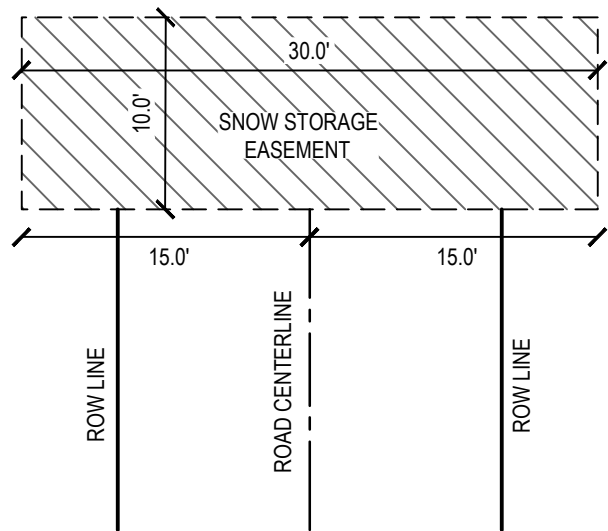


THE ORCHARDS AT JDC RANCH PHASE 3A

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

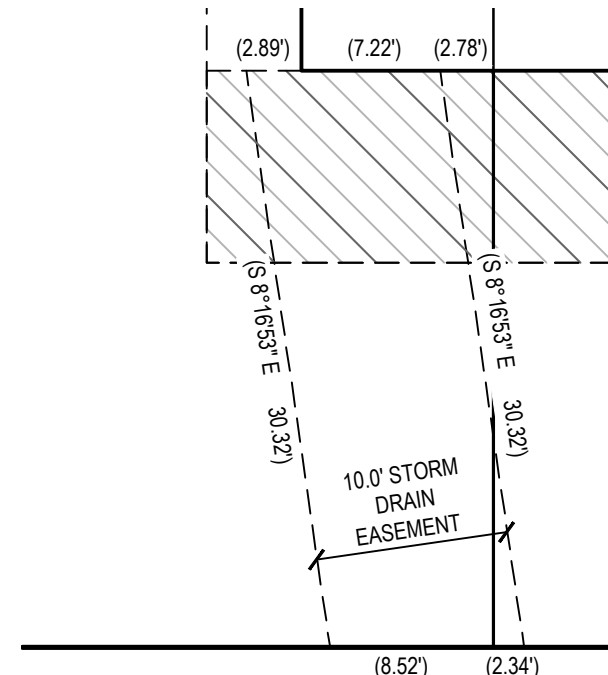
GENERAL NOTES:

- PROPERTY IS WITHIN RESIDENTIAL OVERLAY ZONE.
 - FRONT YARD SETBACK IS 20' 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&DE) 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 3A HOMEOWNERS 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 42.11 FT.



