



United States Department of the Interior



BUREAU OF RECLAMATION
Provo Area Office
302 East Lakeview Parkway
Provo, UT 84606

IN REPLY REFER TO:
49-610-6
2.2.3.18

VIA ELECTRONIC MAIL ONLY – steve.anderson@nilsonld.com

Mr. Steve Anderson
Authorized Agent,
Weber Communications, LLC
1740 Combe Road Suite 2
Salt Lake City, Utah 84116

Subject: Contract No. 25-LM-41-0520 – Easement Encroachment Agreement (Agreement) – Nilson Land Development on behalf of Weber County Corporation – Roadway and Utilities – Plain City C-3-3.7R, C-3-3.4R, and C-3 Drains – Weber Basin Project, Utah


Dear Mr. Anderson:

Enclosed is a copy of the subject Agreement, which will allow the applicant to install, operate, and maintain the encroachments as defined in said Agreement.

Please review the Agreement and upon your approval, have it signed digitally/electronically, and forward it to Zeke Bardwell at zbardwell@weberbasin.gov at Weber Basin Water Conservancy District (District) for its concurring signature. The District will return the signed Agreement to the Bureau Reclamation at the email listed below. If you cannot digitally sign, let us know, and we will send out a hard copy. A copy of the final executed Agreement will be returned to your office.

If you have any questions regarding this Agreement, please contact Mr. Chris Thompson at (801) 379-1092 or via email at crthompson@usbr.com. For the deaf, hard of hearing or speech impaired, please dial 7-1-1 to access the telecommunication relay system.

Sincerely,


Digitally signed by
SHELDON WIMMER
Date: 2025.02.20
14:10:47 -07'00'

Mark Wimmer
Manager, Water, Environmental, and Lands

Enclosure

cc: zbardwell@weberbasin.com
(w/encls)

INTERIOR REGION 7 • UPPER COLORADO BASIN

COLORADO, NEW MEXICO, UTAH, WYOMING

UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF RECLAMATION
PLAIN CITY LAND DRAIN C-3-3.7R, C-3-3.4R, C-3
WEBER BASIN PROJECT

EASEMENT ENCROACHMENT AGREEMENT
BETWEEN THE
UNITED STATES OF AMERICA
AND
WEBER COUNTY CORPORATION

This Easement Encroachment Agreement made this ___ day of _____ 20___, pursuant to the Act of Congress of June 17, 1902 (32 Stat. 388), and acts amendatory thereof or supplementary thereto, all of which acts are commonly known and referred to as Reclamation Laws, among the UNITED STATES OF AMERICA and its assigns, hereinafter referred to as the United States and WEBER COUNTY CORPORATION, hereinafter referred to as the Permittee.

WITNESSETH THAT:

WHEREAS, the United States is the Grantee of certain easements recorded in the official records of Weber County, State of Utah, hereinafter referred to as the Easement of the United States; and

WHEREAS, the Permittee has requested permission to cross the easement of the United States acquired for the Plain City Drains C3-3.7R, C-3-3.4R, and C-3 with roadways, curb and gutter, sidewalks, storm drain piping, and sewer mains, which work will allow residential development of the land to meet population growth demand; and

WHEREAS, the Permittee has requested permission of the Landowner to cross the Landowner's property in such a manner as to encroach upon the Easement of the United States in a manner more particularly specified hereinafter; and

WHEREAS, the United States is willing to agree to said encroachment, upon conditions more particularly specified hereinafter;

NOW, THEREFORE, the United States hereby agrees to encroachment upon the Easement of the United States by the Permittee only to the extent and for the purposes set forth below:

1. PROJECT DETAILS:

a. Purpose:

Crossing 1: The Permittee or their contractor will install, operate, and maintain a section of asphalt roadway, including curb and gutter, and sidewalks. Also included is a 36-inch HDPE storm drain, and 10-inch PVC sewer main. The encroachment of the 12-inch NRCP Plain City Drain C-3-3.7R (Pipeline) between approximate pipeline stations 16+00 and 17+50, near 3000 West 2850 North in unincorporate Weber County, Utah. All crossing to be installed using

conventional roadway infrastructure construction. The buried sewer lines to be contained within steel casing that will span the entire easement as shown in attached exhibits. Clearance of the Pipeline to be 1.71 feet. If conditions change, a minimum clearance of no less than 12-inchs must be maintained.

Location: The pipeline is protected by C-3 Drains Easement Tract 21 (Christensen), the location of which is in the SE ¼ of Section 27, Township 7 North, Range 2 West, Salt Lake Base and Meridian. See Exhibit B

Crossing 2: The Permittee or their contractor will install, operate, and maintain a section of asphalt roadway, including curb and gutter, and sidewalks. Also included is a 15-inch HDPE storm drain, and 8-inch PVC sewer main. The encroachment of the 12-inch NRCP Plain City Drain C-3-3.4R (Pipeline) between approximate pipeline stations 2+25 and 3+00, near 3000 West 2700 West in unincorporate Weber County, Utah. All crossing to be installed using conventional roadway infrastructure construction. The buried sewer lines to be contained within steel casing that will span the entire easement as shown in attached exhibits. Clearance of the Pipeline to be 1.03 feet. If conditions change, a minimum clearance of no less than 12-inchs must be maintained.

Location: The pipeline is protected by C-3 Drains Easement Tract 19 (Christensen), the location of which is in the N ½ of the SE ¼ of Section 27, Township 7 North, Range 2 West, Salt Lake Base and Meridian. See Exhibit C

Crossing 3: The Permittee or their contractor will install, operate, and maintain a section of asphalt roadway, including curb and gutter, and sidewalks. Also included is a 36-inch HDPE storm drain, and 12-inch PVC sewer main. The encroachment of the 12-inch NRCP Plain City Drain C-3-3.4R (Pipeline) between approximate pipeline stations 13+50 and 14+30, near 3000 West 2950 West in unincorporate Weber County, Utah. All crossing to be installed using conventional roadway infrastructure construction. The buried sewer lines to be contained within steel casing that will span the entire easement as shown in attached exhibits. Clearance of the Pipeline to be 2.0 feet. If conditions change, a minimum clearance of no less than 12-inchs must be maintained.

Location: The pipeline is protected by C-3 Drains Easement Tract 19 (Christensen), the location of which is in the N ½ of the SE ¼ of Section 27, Township 7 North, Range 2 West, Salt Lake Base and Meridian. See Exhibit D

NOTE: This conflicting sewer main for crossing 3 may not be constructed until the portions of the easement release outlined in contract 24-LM-41-0460 are completed.

Crossing 4: The Permittee or their contractor will install, operate, and maintain a section of asphalt roadway, including curb and gutter, and sidewalks. Also included is a 15-inch HDPE storm drain, and 10-inch PVC sewer main. The encroachment of the 12-inch NRCP Plain City Drain C-3-3.4R (Pipeline) between approximate pipeline stations 20+80 and 21+40, near 3000 West 3000 North in unincorporate Weber County, Utah. All crossing to be installed using conventional roadway infrastructure construction. The buried sewer lines to be contained

within steel casing that will span the entire easement as shown in attached exhibits. Clearance of the Pipeline to be 1.01 feet. If conditions change, a minimum clearance of no less than 12-inches must be maintained.

Location: The pipeline is protected by C-3 Drains Easement Tract 19 (Christensen), the location of which is in the N ½ of the SE ¼ of Section 27, Township 7 North, Range 2 West, Salt Lake Base and Meridian. See Exhibit E

NOTE: This conflicting sewer main for crossing 4 may not be constructed until the portions of the easement release outlined in contract 24-LM-41-0460 are completed.

Crossing 5: The Permittee or their contractor will install, operate, and maintain a section of asphalt roadway, including curb and gutter, and sidewalks. Also included is a 36-inch HDPE storm drain. (The existing sanitary sewer at this location was permitted under a prior easement encroachment agreement 23-LM-41-0040) The encroachment of the 18-inch NRCP Plain City Drain C-3 (Pipeline) between approximate pipeline stations 188+25 and 188+85, near 2975 North 2700 West in unincorporate Weber County, Utah. All crossing to be installed using conventional roadway infrastructure construction. The buried sewer lines to be contained within steel casing that will span the entire easement as shown in attached exhibits. Clearance of the Pipeline to be 3.65 feet. If conditions change, a minimum clearance of no less than 12-inches must be maintained.

Location: The pipeline is protected by C-3 Drains Easement Tract 3 (Stevens), the location of which is in the NE ¼ of the SE ¼ Section 27, Township 7 North, Range 2 West, Salt Lake Base and Meridian. See Exhibit F

NOTE: The land drain stationing for crossing 5 shown on Exhibit F is incorrect

Crossing 6: The Permittee or their contractor will install, operate, and maintain a section of sidewalk. The encroachment of the 12-inch NRCP Plain City Drain C-3-3.7R (Pipeline) between approximate pipeline stations 16+00 and 25+50, near 2850 North 3000 West in unincorporate Weber County, Utah. All crossing to be installed using conventional roadway infrastructure construction.

Location: The pipeline is protected by C-3 Drains Easement Tract 21 (Christensen), the location of which is in the SE ¼ of Section 27, Township 7 North, Range 2 West, Salt Lake Base and Meridian. See Exhibit G

b. Plans, Drawings, and Maps: (Attached hereto and made a part hereof): Exhibits A-G.

c. Land Status: ▪ Easement.

