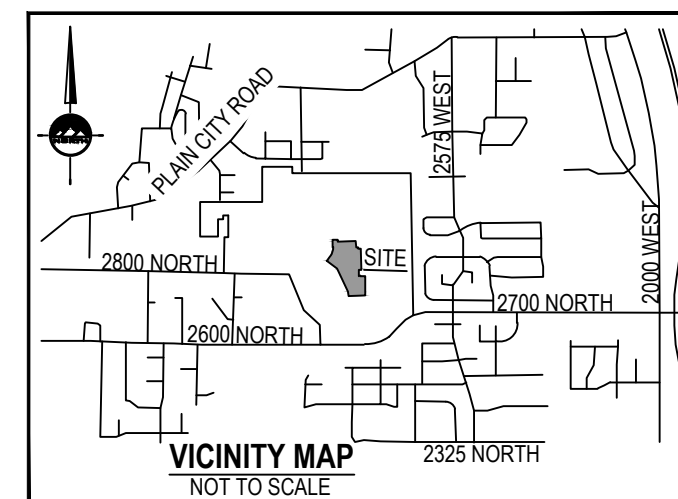


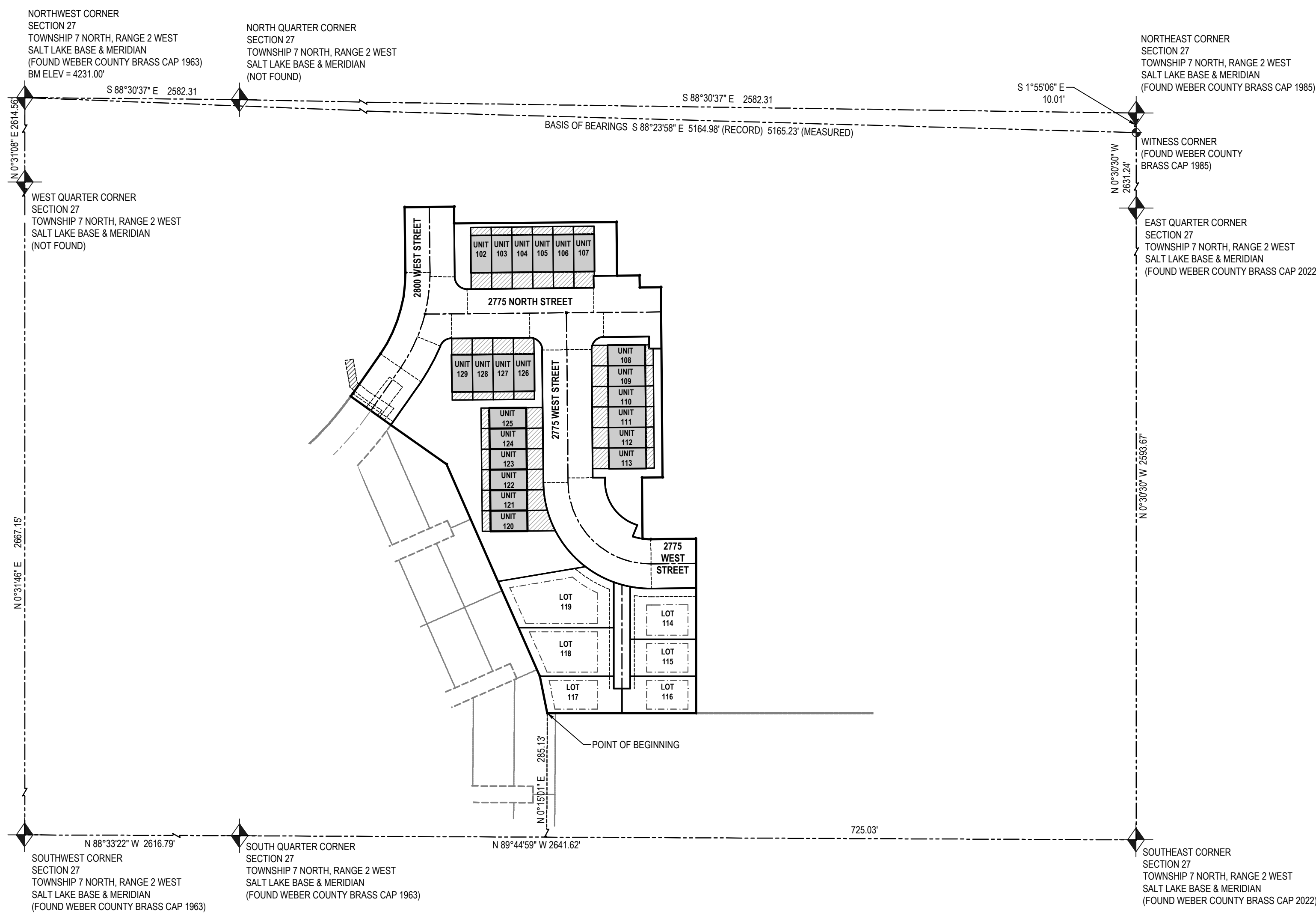
THE ORCHARDS AT JDC RANCH PHASE 2

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

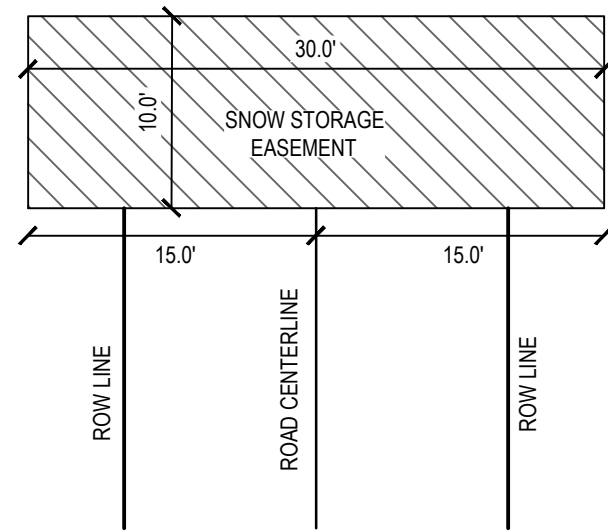


GENERAL NOTES:

- PROPERTY IS WITHIN RESIDENTIAL OVERLAY ZONE.
 - FRONT YARD SETBACK IS 20'
 - REAR YARD SETBACK IS 10'
 - SIDE YARD SETBACK IS 5'
 - ADJACENT TO RIGHT OF WAY IS 10'
- ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU&DE) ARE 10' FRONT FROM PUBLIC RIGHT OF WAY, 5' FROM PRIVATE DRIVEWAY.
- PARCELS A, B & C ARE TO BE OWNED AND MAINTAINED BY THE ORCHARDS PHASE 2 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.
- THE LOWEST FLOOR ELEVATION WILL NOT BE LOWER THAN ELEVATION 42.0 FT.
- 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.

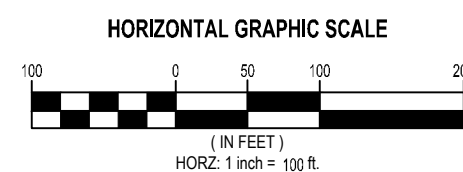


SECTION TIE DETAIL



SNOW STORAGE EASEMENT TYPICAL DETAIL
SCALE: NONE

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



RECORD OF SURVEY

ROS NO.: S-

COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT HAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE _____ DAY OF _____, 20____.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

THE ORCHARDS AT JDC RANCH PHASE 2

LOCATED IN THE SOUTHEAST QUARTER SECTION 27
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 _____
WEBER COUNTY RECORDER
BY _____ DEPUTY RECORDER

SHEET 1 OF 2

PROJECT NUMBER: 9872
MANAGER: C PRESTON
DRAWN BY: A SHELBY
CHECKED BY: T WILLIAMS
DATE: 3/1/2024

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 2

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 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 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: 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.

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 _____

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____.