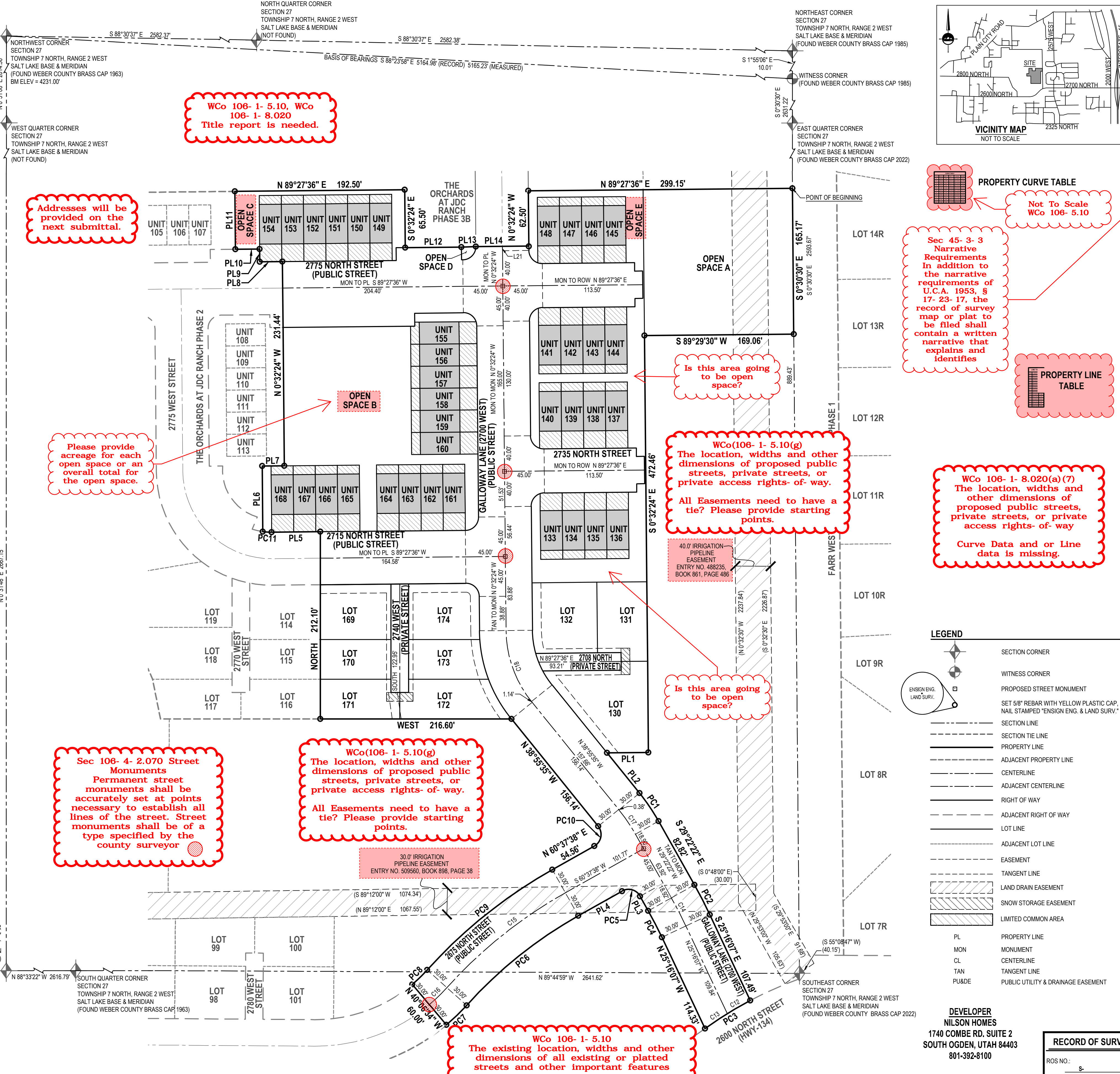
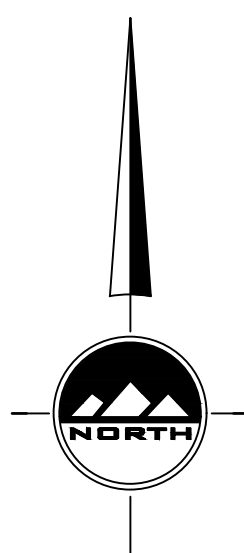
SNOW STORAGE EASEMENT TYPICAL DETAIL

SCALE: NONE



STORM DRAIN EASEMENT

SCALE: 1" = 10'



WCo 106-1-5.10, WCo 106-1-8.020
Title report is needed.

Addresses will be provided on the next submittal.

Please provide acreage for each open space or an overall total for the open space.

Sec 106-4-2.070 Street Monuments
Permanent street monuments shall be accurately set at points necessary to establish all lines of the street. Street monuments shall be of a type specified by the county surveyor

WCo(106-1-5.10)(g)
The location, widths and other dimensions of proposed public streets, private streets, or private access rights-of-way.
All Easements need to have a tie? Please provide starting points.

WCo 106-1-5.10
The existing location, widths and other dimensions of all existing or platted streets and other important features

Is this area going to be open space?

WCo(106-1-5.10)(g)
The location, widths and other dimensions of proposed public streets, private streets, or private access rights-of-way.
All Easements need to have a tie? Please provide starting points.

Is this area going to be open space?

PROPERTY CURVE TABLE

Not To Scale
WCo 106-5.10

Sec 45-3-3 Narrative Requirements
In addition to the narrative requirements of U.C.A. 1953, § 17-23-17, the record of survey map or plat to be filed shall contain a written narrative that explains and identifies

PROPERTY LINE TABLE

WCo 106-1-8.020(a)(7)
The location, widths and other dimensions of proposed public streets, private streets, or private access rights-of-way.
Curve Data and or Line data is missing.