1. The federal agency is the Department of Interior, Bureau of Reclamation, represented by the officer executing this Agreement, his duly appointed successor, or his duly authorized representative.

2. The United States guidelines for agreeing to such encroachment upon the Easement of the United States are:

- a. It is always the Weber Basin Water Conservancy District's (District/'s) intent to extend professional courtesy and protect in place buried utilities; however, these licensed encroachments shall not increase the District's cost to operate and maintain the encroached Bureau of Reclamation (BOR) facilities. If the District, within reason, needs to remove any of the improvements herein licensed in order to effectively operate or maintain (including repairing or replacing) any of the encroached BOR facilities, the District will only be responsible for replacement and repair of the subgrade materials. The Permittee will be responsible for replacing their licensed encroachments at no cost to the District.
- b. The allowable period of construction shall be at the sole discretion of the District. In no case shall the construction of these encroachments be permitted to impeded or hinder the District's ability to operate and maintain the encroached facilities.
- c. The Permittee or their Contractor must notify the District no less than 48-hours in advance of the above-mentioned work so that a District Inspector may be present to monitor activities.
- d. The Permittee or their Contractor must pothole all encroached pipelines and shall notify the District no less than 48-hours in advance so that a District representative may be present to witness the potholing.
- e. Any operation and maintenance (present or future) work performed by Permittee or its assignees, pertaining to this crossing inside the easement, must be approved by the District in advance to coordinate necessary protection measures of the Plain City C-3-3.7R, C-3-3.4R, and C-3 Drains.
- f. If the Permittee's encroachments are negatively impacted by the District or Reclamation during operation and maintenance of the encroached Reclamation facility, it will be the permittee's responsibility to restore their utility at no expense to the District.
- g. Permittee, or its Assignees shall follow the guidelines and standards outlined in Bureau of Reclamation's "Engineering and O&M Guidelines for Crossings", a copy of which will be provided upon request or maybe acquired from Reclamation's Website at: <https://www.usbr.gov/pn/snakeriver/landuse/authorized/crossings.pdfShoring>

3. The Permittee or its Contractor shall perform all work within the encroachment area in accordance with the plans, drawings, guidelines, and maps attached hereto, and in a manner satisfactory to the United States and the District.

4. SEVERABILITY: Each provision of this use authorization shall be interpreted in such a manner as to be valid under applicable law, but if any provision of this use authorization shall be deemed or determined by competent authority to be invalid or prohibited hereunder, such provision

shall be ineffective and void only to the extent of such invalidity or prohibition, but shall not be deemed ineffective or invalid as to the remainder of such provision or any other remaining provisions, or of the use authorization as a whole.

5. ILLEGAL USE: Any activity deemed to be illegal on Federal lands will be cause for immediate termination of the use authorization.

6. TERM OF AGREEMENT – REVOCATION/TERMINATION: This Agreement may be revoked by the United States upon thirty (30) days written notice to the Permittee: 1. For nonuse of the project lands by Permittee for a period of two (2) continuous years; or, 2. The United States determines that the Permittee’s use of the land is no longer compatible with project purpose; or, 3. After failure of the Permittee to observe any of the conditions of this Agreement and on the tenth day following service of written notification on the Permittee of the termination because of failure to observe such conditions; or, 4. At the sole discretion of the United States.

7. HOLD HARMLESS: The Permittee hereby agrees to indemnify and hold harmless the United States, its employees, agents, and assigns from any loss or damage and from any liability on account of personal injury, property damage, or claims for personal injury or death arising out of the Permittee activities under this agreement.

(a) In consideration of the United States agreeing to encroachment upon the Easement of the United States by the Permittee, the Permittee hereby agrees to indemnify and hold the United States and the District, their agents, employees, and assigns, harmless from any and all claims whatsoever for personal injuries or damages to property when such injuries or damages directly or indirectly arise out of the existence, construction, maintenance, repair, condition, use or presence of the encroachment upon the Easement of the United States, regardless of the cause of said injuries or damages; provided, however, that nothing in this agreement shall be construed as releasing the United States or the District from responsibility for their own negligence. Nothing herein shall be deemed to increase the liability of the United States beyond the provisions of the Federal Tort Claims Act, Act of June 25, 1948, 62 Stat. 989 (28 U.S.C. §1346(b), 2671 et seq.) or other applicable law.

(b) In consideration of the United States agreeing to the Permittee encroaching upon the Easement of the United States, the Permittee agrees that the United States shall not be responsible for any damage caused to facilities, equipment, structures, or other property if damaged by reason of encroachment upon the Easement of the United States by the Permittee. The Permittee hereby releases the United States and the District, their officers, employees, agents, or assigns, from liability for any and all loss or damage of every description or kind whatsoever which may result to the Landowner from the construction, operation, and maintenance of Project works upon said lands, provided that nothing in this Agreement shall be construed as releasing the United States or the District from liability for their own negligence. Nothing herein shall be deemed to increase the liability of the United States beyond the provisions of the Federal Tort Claims Act, Act of June 25, 1948, 62 Stat. 989 (28 U.S.C. §1346(b), 2671 et seq.) or other applicable law.

(c) If the maintenance or repair of any or all structures and facilities of the United States located on the easement area should be made more expensive by reason of the existence of the encroachment improvements or works of the Permittee or its Contractor, the Permittee or its Contractor will

promptly pay to the United States or the District, their agents or assigns, responsible for operation and maintenance of said structures or facilities, the full amount of such additional expense upon receipt of an itemized bill.

8. PROTECTION OF UNITED STATES INTERESTS: The Permittee shall comply with all applicable laws, ordinances, rules, and regulations enacted or promulgated by any Federal, state, or local governmental body having jurisdiction over the encroachment.

9. UNRESTRICTED ACCESS: The United States reserves the right of its officers, agents, and employees at all times to have unrestricted access and ingress to, passage over, and egress from all of said lands, to make investigations of all kinds, dig test pits and drill test holes, to survey for and construct reclamation and irrigation works and other structures incident to Federal Reclamation Projects, or for any purpose whatsoever.

10. OFFICIALS NOT TO BENEFIT: No member of Congress shall be admitted to any share or part of any contract or agreement made, entered into, or accepted by or on behalf of the United States, or to any benefit to arise thereupon.

11. SUCCESSORS IN INTEREST OBLIGATED: The provisions of this Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, personal representatives, successors, and assigns of the parties hereto; provided, however, that no such heir, executor, administrator, personal representative, successor or assign of the Permittee shall have the right to use, alter, or modify the encroachment in a manner which will increase the burden of the encroachment of the Easement of the United States.

13. SPECIAL PROVISIONS

a. Surface structures that generally will be allowed to be constructed within United States rights-of-way include asphalt roadways, with no utilities within roadway, non-reinforced parking lots, curbs, gutters and sidewalks, walkways, driveways, fences with gated openings (no footings, foundation, and masonry block walls). However, where United States system pipe has specific maximum and minimum cover designation the special requirements for roadways, parking lots and driveways crossing over the pipe shall be obtained from the United States for the maximum allowable external loading or minimum cover. **HOWEVER, IT IS UNDERSTOOD THAT ALL SURFACE STRUCTURES SHALL BE ANALYZED AND CONSIDERED ON AN INDIVIDUAL BASIS.**

b. Structures that may not be constructed in, on, or along United States rights-of-way include but are not limited to, permanent structures such as buildings, garages, carports, trailers, and swimming pools as designated by the United States.

c. No trees or vines will be allowed within the rights-of-way of the United States.

d. All temporary or permanent changes in ground surfaces within United States rights-of-way are to be considered encroaching structures and must be handled as such. Earthfills and cuts on adjacent property shall not encroach onto United States rights-of-way without prior approval by the United States.

- e. Existing gravity drainage of the United States rights-of-way must be maintained. No new concentration of surface or subsurface drainage may be directed onto or under the United States rights-of-way without adequate provision for removal of drainage water or adequate protection of the United States rights-of-way.
- f. Prior to construction of any structure that encroaches within United States rights-of-way, an excavation must be made to determine the location of existing United States facilities. The excavation must be made by or in the presence of the District or the United States.
- g. Any contractor or individual constructing improvements in, on, or along United States rights-of-way must limit his construction to the encroaching structure previously approved and construct the improvements strictly in accordance with plans or specifications.
- h. The ground surfaces within United States rights-of-way must be restored to a condition equal to that which existed before the encroachment work began or as shown on the approved plans or specifications.
- i. The owner of newly constructed facilities that encroach on United States rights-of-way shall notify the United States upon completion of construction and shall provide the United States with two copies of as-built drawings showing actual improvements in, on, or along the rights-of-way.
- j. Except in case of ordinary maintenance and emergency repairs, an owner of encroaching facilities shall give the District at least 10 days notice in writing before entering upon United States rights-of-way for the purpose of reconstructing, repairing, or removing the encroaching structure or performing any work on or in connection with the operation of the encroaching structure.
- k. If unusual conditions are proposed for the encroaching structure or unusual field conditions within United States rights-of-way are encountered, the United States reserves the right to impose more stringent criteria than those prescribed herein.
- l. All backfill material within United States rights-of-way shall be compacted to 90 percent of maximum density unless otherwise shown. Mechanical compaction shall not be allowed within 6 inches of the projects works whenever possible. In no case will mechanical compaction using heavy equipment be allowed over the project works or within 18 inches horizontally of the projects works.
- m. The backfilling of any excavation or around any structure within the United States rights-of-way shall be compacted in layers not exceeding 6 inches thick to the following requirements: (1) cohesive soils to 90 percent maximum density specified by ASTM Part 19, D-698, method A; (2) noncohesive soils to 70 percent relative density specified by ANSI/ASTM Part 19, d-2049, par. 7.1.2, wet method.
- n. Any nonmetallic encroaching structure below ground level shall be accompanied with a metallic strip within the United States rights-of-way.

o. Owners of encroaching facilities shall notify the United States at least forty-eight (48) hours in advance of commencing construction to permit inspection by the United States.

p. No use of United States lands or rights-of-way shall be permitted that involve the storage of hazardous material.

