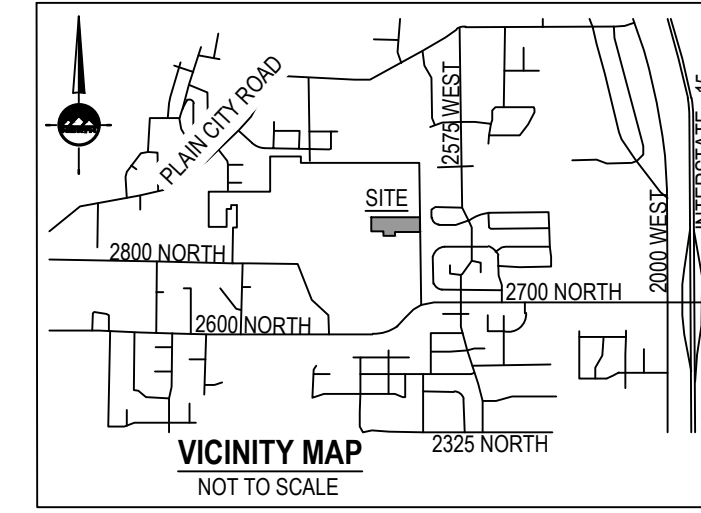


# THE ORCHARDS AT JDC RANCH PHASE 3B

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



## 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. 8834679 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

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 889.43 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 20.39 feet;
- thence South 89°27'36" West 60.00 feet;
- thence North 0°32'24" East 310.37 feet;
- thence North 89°27'36" East 889.33 feet;
- thence South 0°30'30" East 333.26 feet to the Point of Beginning.

Contains: 302,787 square feet or 6.951 acres

## 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, and do hereby dedicate, grant and convey to Weber County, Utah, or its designee, all those parts or portions of said tract of land designated as parks the same to be used as public open space:

## THE ORCHARDS AT JDC RANCH PHASE 3B

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.

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. (Parcel A)

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 herof 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

## LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH  
County of Weber

J.S.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 3B

### 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 : 9872

MANAGER : C PRESTON

DRAWN BY : J.RINDUSBACHER

CHECKED BY : T.WILLIAMS

DATE : 2/2/2024

### WEBER COUNTY RECORDER

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

WEBER COUNTY RECORDER

BY \_\_\_\_\_ DEPUTY RECORDER

## GENERAL NOTES:

- PROPERTY IS WITHIN RESIDENTIAL OVERLAY ZONE.
  - FRONT YARD SETBACK IS 20' FROM PUBLIC RIGHT OF WAY
  - REAR YARD SETBACK IS 10'
  - SIDE YARD SETBACK IS 5' TOTAL
  - ADJACENT TO RIGHT OF WAY IS 10'
- ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU&E) ARE 10' FRONT FROM PUBLIC RIGHT OF WAY, 5' FROM PRIVATE DRIVEWAY.
- OPEN SPACE A, B AND C ARE TO BE OWNED AND MAINTAINED BY THE ORCHARDS PHASE 3B HOMEOWNER'S 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.
- THE LOWEST FLOOR ELEVATION WILL NOT BE LOWER THAN ELEVATION 42\_\_ FT.

### LINE TABLE

LINE	BEARING	LENGTH
L1	S89°27'36"W	1.50'
L2	S89°27'36"W	4.50'
L3	S89°27'36"W	1.00'
L4	S0°32'24"E	14.50'
L5	N0°32'24"W	14.50'
L6	N89°27'36"E	4.00'
L7	N89°27'36"E	4.00'
L8	S0°32'24"E	14.50'
L9	S0°32'24"E	5.50'
L10	N0°32'24"W	5.50'
L11	N0°32'24"W	5.50'

### CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	15.00'	23.56'	90°00'00"	N45°32'24"W	21.21'
C2	15.00'	23.56'	90°00'00"	S44°27'36"W	21.21'
C3	15.00'	23.56'	90°00'00"	S45°32'24"E	21.21'
C4	15.00'	5.10'	19°28'16"	S79°43'28"W	5.07'
C5	15.00'	18.46'	70°31'44"	S34°43'28"W	17.32'

### 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 AFFECT.

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 \_\_\_\_\_

### 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(c) (PL 10, WCO 45-4-2(c))

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  
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WWW.ENSIGNENG.COM

SALT LAKE CITY  
Phone: 801.256.0529  
TOOELE  
Phone: 435.463.2890  
CEDAR CITY  
Phone: 435.865.1453  
RICHFIELD  
Phone: 435.896.2883

# THE ORCHARDS AT JDC RANCH PHASE 3B

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

NORTH QUARTER CORNER  
SECTION 27  
TOWNSHIP 7 NORTH, RANGE 2 WEST  
SALT LAKE BASE & MERIDIAN  
(NOT FOUND)