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
	SNOW STORAGE EASEMENT
	LIMITED COMMON AREA
	PROPERTY LINE
	MONUMENT
	CENTERLINE
	TANGENT LINE
	PUBLIC UTILITY & DRAINAGE EASEMENT

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

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: 982
MANAGER: CRESTON
DRAWN BY: J. RINDLISBACHER
CHECKED BY: T. WILLIAMS
DATE: 2/22/2024

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. 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

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

BOUNDARY DESCRIPTION

A parcel of land, situated in the Southeast Quarter 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°29'30" West 169.06 feet;
- thence South 0°32'24" East 472.46 feet;
- thence South 89°27'36" West 46.89 feet;
- thence South 38°55'53" East 56.83 feet;
- thence southeasterly 38.35 feet along the arc of a 230.00-foot radius curve to the right (center bears South 51°04'25" West and the long chord bears South 34°08'59" East 38.31 feet with a central angle of 09°33'13");
- thence South 29°22'22" East 62.82 feet;
- thence southeasterly 31.84 feet along the arc of a 230.00-foot radius curve to the right (center bears South 60°37'38" West and the long chord bears South 27°19'15" East 37.96 feet with a central angle of 04°06'15");
- thence North 25°16'07" East 107.49 feet;
- thence northwesterly 60.44 feet along the arc of a 429.00-foot radius curve to the left (center bears South 27°44'08" East and the long chord bears South 58°13'43" West 60.39 feet with a central angle of 08°04'19");
- thence North 25°16'07" West 114.33 feet;
- thence northwesterly 33.67 feet along the arc of a 470.00-foot radius curve to the left (center bears South 64°43'53" West and the long chord bears North 27°19'15" West 33.66 feet with a central angle of 04°06'15");
- thence North 29°22'22" West 18.92 feet;
- thence northwesterly 23.56 feet along the arc of a 15.00-foot radius 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°37'38" West 56.77 feet;
- thence southwesterly 162.91 feet along the arc of a 500.00-foot radius curve to the left (center bears South 29°22'22" East and the long chord bears South 51°17'35" West 162.19 feet with a central angle of 18°40'05");
- thence southwesterly 31.84 feet along the arc of a 230.00-foot radius curve to the right (center bears North 48°02'27" West and the long chord bears South 45°55'30" West 31.81 feet with a central angle of 07°55'53");
- thence North 40°06'34" West 60.00 feet;
- thence northeasterly 182.46 feet along the arc of a 170.00-foot radius curve to the left (center bears North 40°06'34" West and the long chord bears North 45°55'30" East 23.51 feet with a central angle of 07°55'53");
- thence northeasterly 182.46 feet along the arc of a 170.00-foot radius curve to the right (center bears South 48°02'27" East and the long chord bears North 51°17'35" East 181.65 feet with a central angle of 18°40'05");
- thence North 89°27'36" East 54.56 feet;
- thence North 87°43'27" East 16.51 feet;
- thence North 89°27'36" East 60.00 feet;
- thence North 0°32'24" West 62.50 feet;
- thence North 89°27'36" East 299.15 feet;
- thence South 0°30'30" East 165.17 feet to the Point of Beginning;

Contains: 304,074 square feet or 6.981 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) as shown hereon and name said tract, and do hereby dedicate, grant and convey to Weber County, Utah, or its designee, all of those parts of said tract of land designated as hereby the same to be used as public open space:

THE ORCHARDS AT JDC RANCH PHASE 3A

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 parts 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 public 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 hereunto set our hands(s) this _____ day of _____, A.D. 20____.

Name doesn't match current records.

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

By: DAVID LOWRY

STATE OF UTAH
County of Weber J.S.S.

On the _____ day of _____, A.D. 20____, I, _____, 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 3A

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. _____ FILED FEE _____
PAID _____ DAY OF _____ 20____
RECORDED THIS _____ DAY OF _____ 20____
AT _____ IN BOOK _____ OF OFFICIAL RECORDS
PAGE _____

WEBER COUNTY RECORDER
BY _____ DEPUTY RECORDER

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(03)(1); WCO 45-4-2(c)

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 THERE TO 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 _____



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

SALT LAKE COUNTY
Phone: 801.253.0279
TOOLEE
Phone: 435.843.3560
CEDAR CITY
Phone: 435.862.1623
RICHFIELD
Phone: 435.896.2953