12. This agreement makes no finding as to the right, title, or validity of the Permittee or the encroaching interest, but merely defines the conditions under which the encroachment will not be deemed unreasonable by the United States.

13. In accordance with 43 CFR 429.16 Subpart D, any applicant requesting a right-of-use over Reclamation land has remitted a nonrefundable application fee of One Hundred Dollars (\$100). The receipt of this application fee is hereby acknowledged, which amount represents the initial review of your application.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year first above written.

UNITED STATES OF AMERICA

By: _____
Name: Rick Baxter
Title: Area Manager, Provo Area Office

PERMITTEE:

WEBER COUNTY CORPORATION

By: _____
Name:
Title:

CONCUR:
WEBER BASIN WATER CONSERVANCY DISTRICT

By: _____
Name: Scott Paxman
Title: General Manager

Contract No. 25-LM-41-0520, Sec. 27, T7N R2E, SE1/4

Grantor: John & Gwen Stevens-William & Iva
Cassidy, Lloyd & Colleen Dickerson, Edwin &
Verna Christensen,
Parcel#: Tract 3,
Contract#

Grantor: Jay A & F
Parcel#: 1
Contract#

Grantor: George Dawis
Parcel#: 16P
Contract#

Grantor: Edwin & Verna Christensen,
Parcel#: 16P
Contract#

Grantor: Edwin D & Verna Christensen,
Parcel#: Tract 21,
Contract#

Approx. Crossing 2

Approx. Crossing 5

Grantor: Edwin D & Verna Christensen,
Parcel#: Tract 19,
Contract#

Approx Crossing 3

Approx. Crossing 4

Approx. Crossing 1

Approx. Crossing 6

W 3150 N
W 3050 N
W 3150 N
W 3150 N
W 3150 N

N 2575 W

W 2925 N

N 00900 N

W 2825 N

N 2675 W

N 2575 W

N 2575 W



ENSGN
 THE STANDARD IN ENGINEERING

LAYTON
 919 North 400 West
 Layton, UT 84041
 Phone: 801.541.1170

SANDY
 861.255.0528

TORRILE
 Phone: 435.943.3590

CEDEAR CITY
 Phone: 435.965.1455

RICHFIELD
 Phone: 435.896.2985

WWW.ENSGN.COM

DESIGNED BY:
 ENGINEERED BY:
 CHECKED BY:
 DATE: 11/15/18

JDC RANCH
 NORTH B.O.R. CROSSINGS
 2800 WEST 2600 NORTH STREET
 WEBER COUNTY, UTAH



DATE: 11/15/18
 SHEET NO. 10

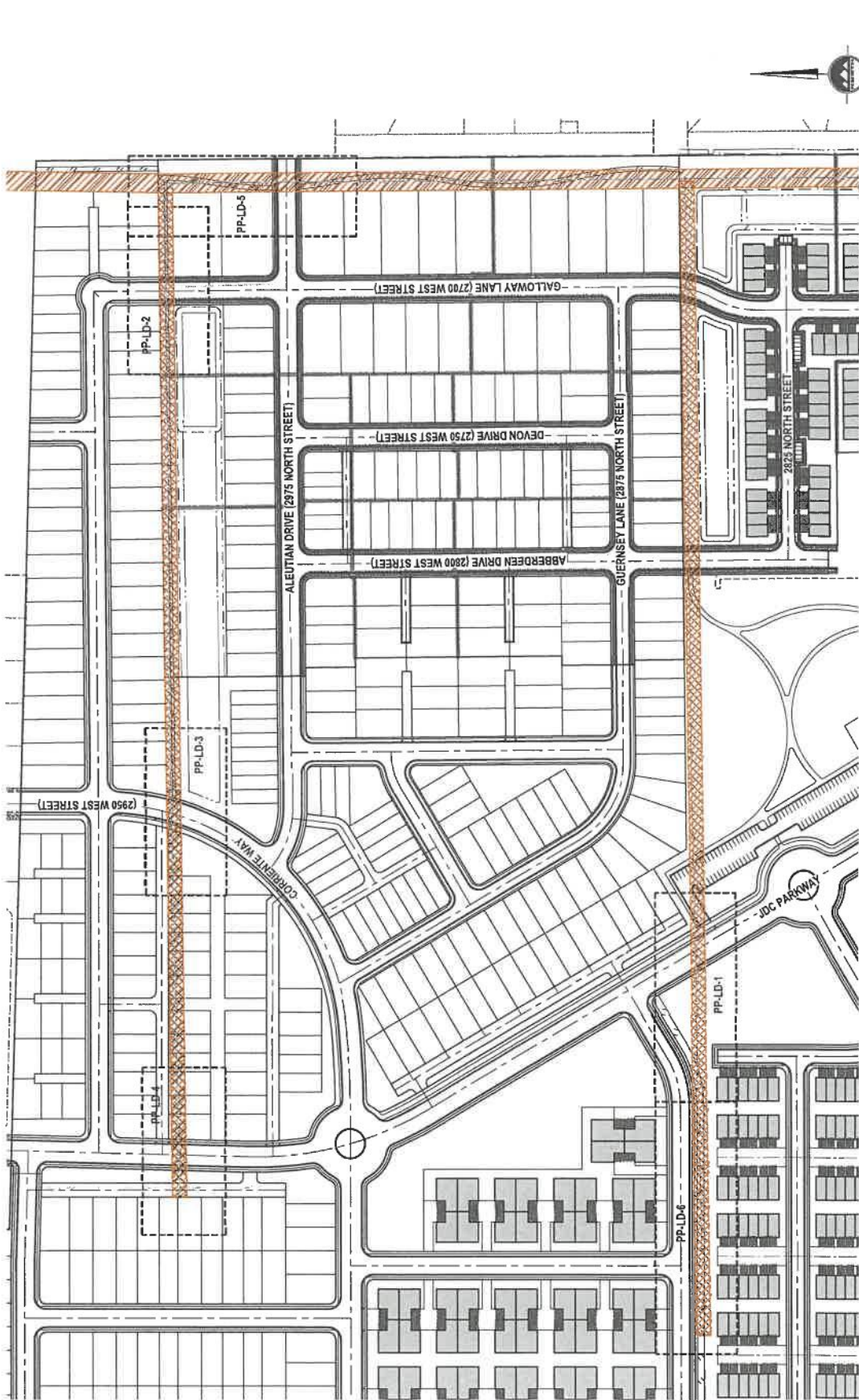
LAND DRAIN CROSSING
 NET MAP

PROJECT NAME: JDC RANCH
 SHEET NO: 10
 DATE: 11/15/18

PP-LD-0

COLOR LEGEND

EXISTING LAND DRAIN
 PROPOSED LINE
 EXISTING PARKWAY OF THE UNITED STATES OF AMERICA



BENCHMARK
 MONUMENT CORNER OF SECTORS 27
 TOWNSHIP 4 NORTH, RANGE 1 WEST
 COUNTY OF WEBER, UTAH
 8574 43284'

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 Layton, UT 84040
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 Phone: (801) 255-0293

TRAVIS
 Phone: (801) 547-1100

CEGAR CITY
 Phone: (435) 865-1453

RICHFIELD
 Phone: (435) 865-2383

WWW.ENSIGNING.COM

STATE OF UTAH
 PROFESSIONAL ENGINEER
 LICENSE NO. 36821
 CONTRACT NO. 25-LM-41-0520
 PROJECT NO. 25-LM-41-0520
 SHEET NO. 10 OF 10
 DATE: 08/15/2025