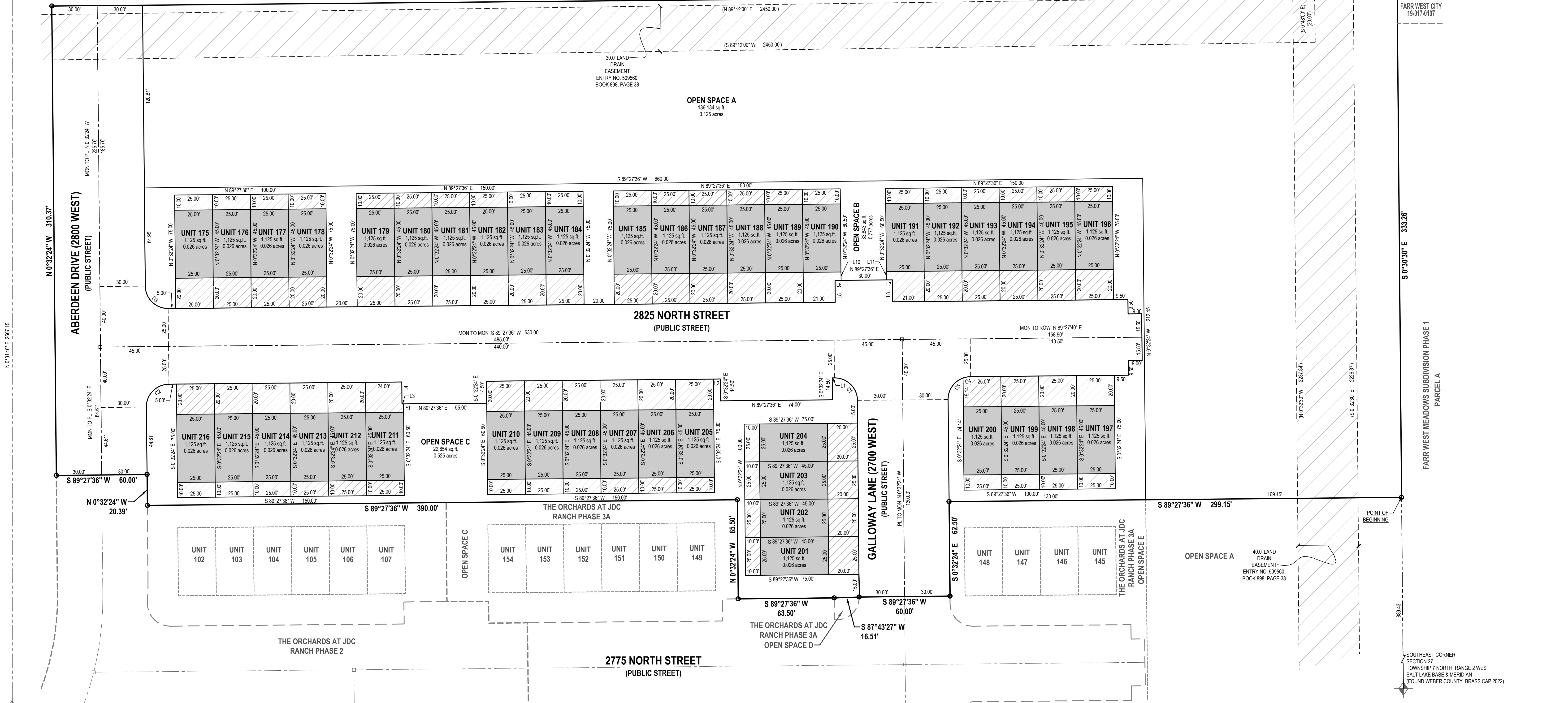
NORTHEAST CORNER  
SECTION 27  
TOWNSHIP 7 NORTH, RANGE 2 WEST  
SALT LAKE BASE & MERIDIAN  
(FOUND WEBER COUNTY BRASS CAP 1985)

NORTHWEST CORNER  
SECTION 27  
TOWNSHIP 7 NORTH, RANGE 2 WEST  
SALT LAKE BASE & MERIDIAN  
(FOUND WEBER COUNTY BRASS CAP 1963)  
BM ELEV = 4231.00'

WITNESS CORNER  
SECTION 27  
TOWNSHIP 7 NORTH, RANGE 2 WEST  
SALT LAKE BASE & MERIDIAN  
(FOUND WEBER COUNTY BRASS CAP 1985)

WEST QUARTER CORNER  
SECTION 27  
TOWNSHIP 7 NORTH, RANGE 2 WEST  
SALT LAKE BASE & MERIDIAN  
(NOT FOUND)

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

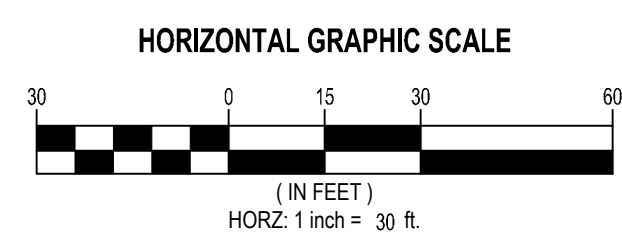
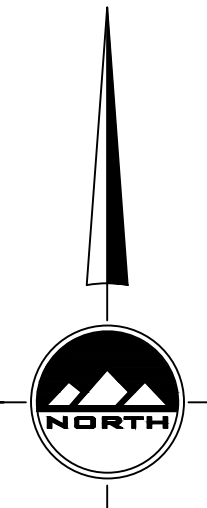


### LEGEND

- 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
- PUD&E PUBLIC UTILITY & DRAINAGE EASEMENT



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WEBER COUNTY, UTAH

### WEBER COUNTY RECORDER

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

### SHEET 2 OF 2

PROJECT NUMBER : 9872  
MANAGER : C PRESTON  
DRAWN BY : J.RINDOLSBACHER  
CHECKED BY : T.WILLIAMS  
DATE : 2/2/2024

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