WWW.ENSGNENG.COM

THE ORCHARDS AT JDC RANCH PHASE 3A

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

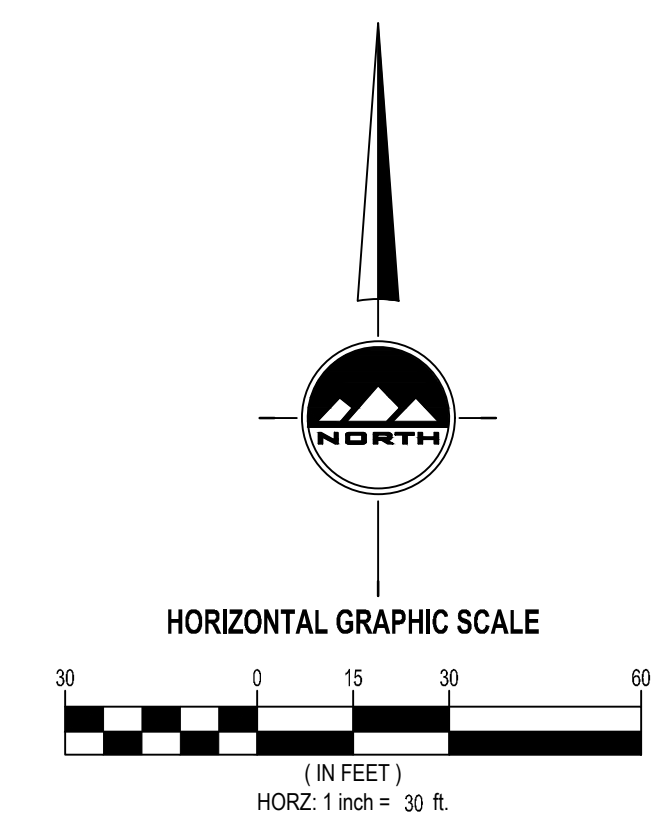
LINE	BEARING	LENGTH
L15	N0°32'24"W	5.00'
L16	S89°27'36"W	1.50'
L17	N0°32'24"W	14.50'
L18	S89°27'36"W	10.50'
L19	S0°32'24"E	14.50'
L20	S89°27'36"W	4.50'
L21	N0°32'24"W	5.00'
L22	N90°00'00"E	10.00'

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C12	429.00'	30.10'	4°01'11"	S60°15'17"W	30.09'
C13	429.00'	30.34'	4°03'08"	S66°13'07"W	30.33'
C14	500.00'	35.82'	4°06'15"	S27°19'15"E	35.81'
C15	530.00'	172.68'	18°40'05"	SS1°17'35"W	171.92'
C16	200.00'	27.69'	7°55'53"	S45°53'30"W	27.66'
C17	200.00'	33.35'	9°33'13"	S34°08'59"E	33.31'
C18	130.00'	87.10'	38°23'11"	N19°44'00"W	85.48'
C19	100.00'	19.01'	10°53'34"	N33°28'48"W	18.98'
C20	100.00'	10.93'	6°18'52"	N24°54'04"W	10.93'
C21	100.00'	10.53'	6°02'04"	N18°45'05"W	10.53'
C22	100.00'	26.52'	15°11'40"	N8°06'14"W	26.44'
C23	14.95'	18.47'	70°49'28"	N34°43'28"E	17.32'
C24	15.23'	5.10'	19°10'32"	N79°43'28"E	5.07'
C25	15.00'	5.10'	19°28'16"	N80°48'16"W	5.07'
C26	15.00'	18.46'	70°31'44"	N35°48'16"W	17.32'
C27	15.00'	18.46'	70°31'44"	N34°43'28"E	17.32'
C28	15.00'	5.10'	19°28'16"	N79°43'28"E	5.07'
C29	15.00'	5.10'	19°28'16"	N80°48'16"W	5.07'
C30	15.00'	18.46'	70°31'44"	N35°48'16"W	17.32'
C31	15.00'	23.56'	90°00'00"	S44°27'36"W	21.21'
C32	15.00'	18.66'	71°15'38"	SS4°54'35"E	17.48'
C33	15.00'	4.91'	18°44'22"	S9°54'35"E	4.88'

WCo 106-1-8.020(a)(7)
The location, widths and other dimensions of proposed public streets, private streets, or private access rights-of-way
Curve Data and/or Line data is missing.