CREEKSIDE AT JDC RANCH
 PRELIMINARY PLAN
 WEBER COUNTY, UTAH
 2800 WEST 2600 NORTH STREET



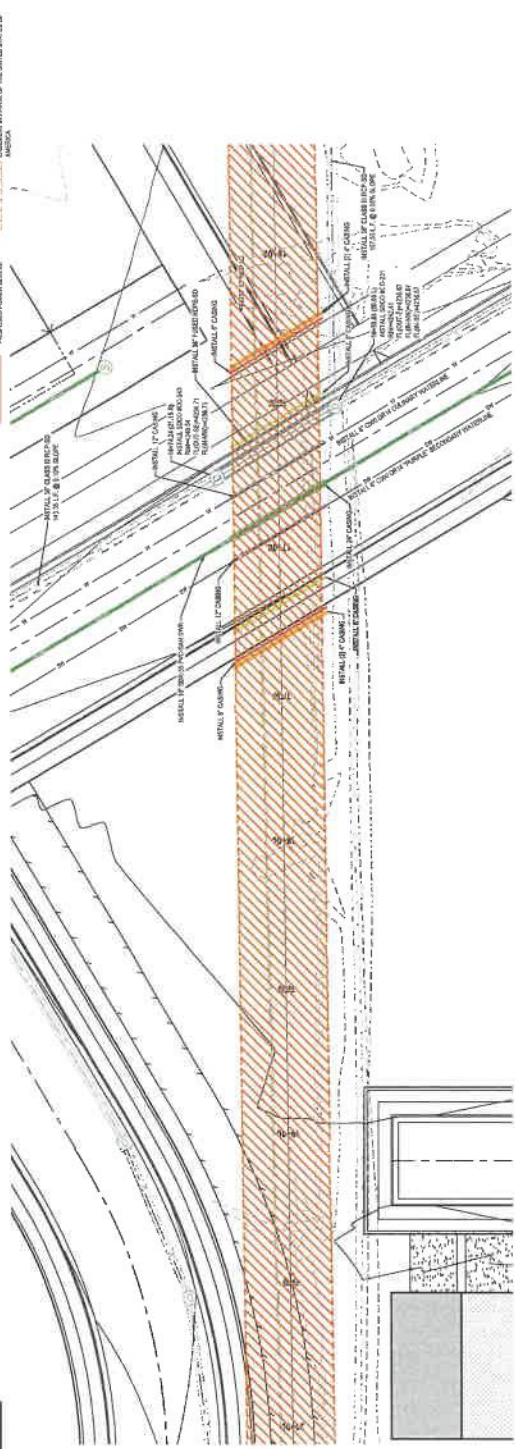
NO. 10 OF 10
 SHEET NO.

LAND DRAIN CROSSING
 PLAN AND PROFILE

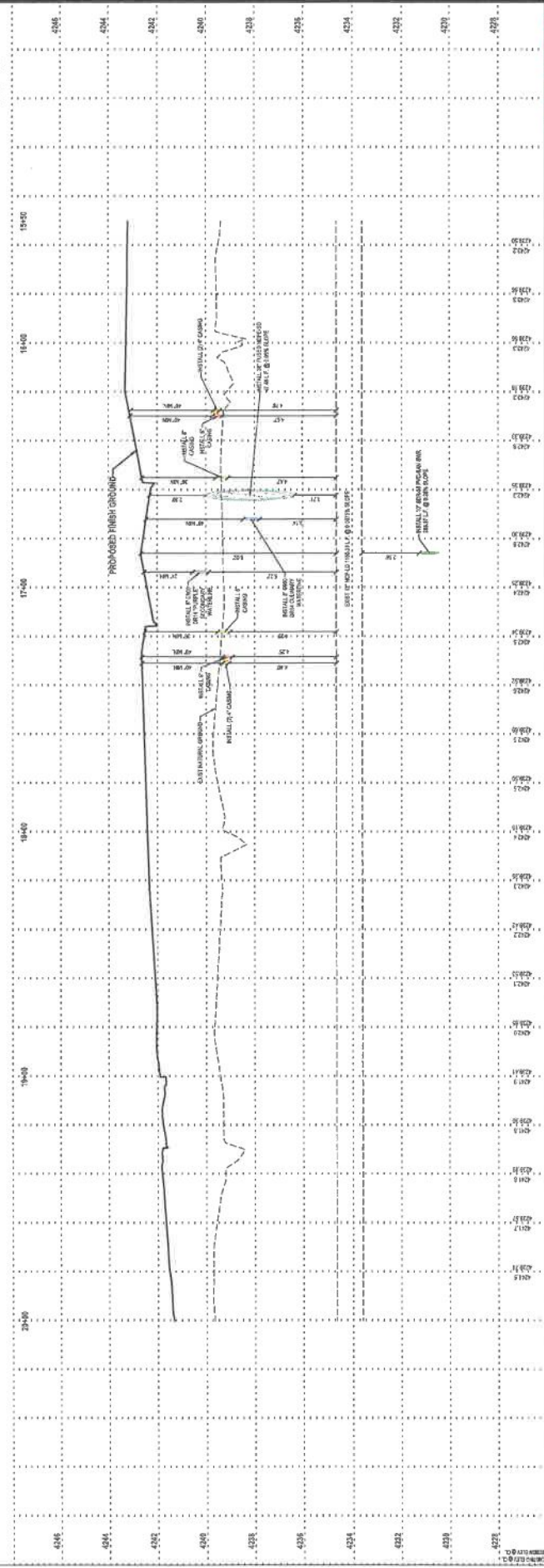
DATE: 08/15/2025
 DRAWN BY: TRAVIS CEGAR
 CHECKED BY: TRAVIS CEGAR

PP-LD-1

- COLOR LEGEND**
- PROPOSED SANITARY SEWER
 - PROPOSED STORM SEWER
 - PROPOSED CULVERT WATERLINE
 - PROPOSED OCCUPANT WATERLINE
 - PROPOSED POWER BELTLINE
 - PROPOSED GAS BELTLINE
 - EXISTING WATERLINE
 - EXISTING OCCUPANT WATERLINE
 - EXISTING POWER BELTLINE
 - EXISTING GAS BELTLINE
 - EXISTING SANITARY SEWER
 - EXISTING STORM SEWER
 - EXISTING CULVERT WATERLINE
 - EXISTING OCCUPANT WATERLINE
 - EXISTING POWER BELTLINE
 - EXISTING GAS BELTLINE



JDC PARKWAY



811
 CALL BEFORE YOU DIG
 UTAH
 800-448-7347
 WWW.CALLBEFOREYODIG.UTAH.GOV

BENCHMARK
 MONUMENT CORNER OF SECTION 10
 TOWNSHIP 4 NORTH, RANGE 1 WEST
 MERIDIAN 10 WEST
 REF. = 421.0'

ENSHING
THE STANDARD IN ENGINEERING

LAYTON
375 NORTH 600 WEST
LAYTON, UT 84040
Phone: 801.547.1700

SANCTI
P.O. BOX 102
SANDY, UT 84070
Phone: 801.251.0529

TORRE
P.O. BOX 56
CEDAR CITY, UT 84202
Phone: 435.965.1453

RICHFIELD
P.O. BOX 152
RICHFIELD, UT 84602
Phone: 435.898.2883

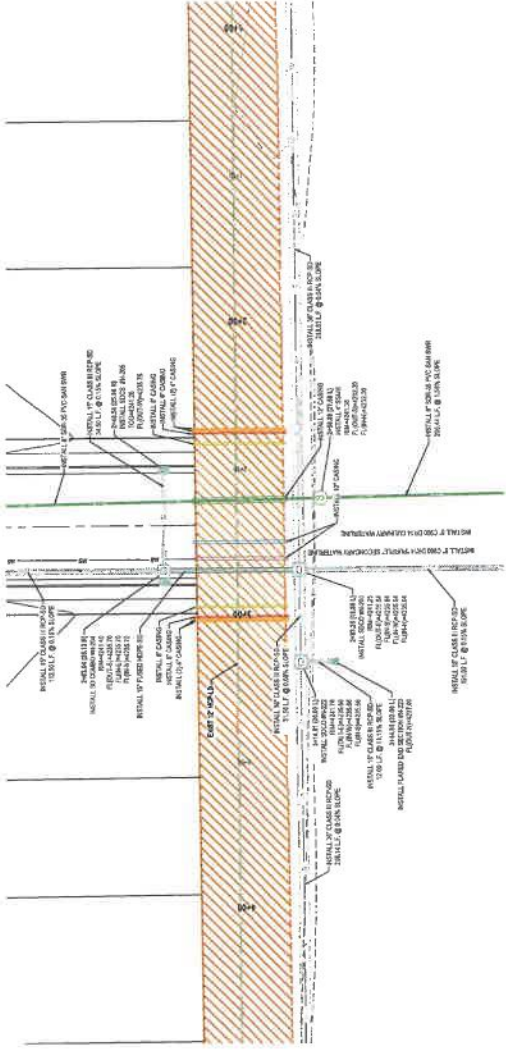
WWW.ENSHING.COM

1000 WEST 2600 NORTH STREET
WEBER COUNTY, UTAH
84043

- COLOR LEGEND**
- PROPOSED DRAINAGE DITCH
 - PROPOSED EROSION CONTROL
 - PROPOSED EROSION CONTROL
 - PROPOSED EXISTING WATERLINE
 - PROPOSED POWER LINE
 - PROPOSED GAS LINE
 - PROPOSED COMMUNICATIONS LINE
 - EXISTING LINE (DRAIN)
 - EXISTING UTILITY LINE
 - EXISTING PROPERTY OF THE UNITED STATES OF AMERICA

BENCHMARK
NEAREST CORNER OF ANCHOR OF TRANSPORT NORTH LANE & WEST GALLOWAY LANE
REF: 4299.00

CALL BLUEPRINTS
FOR ANY REVISIONS
TO BE MADE TO THE
COMPLETION OF ANY
CONSTRUCTION



GALLOWAY LANE (2700 WEST STREET)

