	0°47'23"	S5°59'23"E	10.06'
C41	730.00'	76.31'	5°59'23"	N2°36'00"W	76.28'
C42	730.00'	422.71'	33°10'38"	N16°11'38"W	416.83'
C43	15.00'	23.56'	90°00'00"	S44°36'19"E	21.21'
C44	170.00'	11.48'	3°52'13"	N88°27'34"E	11.48'
C45	170.00'	132.23'	44°33'55"	N64°14'30"E	128.92'
C46	170.00'	120.22'	40°31'02"	N70°08'10"E	117.73'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C47	425.00'	2.13'	0°17'15"	N62°51'19"E	2.13'
C48	425.00'	40.75'	5°29'39"	N59°57'52"E	40.74'
C49	425.00'	40.75'	5°29'39"	N54°28'13"E	40.74'
C50	425.00'	121.33'	16°21'25"	N43°32'41"E	120.92'
C51	425.00'	42.89'	5°46'54"	N60°06'30"E	42.87'
C52	425.00'	162.08'	21°51'04"	N46°17'31"E	161.10'
C53	700.00'	405.34'	33°10'38"	N16°11'38"W	399.70'
C54	200.00'	141.39'	40°30'15"	N70°08'34"E	138.46'

PARCEL LINE TABLE		
LINE	BEARING	LENGTH
PL1	N0°23'41"E	30.00'
PL2	S89°36'19"E	41.95'
PL3	N0°23'41"E	30.00'
PL4	N89°36'19"W	46.45'
PL5	N27°00'03"W	30.00'
PL6	S62°59'57"W	2.93'
PL7	N27°00'03"W	30.00'

LINE TABLE		
LINE	BEARING	LENGTH
L8	N0°23'41"E	31.77'
L9	S89°36'19"E	20.00'
L10	N0°23'41"E	75.00'
L11	N0°23'41"E	20.00'
L12	S89°36'19"E	136.96'
L13	N26°35'33"W	20.00'
L14	S63°24'27"W	128.34'
L15	S32°46'57"E	24.95'
L16	S32°46'57"E	24.95'
L18	N23°48'56"W	20.00'
L19	N66°11'04"E	26.73'
L20	N66°11'04"E	126.32'
L21	N66°11'04"E	26.87'
L22	N23°48'56"W	20.00'
L23	N66°11'04"E	130.66'
L24	S89°36'19"E	26.73'
L25	S0°23'41"W	20.00'
L26	S89°36'19"E	129.96'
L27	N0°23'41"E	36.57'
L28	N0°23'41"E	75.00'
L29	S89°36'19"E	20.00'
L30	N0°23'41"E	40.11'
L31	N0°23'41"E	75.00'
L32	S89°36'19"E	20.00'

### 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.

### OWNER'S DEDICATION

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

## THE ORCHARDS AT JDC RANCH PHASE 1

Convey to **CITY NAME**, or its designee, all those parts or portions of said tract of land designated as parks to be used as public open space. 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. 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 city a perpetual open space right and easement on and over the common areas to guarantee to **CITY NAME** 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 hereon 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: \_\_\_\_\_

### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH  
County of Weber JS.S.  
On the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_, personally appeared before me, the undersigned Notary Public, in and for said County of \_\_\_\_\_ in the State of Utah, who after being duly sworn, acknowledged to me that He is the Manager, of West Park Community LLC a Limited Liability Company and that He signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Limited Liability Company executed the same.

MY COMMISSION EXPIRES: \_\_\_\_\_

RESIDING IN \_\_\_\_\_ COUNTY.