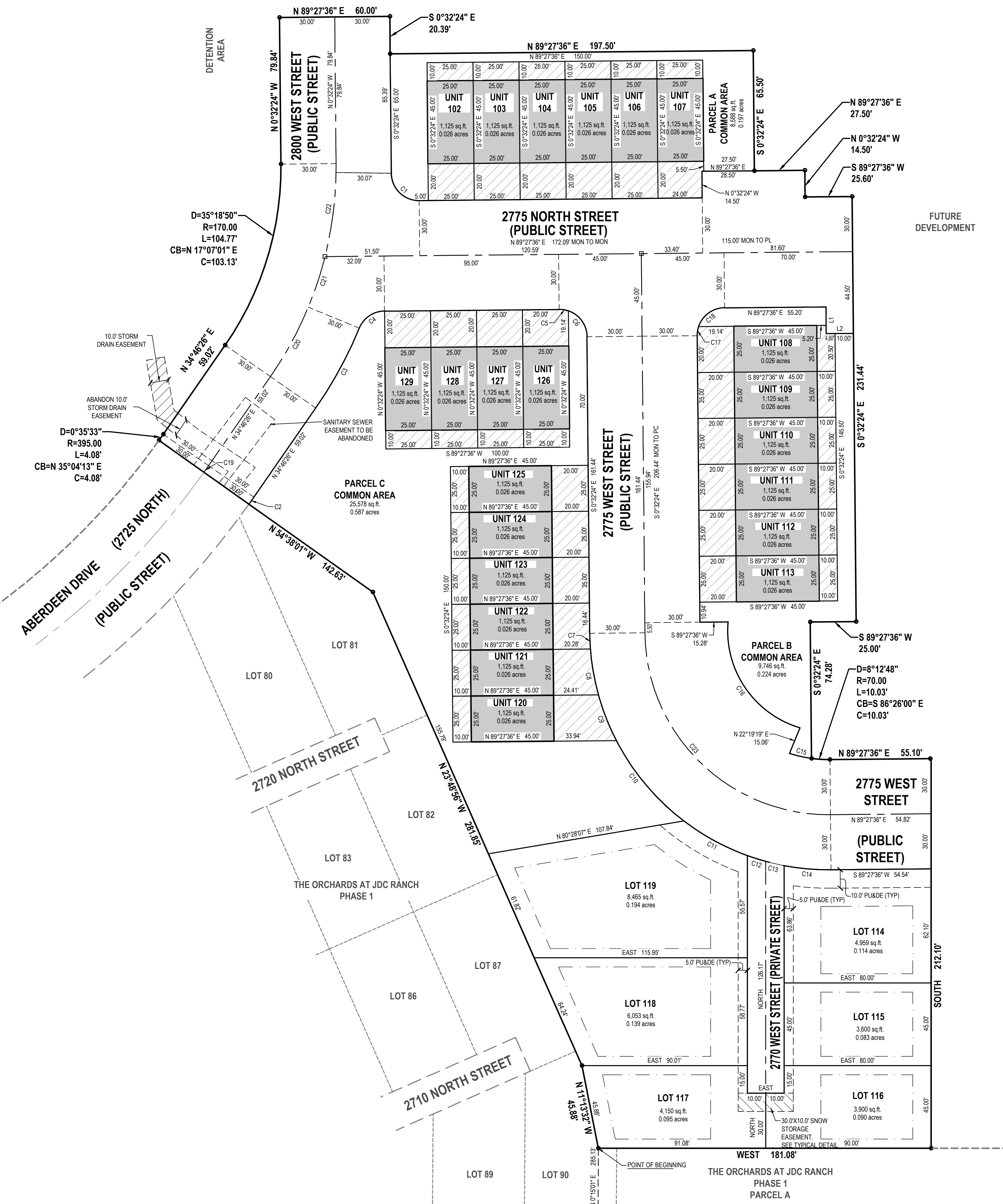
WEBER COUNTY SURVEYOR
RECORD OF SURVEY # WCO-106-1-86(1)(1)-10 WCO 45-4-2(c)

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

SALT LAKE CITY
Phone: 801.255.0529
TOCALLE
Phone: 435.963.3390
CEDAR CITY
Phone: 435.965.1443
RICHFIELD
Phone: 435.986.2983

THE ORCHARDS AT JDC RANCH PHASE 2

LOCATED IN THE SOUTHEAST QUARTER SECTION 27
TOWNSHIP 7 NORTH, RANGE 2 WEST
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WEBER COUNTY, UTAH
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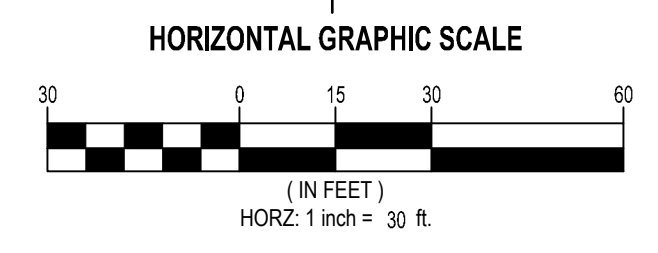
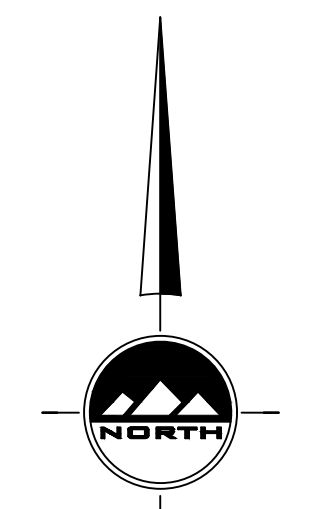
FUTURE DEVELOPMENT