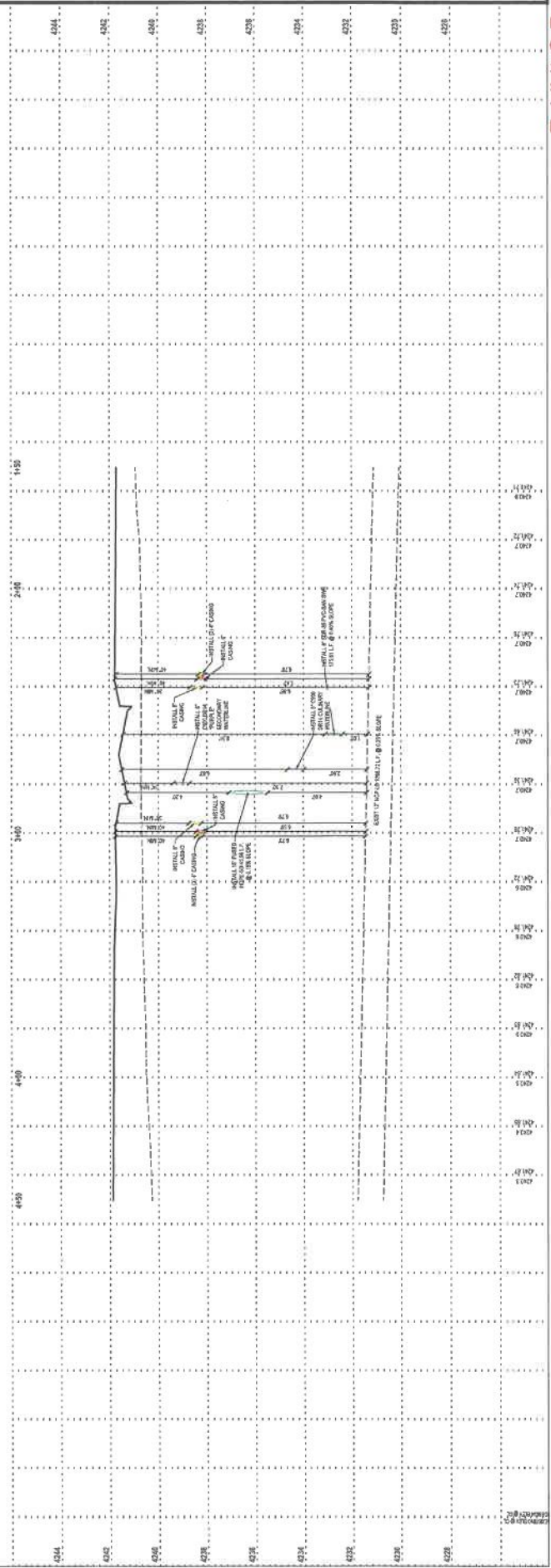
JDC RANCH
NORTH B.O.R. CROSSINGS
2800 WEST 2600 NORTH STREET
WEBER COUNTY, UTAH



LAND DRAIN CROSSING
PLAN AND PROFILE

PROJECT NUMBER: 25-13-114
DATE: 11/15/23
BY: JDC
CHECKED BY: JDC

PP-LD-2





LAYTON

570 North 600 West,
Layton, UT 84041
Phone: 801.547.1100

SANBY
Phone: 801.205.0829

YOONIS
Phone: 435.843.2650

CEDAR CITY
Phone: 435.845.1453

RICHFIELD
Phone: 435.838.2983

WWW.ENSING.COM

10740 S STATE ST
SALT LAKE CITY UT 84141
CONTRACT:
STREET ADDRESS:
PHONE: 801.466.1000

JDC RANCH
NORTH B.O.R. CROSSINGS
2800 WEST 2600 NORTH STREET
WEBER COUNTY, UTAH



12-12-2025

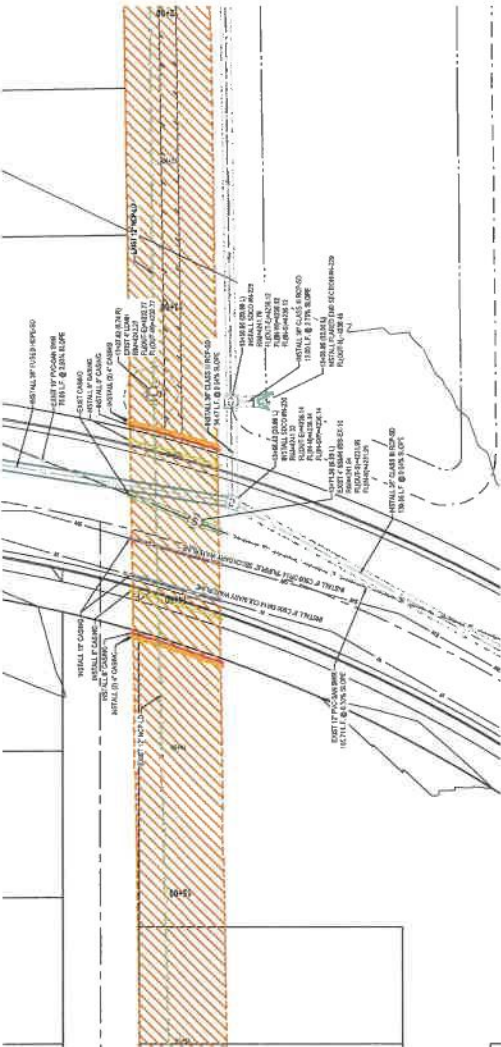
LAND DRAIN CROSSING
PLAN AND PROFILE

DATE: 12-12-2025
DRAWN BY: JDC
CHECKED BY: JDC
SCALE: 1" = 10'

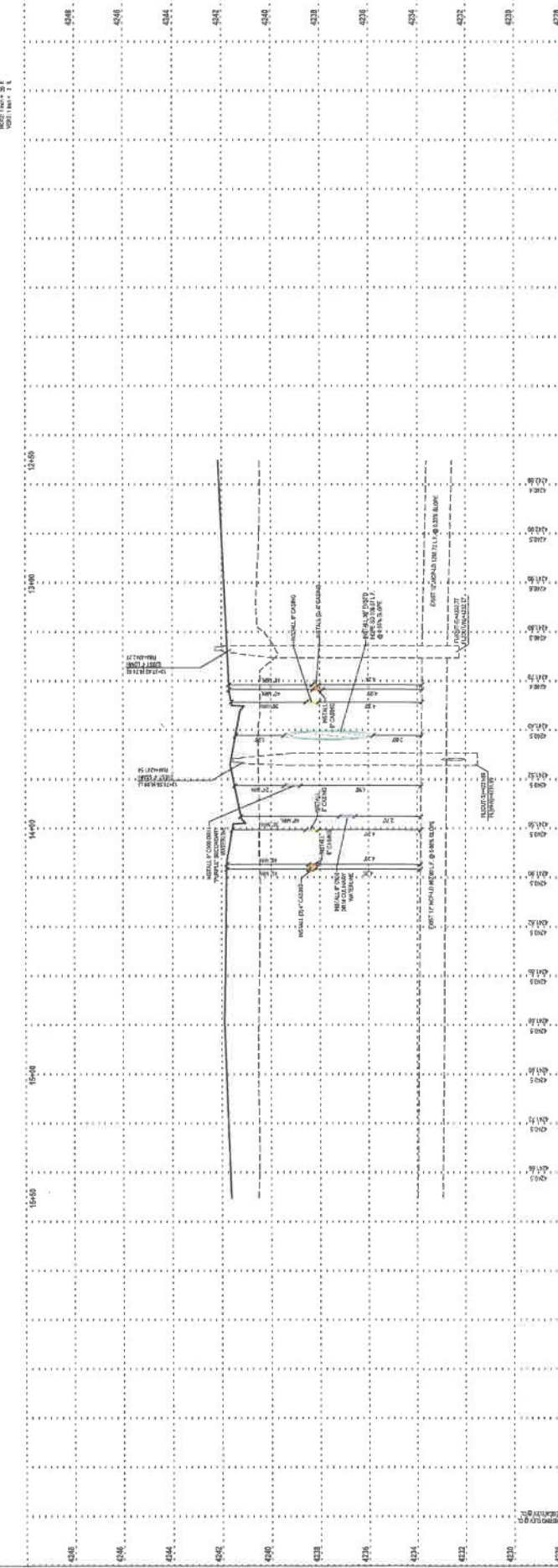
PP-LD-3

COLOR LEGEND

- PROPOSED BARRIERS
- PROPOSED EROSION
- PROPOSED CHANTRY WATER LINE
- PROPOSED SECONDARY WATERLINE
- PROPOSED POWER BULKHEAD
- PROPOSED GAS SERVICE
- PROPOSED COMPACTION REFLECTOR
- EXISTING LUMBER DRAIN
- PROPOSED EROSION
- EXISTING IN FAVOR OF THE UNITED STATES OF AMERICA



CORRIENTE WAY (2950 WEST STREET)



BENCHMARK:
BENCHMARK: CORNER OF INTERSECTION
CORRIENTE WAY & 2950 WEST STREET
ELEVATION: 4237.15'