NOTARY PUBLIC

## THE ORCHARDS AT JDC RANCH PHASE 1

LOCATED IN THE NORTH HALF OF SECTION 27 OF SECTION 27 TOWNSHIP 7 NORTH RANGE 2 WEST SALT LAKE BASE & MERIDIAN PLAIN CITY, WEBER COUNTY, UTAH

### WEBER COUNTY RECORDER

ENTRY NO. \_\_\_\_\_ FEE \_\_\_\_\_  
PAID \_\_\_\_\_ FILED FOR RECORD AND  
RECORDED THIS DAY OF \_\_\_\_\_, 20\_\_\_\_  
AT PAGE \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF OFFICIAL RECORDS

PROJECT NUMBER : 9630  
MANAGER : C.PRESTON  
DRAWN BY : J.MOSS  
CHECKED BY : T.WILLIAMS  
DATE : 10/31/2023

WEBER COUNTY RECORDER  
BY \_\_\_\_\_ DEPUTY RECORDER

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 801.255.9029  
TOOELE  
Phone 435.843.3600  
CEDAR CITY  
Phone 435.965.1463  
RICHFIELD  
Phone 435.896.3963

### COUNTY ATTORNEY'S APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
BY THE WEBER COUNTY ATTORNEY.

WEBER COUNTY ATTORNEY

### PLANNING COMMISSION APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
BY THE COUNTY PLANNING COMMISSION APPROVAL

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

### COUNTY ENGINEER'S APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
BY THE WEBER COUNTY ENGINEER

WEBER COUNTY ENGINEER

### COUNTY COUNCIL APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
BY THE WEBER COUNTY COUNCIL

COUNTY RECORDER COUNCIL CHAIR

SHEET 1 OF 2

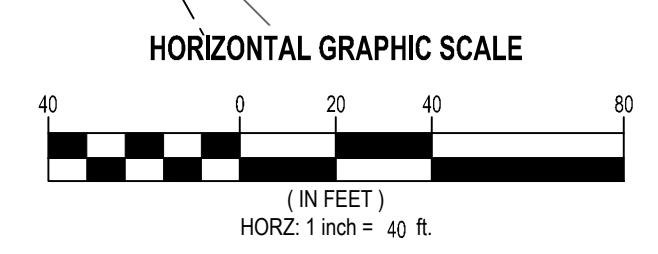
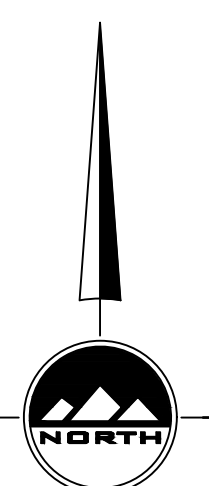
DATE : 10/31/2023

**THE ORCHARDS AT JDC RANCH PHASE 1**

LOCATED IN PART OF SECTION 27 AND PART OF THE NORTHEAST HALF OF SECTION 34 TOWNSHIP 7 NORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN WEBER COUNTY, UTAH

**LEGEND**

- SECTION CORNER
- PROPOSED STREET MONUMENT
- SET 5/8" X 24" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- PROPERTY LINE
- ROAD CENTERLINE
- SECTION LINE
- EASEMENT
- LAND DRAIN EASEMENT



**THE ORCHARDS AT JDC PHASE 1**

LOCATED IN PART OF SECTION 27 AND PART OF THE NORTHEAST HALF OF SECTION 34 TOWNSHIP 7 NORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN WEBER COUNTY, UTAH