LEGEND

- SECTION CORNER
- PROPOSED STREET MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN 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
- SNOW STORAGE EASEMENT
- LIMITED COMMON AREA
- PL
- MON
- CL
- TAN
- PUADE
- PROPERTY LINE
- CENTERLINE
- TANGENT LINE
- PUBLIC UTILITY & DRAINAGE EASEMENT



THE ORCHARDS AT JDC RANCH PHASE 3A

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. _____ FILED FOR RECORD AND
PAID _____ DAY OF _____ 20____
RECORDED THIS _____ AT _____
PAGE _____ IN BOOK _____ OF OFFICIAL RECORDS

ENSIGN

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

SALT LAKE CITY
1000 East 100 South
Phone: 801.547.1100
Fax: 801.593.6315

CEGAR CITY
Phone: 801.593.6315

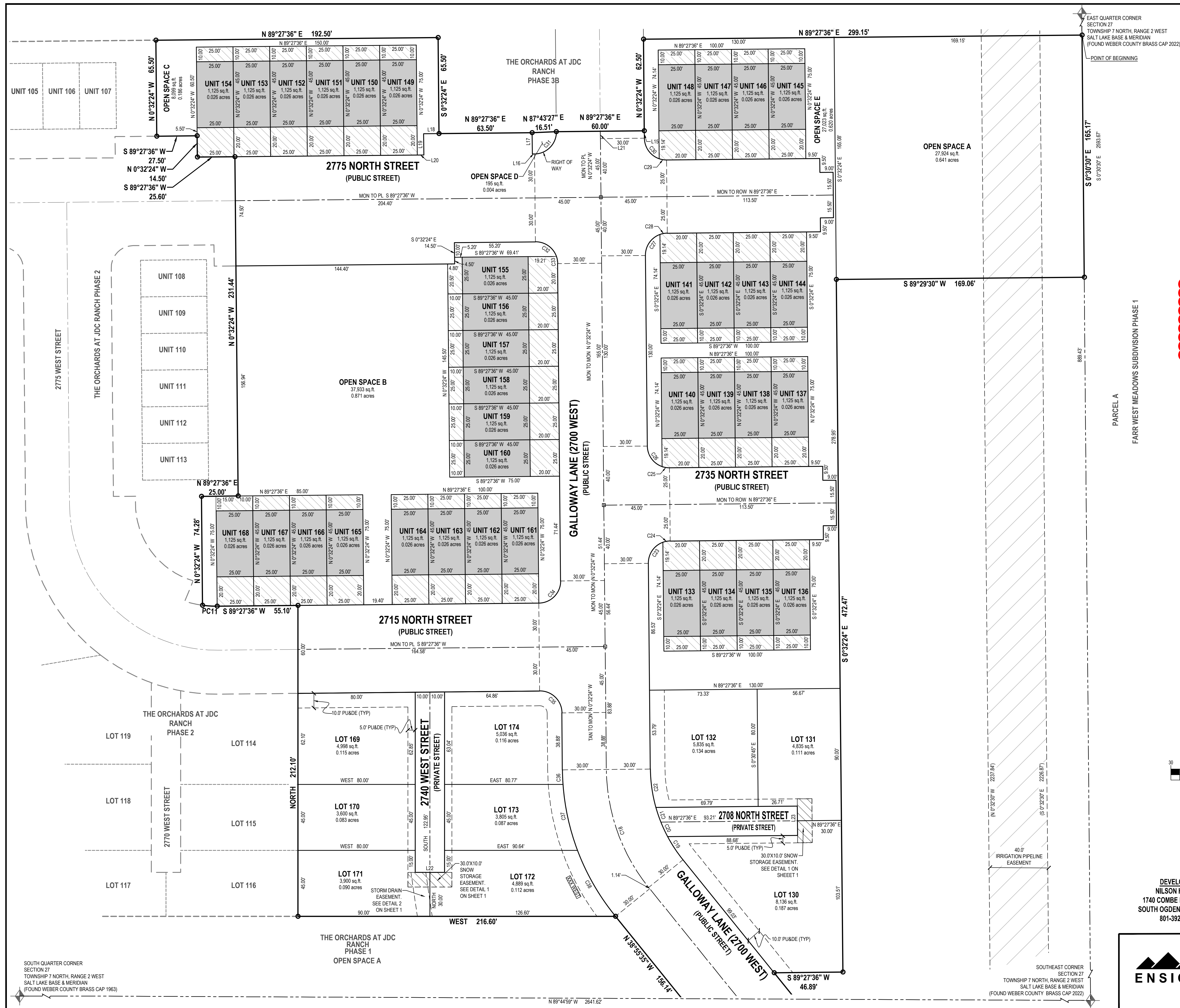
RICHFIELD
Phone: 801.593.6315

WWW.ENSINGENG.COM

SHEET 2 OF 2

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

BY _____
DEPUTY RECORDER



SOUTH QUARTER CORNER
SECTION 27
TOWNSHIP 7 NORTH, RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
(FOUND WEBER COUNTY BRASS CAP 1963)

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