811
CALL BEFORE YOU DIG
FOR ALL UTILITIES BEFORE
CONSTRUCTION OF ANY
FOUNDATION

Contract No. 25-LM-41-0520

ENSIGN
THE ENGINEERS IN ENGINEERING

LAYTON
919 North 400 West
Layton, UT 84041
Phone: 313.541.1100

SANDY
Phone: 313.555.0219

POOLE
Phone: 435.643.2000

Cedar City
Phone: 435.861.1453

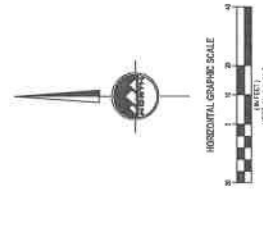
RICHFIELD
Phone: 435.866.3383

WWW.ENSIGNING.COM

UTAH
STATE ENGINEERS
STATE LICENSE NO. 20428
BOB WILSON P.E.
JERRY ANDERSON
PHONE: 313.541.1100

COLOR LEGEND

PROPOSED DRAINAGE DITCH	PROPOSED STORM SEWER
PROPOSED EARTHWORK	PROPOSED CULVERT MATERIALS
PROPOSED SCOURPROOF MATERIALS	PROPOSED POWER POLES
PROPOSED 600-1200	PROPOSED 1200-1500
PROPOSED 1500-1800	PROPOSED 1800-2400
PROPOSED 2400-3000	PROPOSED 3000-3600
PROPOSED 3600-4200	PROPOSED 4200-4800
PROPOSED 4800-5400	PROPOSED 5400-6000
PROPOSED 6000-6600	PROPOSED 6600-7200
PROPOSED 7200-7800	PROPOSED 7800-8400
PROPOSED 8400-9000	PROPOSED 9000-9600
PROPOSED 9600-10200	PROPOSED 10200-10800
PROPOSED 10800-11400	PROPOSED 11400-12000
PROPOSED 12000-12600	PROPOSED 12600-13200
PROPOSED 13200-13800	PROPOSED 13800-14400
PROPOSED 14400-15000	PROPOSED 15000-15600
PROPOSED 15600-16200	PROPOSED 16200-16800
PROPOSED 16800-17400	PROPOSED 17400-18000
PROPOSED 18000-18600	PROPOSED 18600-19200
PROPOSED 19200-19800	PROPOSED 19800-20400
PROPOSED 20400-21000	PROPOSED 21000-21600
PROPOSED 21600-22200	PROPOSED 22200-22800
PROPOSED 22800-23400	PROPOSED 23400-24000
PROPOSED 24000-24600	PROPOSED 24600-25200
PROPOSED 25200-25800	PROPOSED 25800-26400
PROPOSED 26400-27000	PROPOSED 27000-27600
PROPOSED 27600-28200	PROPOSED 28200-28800
PROPOSED 28800-29400	PROPOSED 29400-30000
PROPOSED 30000-30600	PROPOSED 30600-31200
PROPOSED 31200-31800	PROPOSED 31800-32400
PROPOSED 32400-33000	PROPOSED 33000-33600
PROPOSED 33600-34200	PROPOSED 34200-34800
PROPOSED 34800-35400	PROPOSED 35400-36000
PROPOSED 36000-36600	PROPOSED 36600-37200
PROPOSED 37200-37800	PROPOSED 37800-38400
PROPOSED 38400-39000	PROPOSED 39000-39600
PROPOSED 39600-40200	PROPOSED 40200-40800
PROPOSED 40800-41400	PROPOSED 41400-42000
PROPOSED 42000-42600	PROPOSED 42600-43200
PROPOSED 43200-43800	PROPOSED 43800-44400
PROPOSED 44400-45000	PROPOSED 45000-45600
PROPOSED 45600-46200	PROPOSED 46200-46800
PROPOSED 46800-47400	PROPOSED 47400-48000
PROPOSED 48000-48600	PROPOSED 48600-49200
PROPOSED 49200-49800	PROPOSED 49800-50400
PROPOSED 50400-51000	PROPOSED 51000-51600
PROPOSED 51600-52200	PROPOSED 52200-52800
PROPOSED 52800-53400	PROPOSED 53400-54000
PROPOSED 54000-54600	PROPOSED 54600-55200
PROPOSED 55200-55800	PROPOSED 55800-56400
PROPOSED 56400-57000	PROPOSED 57000-57600
PROPOSED 57600-58200	PROPOSED 58200-58800
PROPOSED 58800-59400	PROPOSED 59400-60000
PROPOSED 60000-60600	PROPOSED 60600-61200
PROPOSED 61200-61800	PROPOSED 61800-62400
PROPOSED 62400-63000	PROPOSED 63000-63600
PROPOSED 63600-64200	PROPOSED 64200-64800
PROPOSED 64800-65400	PROPOSED 65400-66000
PROPOSED 66000-66600	PROPOSED 66600-67200
PROPOSED 67200-67800	PROPOSED 67800-68400
PROPOSED 68400-69000	PROPOSED 69000-69600
PROPOSED 69600-70200	PROPOSED 70200-70800
PROPOSED 70800-71400	PROPOSED 71400-72000
PROPOSED 72000-72600	PROPOSED 72600-73200
PROPOSED 73200-73800	PROPOSED 73800-74400
PROPOSED 74400-75000	PROPOSED 75000-75600
PROPOSED 75600-76200	PROPOSED 76200-76800
PROPOSED 76800-77400	PROPOSED 77400-78000
PROPOSED 78000-78600	PROPOSED 78600-79200
PROPOSED 79200-79800	PROPOSED 79800-80400
PROPOSED 80400-81000	PROPOSED 81000-81600
PROPOSED 81600-82200	PROPOSED 82200-82800
PROPOSED 82800-83400	PROPOSED 83400-84000
PROPOSED 84000-84600	PROPOSED 84600-85200
PROPOSED 85200-85800	PROPOSED 85800-86400
PROPOSED 86400-87000	PROPOSED 87000-87600
PROPOSED 87600-88200	PROPOSED 88200-88800
PROPOSED 88800-89400	PROPOSED 89400-90000
PROPOSED 90000-90600	PROPOSED 90600-91200
PROPOSED 91200-91800	PROPOSED 91800-92400
PROPOSED 92400-93000	PROPOSED 93000-93600
PROPOSED 93600-94200	PROPOSED 94200-94800
PROPOSED 94800-95400	PROPOSED 95400-96000
PROPOSED 96000-96600	PROPOSED 96600-97200
PROPOSED 97200-97800	PROPOSED 97800-98400
PROPOSED 98400-99000	PROPOSED 99000-99600
PROPOSED 99600-100200	PROPOSED 100200-100800
PROPOSED 100800-101400	PROPOSED 101400-102000
PROPOSED 102000-102600	PROPOSED 102600-103200
PROPOSED 103200-103800	PROPOSED 103800-104400
PROPOSED 104400-105000	PROPOSED 105000-105600
PROPOSED 105600-106200	PROPOSED 106200-106800
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PROPOSED 108000-108600	PROPOSED 108600-109200
PROPOSED 109200-109800	PROPOSED 109800-110400
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PROPOSED 115200-115800	PROPOSED 115800-116400
PROPOSED 116400-117000	PROPOSED 117000-117600
PROPOSED 117600-118200	PROPOSED 118200-118800
PROPOSED 118800-119400	PROPOSED 119400-120000