| LINE | BEARING | LENGTH |
|------|-------------|--------|
| L1 | S0°32'24"E | 14.50' |
| L2 | N89°27'36"E | 14.80' |

| CURVE | RADIUS | LENGTH | DELTA | BEARING | CHORD |
|-------|---------|---------|-----------|-------------|---------|
| C1 | 15.00' | 23.56' | 90°00'00" | S45°32'24"E | 21.21' |
| C2 | 455.00' | 4.71' | 0°35'33" | N35°04'13"E | 4.71' |
| C3 | 230.00' | 49.60' | 12°21'28" | N28°35'43"E | 49.51' |
| C4 | 15.00' | 17.55' | 67°02'35" | S55°56'18"W | 16.57' |
| C5 | 15.00' | 5.10' | 19°28'16" | N80°48'16"W | 5.07' |
| C6 | 15.00' | 18.46' | 70°31'44" | N35°48'16"W | 17.32' |
| C7 | 130.00' | 8.57' | 3°46'32" | S2°25'40"E | 8.56' |
| C8 | 130.00' | 25.38' | 11°11'08" | S9°54'29"E | 25.34' |
| C9 | 130.00' | 26.80' | 11°48'46" | S21°24'25"E | 26.75' |
| C10 | 130.00' | 57.57' | 25°22'29" | S40°00'02"E | 57.10' |
| C11 | 130.00' | 39.52' | 17°25'00" | S61°23'47"E | 39.37' |
| C12 | 130.00' | 10.49' | 4°37'29" | S72°25'01"E | 10.49' |
| C13 | 130.00' | 10.27' | 4°31'29" | S76°59'30"E | 10.28' |
| C14 | 130.00' | 25.61' | 11°17'10" | S84°53'49"E | 25.57' |
| C15 | 70.00' | 12.39' | 10°08'32" | S77°15'20"E | 12.38' |
| C16 | 55.00' | 75.47' | 78°36'59" | N34°06'32"W | 69.68' |
| C17 | 15.00' | 5.10' | 19°28'16" | S9°11'44"W | 5.07' |
| C18 | 15.00' | 18.46' | 70°31'44" | S54°11'44"W | 17.32' |
| C19 | 425.00' | 4.39' | 0°35'33" | N35°04'13"E | 4.39' |
| C20 | 200.00' | 43.13' | 12°21'28" | S28°35'43"W | 43.05' |
| C21 | 200.00' | 29.02' | 8°18'50" | S18°15'36"W | 29.00' |
| C22 | 200.00' | 51.11' | 14°38'35" | S6°45'53"W | 50.97' |
| C23 | 100.00' | 157.08' | 90°00'00" | S45°32'24"E | 141.42' |

LEGEND

- SECTION CORNER
- WITNESS MONUMENT
- PROPOSED STREET MONUMENT
- SET 5/8" X 24" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- SECTION LINE
- SECTION TIE LINE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- ROAD CENTERLINE
- ADJACENT ROAD CENTERLINE
- RIGHT OF WAY
- ADJACENT RIGHT OF WAY
- EASEMENT
- LOT LINE
- ADJACENT LOT LINE
- TANGENT LINE
- SNOW STORAGE EASEMENT
- LIMITED COMMON AREA
- COMMON AREA
- PL PROPERTY LINE
- MON MONUMENT
- CL CENTERLINE
- PC PROPERTY CURVE
- PU&DE PUBLIC UTILITY & DRAINAGE EASEMENT



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SHEET 1 OF 2

PROJECT NUMBER: 9872
MANAGER: C. PRESTON
DRAWN BY: A. SHELBY
CHECKED BY: T. WILLIAMS
DATE: 3/1/2024

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
RICHFIELD, UT
Phone: 435.898.2963
WWW.ENSIGNENG.COM

SALT LAKE CITY
Phone: 801.255.0529
TOLEPE
Phone: 435.843.3590
CEDAR CITY
Phone: 435.881.1843
RICHFIELD, UT
Phone: 435.898.2963

SEE PAGE 1 OF 2 FOR SECTION TIES