**WEBER COUNTY RECORDER**

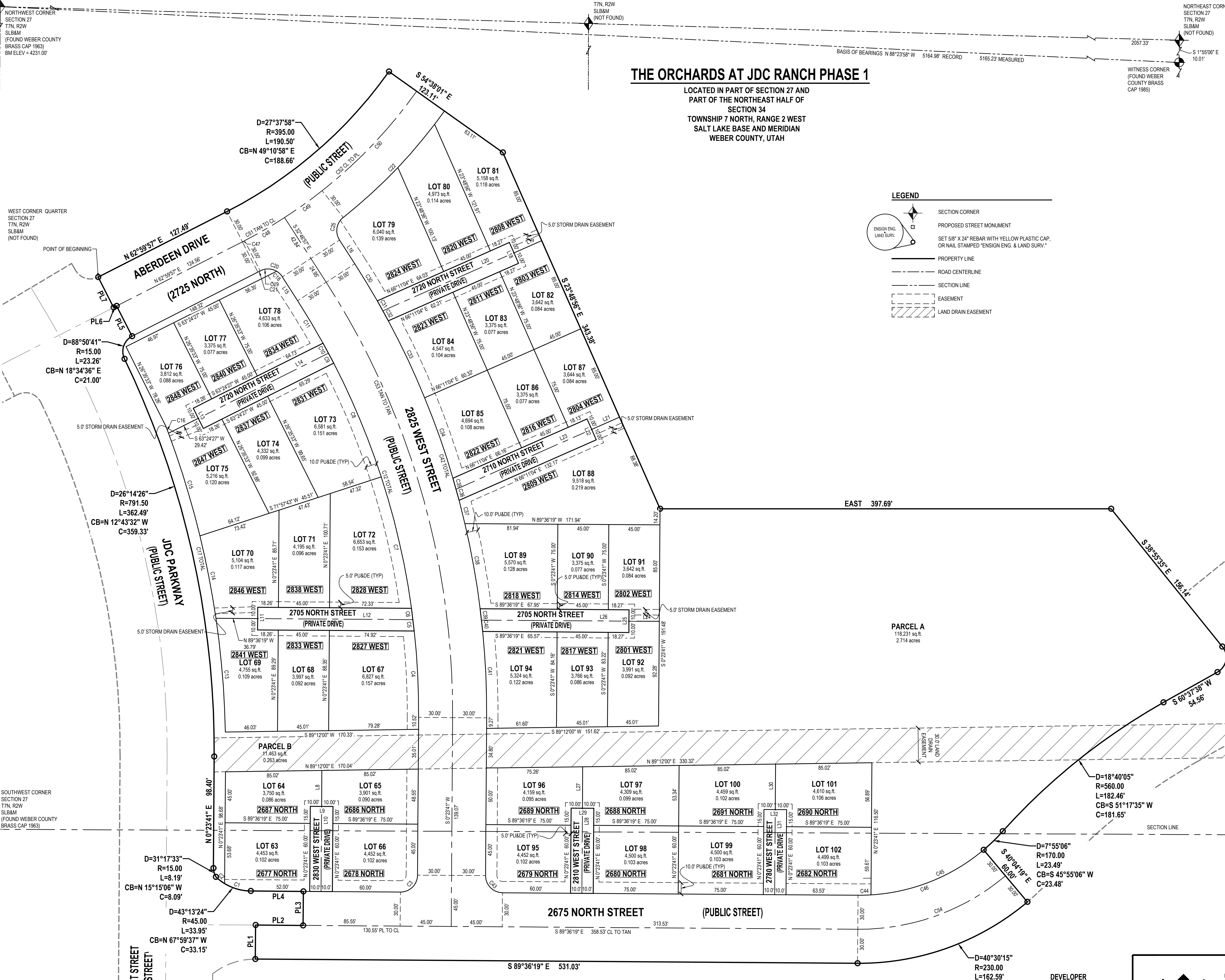
ENTRY NO. \_\_\_\_\_ FEE \_\_\_\_\_  
PAID \_\_\_\_\_ FILED FOR RECORD AND  
RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF OFFICIAL RECORDS  
PAGE \_\_\_\_\_

**SHEET 2 OF 2**

PROJECT NUMBER: 9630  
MANAGER: C.PRESTON  
DRAWN BY: J.MOSS  
CHECKED BY: T.WILLIAMS  
DATE: 10/31/2023

LAYTON  
 919 North 400 West  
 Layton UT 84041  
 Phone: 801.547.1100  
 Fax: 801.593.6315  
 WWW.ENSIGNENG.COM

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



PARCEL A  
118,231 sq. ft.  
2.714 acres

PARCEL B  
71,463 sq. ft.  
0.263 acres