JDC RANCH
NORTH B.O.R. CROSSINGS
2800 WEST 2600 NORTH STREET
WEBER COUNTY, UTAH

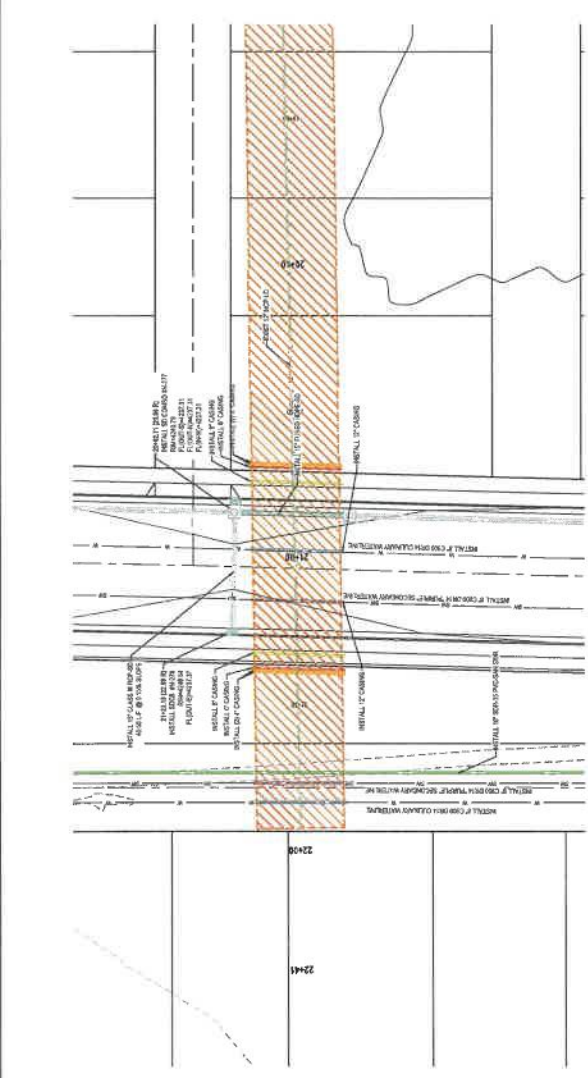


NO. 20428
BOB WILSON
REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH

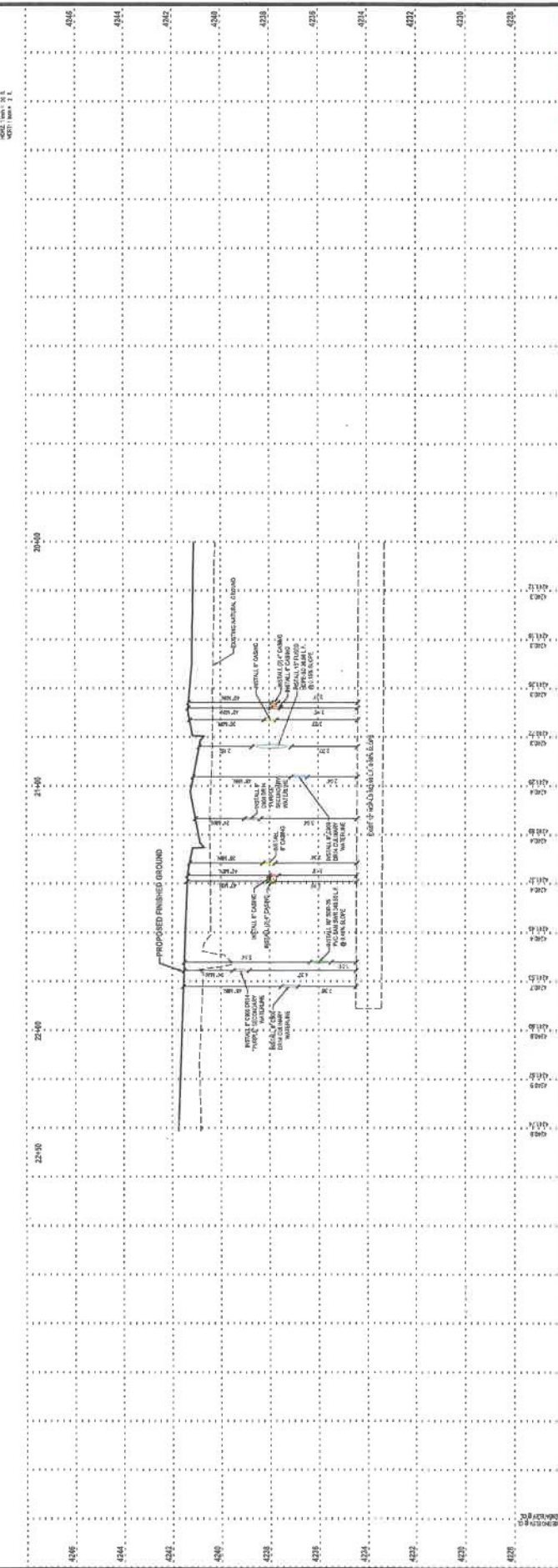
LAND DRAIN CROSSING
PLAN AND PROFILE

SCALE: 1"=10'
DATE: 12.11.11
PROJECT: 25-LM-41-0520

PP-LD-4



JDC PARKWAY



BENCHMARK

UNIVERSITY CENTER OF SALT LAKE CITY
MONTGOMERY MUSIC BUILT WEST
520 EAST 200 SOUTH
SALT LAKE CITY, UT 84143
ELEV. 4210'

811
UTAH
CALL BEFORE YOU DIG
FOR INFORMATION ON HOW TO REGISTER YOUR UTILITY OR FOR INFORMATION ON HOW TO REGISTER YOUR UTILITY OR FOR INFORMATION ON HOW TO REGISTER YOUR UTILITY



LAYTON
 519 North 400 West
 Highvale, UT 84003
 Phone: 801-547-1100

SANITY
 Phone: 801-255-0520

POOLE
 1000 S. 1000 W.
 Cedar City, UT 84202
 Phone: 435-865-1453

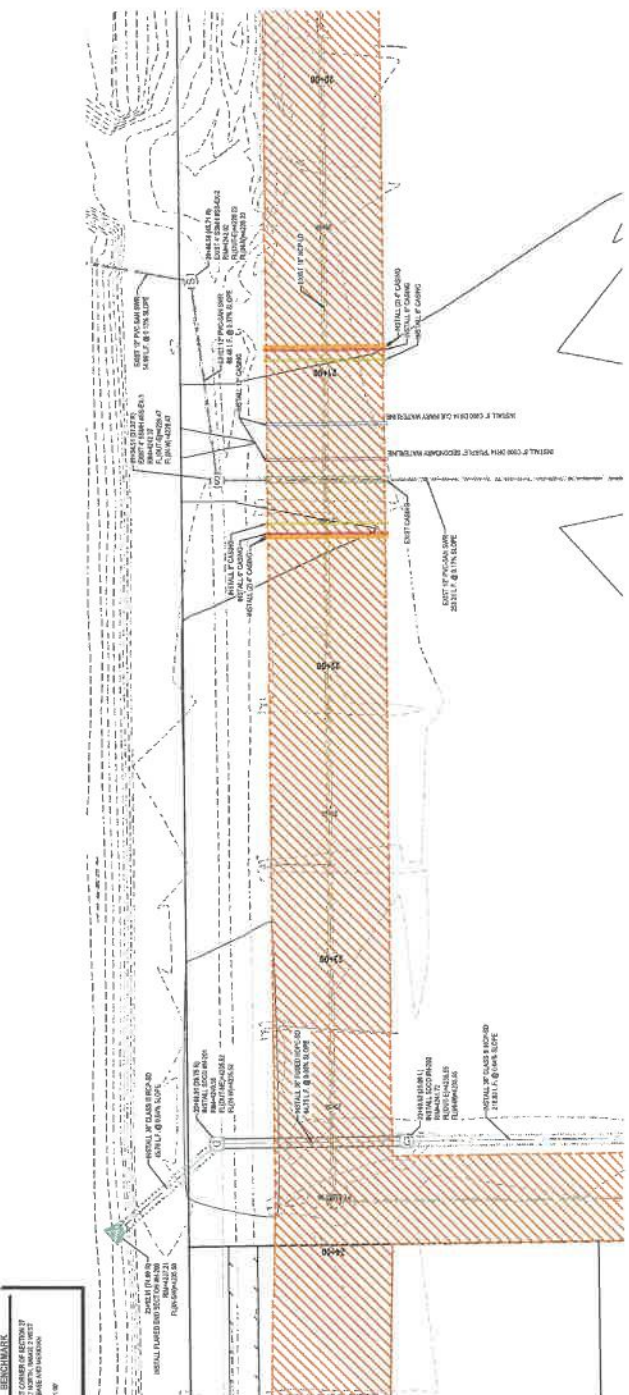
RICHFIELD
 1000 S. 1000 W.
 Cedar City, UT 84202
 Phone: 435-865-1453

WWW.ENSIGNENG.COM

FOR: WEBER COUNTY
 2800 WEST 2600 NORTH STREET
 WEBER COUNTY, UTAH

COLOR LEGEND

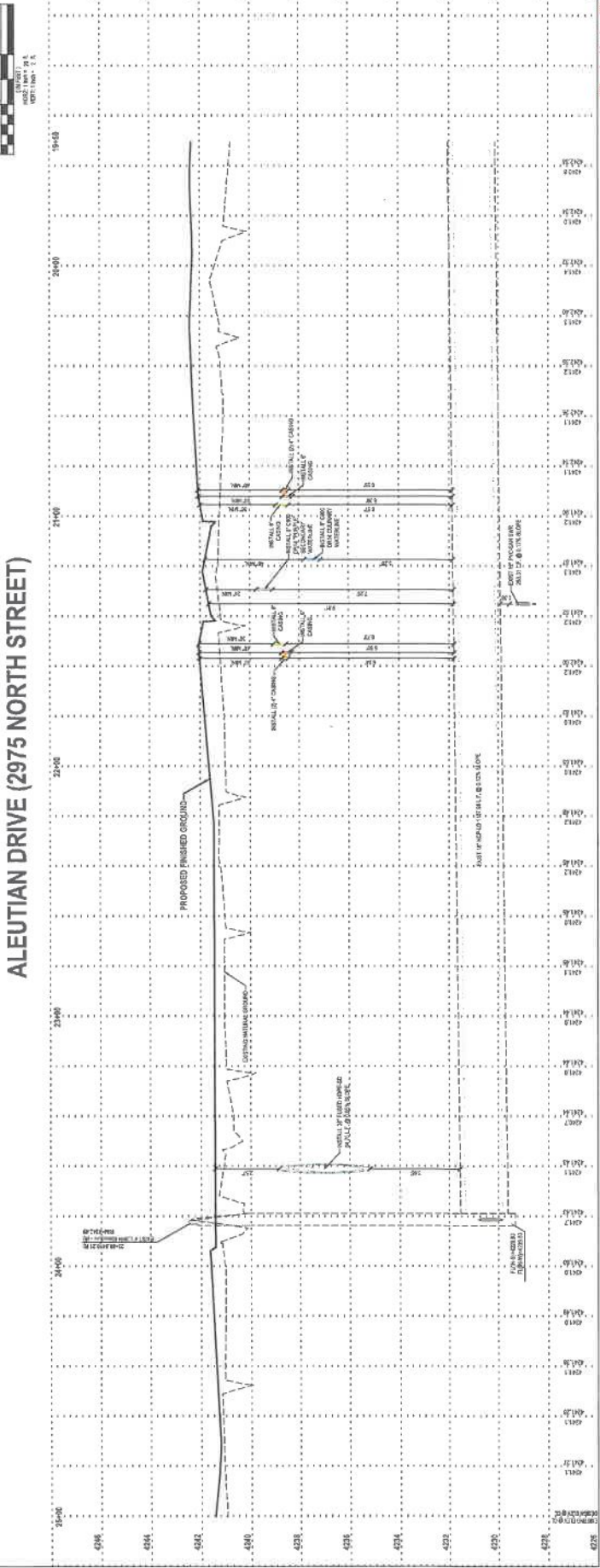
- PROPOSED SANITARY SEWER
- PROPOSED STABILIZATION
- PROPOSED CHAMPNEY WATERLINE
- PROPOSED RECORDING WATERLINE
- PROPOSED POWER MAINLINE
- PROPOSED GAS MAINLINE
- PROPOSED COMBINATION MAINLINE
- EXISTING LAND DRAIN
- EXISTING WATERLINE
- PROPOSED 6" DIAMETER 15' DEPTH
- PROPOSED 12" DIAMETER 24' DEPTH
- PROPOSED 18" DIAMETER 36' DEPTH
- PROPOSED 24" DIAMETER 48' DEPTH
- PROPOSED 30" DIAMETER 60' DEPTH
- PROPOSED 36" DIAMETER 72' DEPTH
- PROPOSED 42" DIAMETER 84' DEPTH
- PROPOSED 48" DIAMETER 96' DEPTH
- PROPOSED 54" DIAMETER 108' DEPTH
- PROPOSED 60" DIAMETER 120' DEPTH
- PROPOSED 66" DIAMETER 132' DEPTH
- PROPOSED 72" DIAMETER 144' DEPTH
- PROPOSED 78" DIAMETER 156' DEPTH
- PROPOSED 84" DIAMETER 168' DEPTH
- PROPOSED 90" DIAMETER 180' DEPTH
- PROPOSED 96" DIAMETER 192' DEPTH
- PROPOSED 102" DIAMETER 204' DEPTH
- PROPOSED 108" DIAMETER 216' DEPTH
- PROPOSED 114" DIAMETER 228' DEPTH
- PROPOSED 120" DIAMETER 240' DEPTH
- PROPOSED 126" DIAMETER 252' DEPTH
- PROPOSED 132" DIAMETER 264' DEPTH
- PROPOSED 138" DIAMETER 276' DEPTH
- PROPOSED 144" DIAMETER 288' DEPTH
- PROPOSED 150" DIAMETER 300' DEPTH
- PROPOSED 156" DIAMETER 312' DEPTH
- PROPOSED 162" DIAMETER 324' DEPTH
- PROPOSED 168" DIAMETER 336' DEPTH
- PROPOSED 174" DIAMETER 348' DEPTH
- PROPOSED 180" DIAMETER 360' DEPTH
- PROPOSED 186" DIAMETER 372' DEPTH
- PROPOSED 192" DIAMETER 384' DEPTH
- PROPOSED 198" DIAMETER 396' DEPTH
- PROPOSED 204" DIAMETER 408' DEPTH
- PROPOSED 210" DIAMETER 420' DEPTH
- PROPOSED 216" DIAMETER 432' DEPTH
- PROPOSED 222" DIAMETER 444' DEPTH
- PROPOSED 228" DIAMETER 456' DEPTH
- PROPOSED 234" DIAMETER 468' DEPTH
- PROPOSED 240" DIAMETER 480' DEPTH
- PROPOSED 246" DIAMETER 492' DEPTH
- PROPOSED 252" DIAMETER 504' DEPTH
- PROPOSED 258" DIAMETER 516' DEPTH
- PROPOSED 264" DIAMETER 528' DEPTH
- PROPOSED 270" DIAMETER 540' DEPTH
- PROPOSED 276" DIAMETER 552' DEPTH
- PROPOSED 282" DIAMETER 564' DEPTH
- PROPOSED 288" DIAMETER 576' DEPTH
- PROPOSED 294" DIAMETER 588' DEPTH
- PROPOSED 300" DIAMETER 600' DEPTH



BENCHMARK
 APPROXIMATE CORNER OF SECTION 17
 TOWNSHIP 35 NORTH, RANGE 12 WEST
 MERIDIAN 109 WEST
 ELEVATION: 4216'

DATE: 08/14/2025
 TIME: 10:00 AM
 DRAWN BY: [Name]
 CHECKED BY: [Name]

ALEUTIAN DRIVE (2975 NORTH STREET)



JDC RANCH
 NORTH B.O.R. CROSSINGS
 2800 WEST 2600 NORTH STREET
 WEBER COUNTY, UTAH



**LAND DRAIN CROSSING
 PLAN AND PROFILE**

PP-LD-5

DATE: 08/14/2025
 TIME: 10:00 AM
 DRAWN BY: [Name]
 CHECKED BY: [Name]

ENSIGN
THE STANDARD IN ENGINEERING

LAYTON
315 North 400 West
Layton, UT 84041
Phone: 801.541.1100

SANDY
Phone: 801.556.8228

TOOLAH
PO Box 1243
CEDAR CITY
Phone: 435.895.1453

ROCHELLE
Phone: 435.898.2883

WWW.ENSIGNENG.COM

CREEKSIDE AT JDC RANCH
PRELIMINARY PLAN
2800 WEST 2600 NORTH STREET
WEBER COUNTY, UTAH

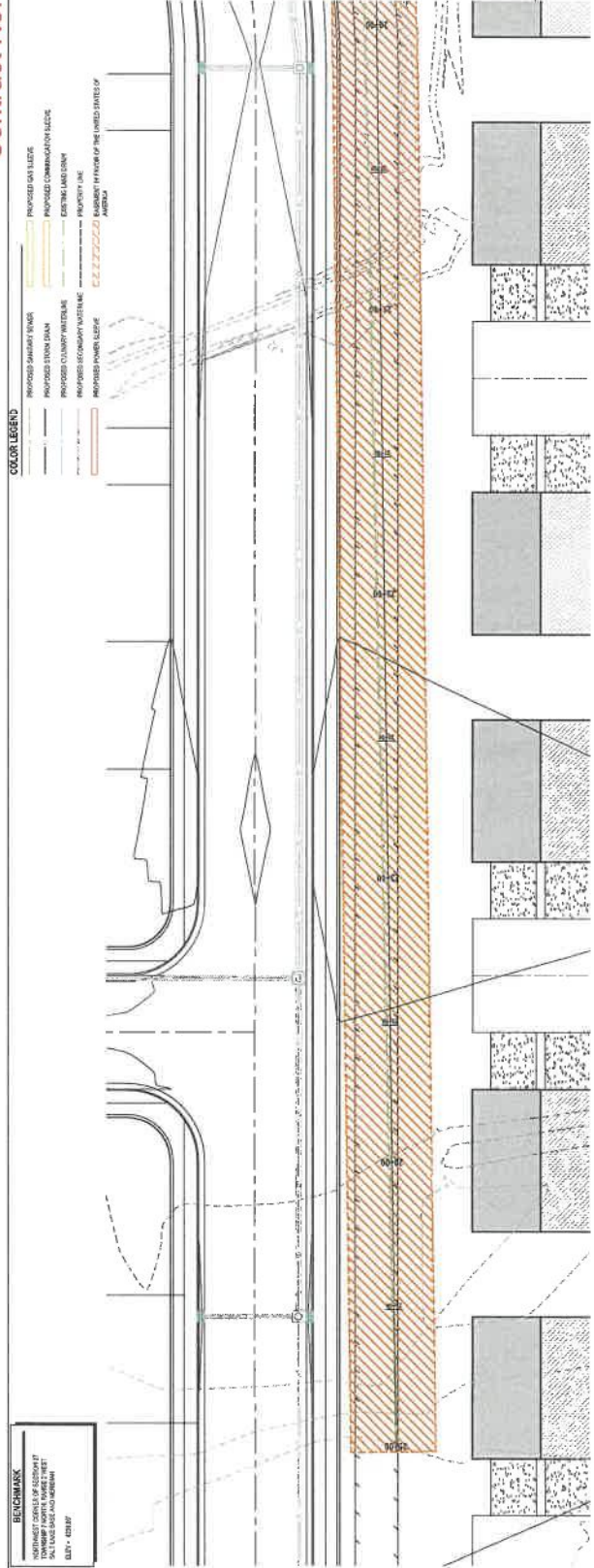


DATE: 05/20/2025
DRAWN: [Name]
CHECKED: [Name]

LAND DRAIN CROSSING
PLAN AND PROFILE

PROJECT NUMBER: 25-LM-41-0520
SHEET NUMBER: 13
DATE: 05/20/2025

PP-LD-6



ABERDEEN DRIVE (2800 WEST STREET)

