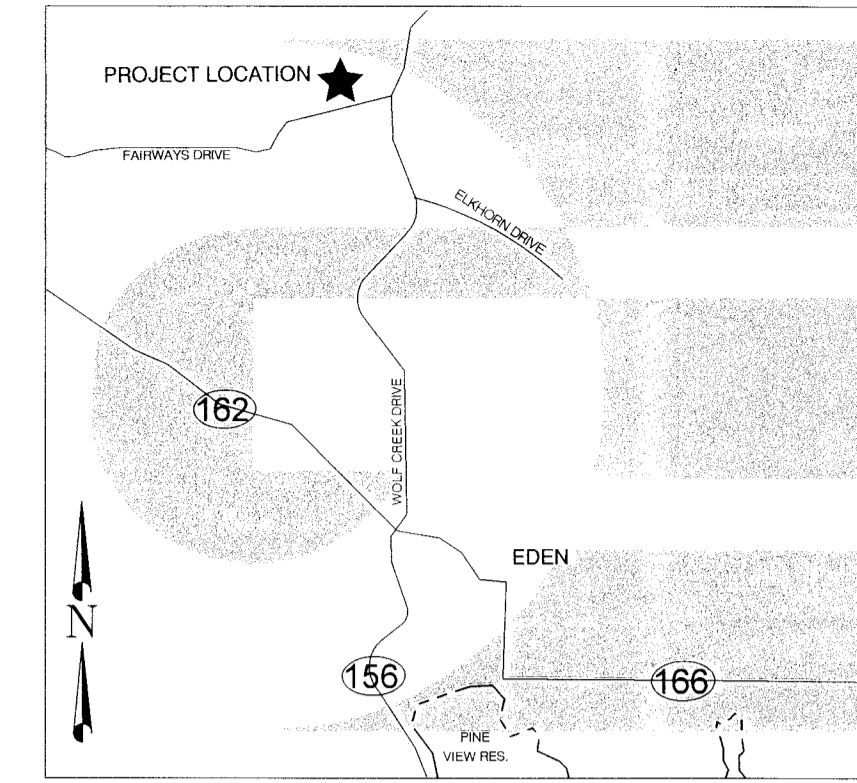


PARKSIDE P.R.U.D. PHASE 2A

A PLANNED RESIDENTIAL UNIT DEVELOPMENT LOCATED IN THE NORTHWEST QUARTER OF SECTION 22, AND THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH

MAY 2020

VICINITY MAP
NOT TO SCALE



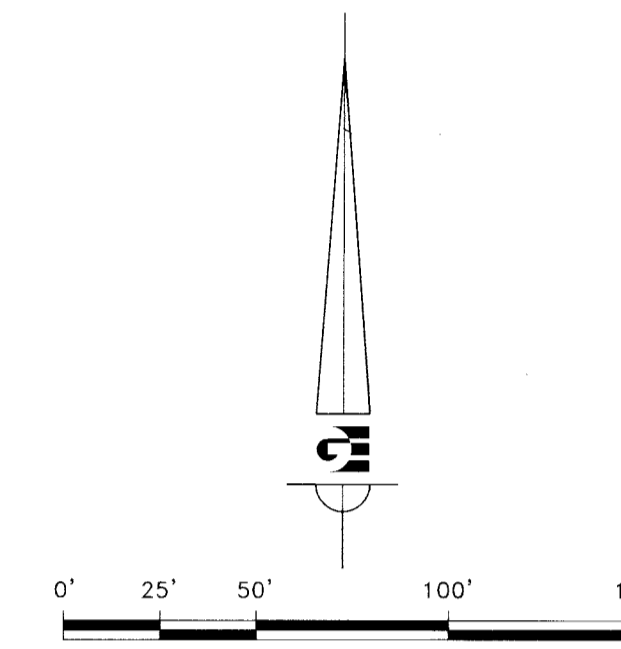
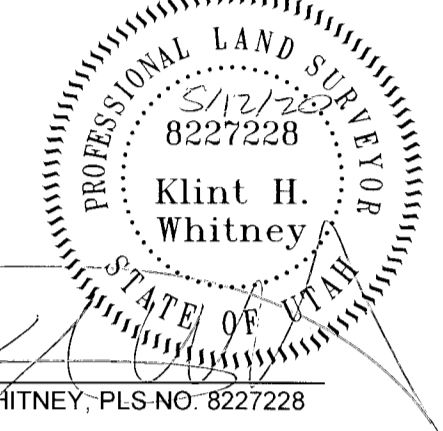
BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 22, AND A PART OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT BEING LOCATED NORTH 89°12'43" WEST 1406.17 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER AND NORTH 00°00'00" EAST 310.05 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 15, RUNNING THENCE SOUTH 47°28'15" WEST 111.18 FEET; THENCE SOUTH 63°21'03" WEST 214.90 FEET; THENCE SOUTH 55°40'38" WEST 164.59 FEET; THENCE SOUTH 72°57'22" WEST 99.90 FEET; THENCE SOUTH 82°26'55" WEST 161.08 FEET; THENCE SOUTH 88°26'02" WEST 120.14 FEET; THENCE NORTH 38°29'56" WEST 115.23 FEET; THENCE NORTH 30°45'34" WEST 50.36 FEET; THENCE NORTH 37°09'52" WEST 110.00 FEET; THENCE NORTH 48°09'04" EAST 27.29 FEET; THENCE NORTH 87°12'32" EAST 118.89 FEET; THENCE SOUTH 22°52'38" EAST 81.84 FEET; THENCE ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT 38.14 FEET, HAVING A CENTRAL ANGLE OF 82°49'09"; CHORD BEARS SOUTH 64°17'13" EAST 33.07 FEET; THENCE ALONG THE ARC OF A 375.00 FOOT RADIUS CURVE TO THE RIGHT 53.31 FEET, HAVING A CENTRAL ANGLE OF 08°08'43"; CHORD BEARS NORTH 78°22'34" EAST 53.27 FEET; THENCE NORTH 82°26'55" EAST 129.27 FEET; THENCE ALONG THE ARC OF A 275.00 FOOT RADIUS CURVE TO THE LEFT 158.54 FEET, HAVING A CENTRAL ANGLE OF 33°01'54"; CHORD BEARS NORTH 65°55'58" EAST 156.35 FEET; THENCE NORTH 49°25'01" EAST 78.67 FEET; THENCE ALONG THE ARC OF A 225.00 FOOT RADIUS CURVE TO THE RIGHT 83.43 FEET, HAVING A CENTRAL ANGLE OF 21°14'47"; CHORD BEARS NORTH 60°02'24" EAST 82.96 FEET; THENCE NORTH 70°39'48" EAST 97.04 FEET; THENCE ALONG THE ARC OF A 175.00 FOOT RADIUS CURVE TO THE LEFT 94.03 FEET, HAVING A CENTRAL ANGLE OF 30°47'05"; CHORD BEARS NORTH 55°16'15" EAST 82.90 FEET; THENCE SOUTH 50°07'17" EAST 165.04 FEET TO THE POINT OF BEGINNING. CONTAINING 3.555 ACRES.

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 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 AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS PARKSIDE P.R.U.D. PHASE 2A IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY, THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS 17TH DAY OF MAY, 2020.



LEGEND

- ◆ WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- FOUND GARDNER REBAR AND CAP
- SUBDIVISION BOUNDARY
- LOT LINE
- - - ADJACENT PARCEL
- - - SECTION LINE
- - - EASEMENT
- - - EXISTING FENCE LINE
- ◆ CENTER LINE MONUMENT TO BE INSTALLED

OWNER'S DEDICATION

I THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

PARKSIDE P.R.U.D. PHASE 2A

AND HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEBER COUNTY UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS, AND FURTHER GRANT AND CONVEY TO THE SUBDIVISION LOT (UNIT) 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 LOT (UNIT) OWNERS ASSOCIATION MEMBER IN COMMON WITH ALL OTHERS IN THE SUBDIVISION AND SUBSEQUENT PHASES OF THE DEVELOPMENT AND GRANT AND DEDICATE TO WEBER COUNTY A PERPETUAL 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 AND HEREBY GRANT A FILL EASEMENT AS SHOWN TO THE WEBER COUNTY WHICH WILL BE VACATED WHEN A CERTIFICATE OF OCCUPANCY IS GIVEN AND THE PROPERTY OWNER UNDERSTANDS THAT WITH THE DESIGN OF THE HOME WILL BE STRUCTURALLY HOLDING BACK THE FILL FOR THE ROADWAY, THIS SHOULD BE CONSIDERED FOR FOUNDATION DESIGN.

THE BRIDGES HOLDING COMPANY, LLC
SIGNED THIS ___ DAY OF ___ 2020.

BY: JOHN L. LEWIS, MANAGING MEMBER

ADDRESS TABLE

LOT 215 "N"	4873 E
LOT 216 "N"	4865 E
LOT 217 "N"	4853 E
LOT 218 "N"	4843 E
LOT 219	4833 E
LOT 220	4825 E
LOT 221	4815 E
LOT 222	4805 E
LOT 223	4793 E
LOT 224	4781 E
LOT 225	4769 E
LOT 226	4760E, 4387 N
LOT 227	4778 E, 4386 N
LOT 228	4788 E
LOT 229	4800 E
LOT 230	4812 E
LOT 231	4824 E
LOT 232	4832 E
LOT 233	4842 E
LOT 234 "N"	4854 E

LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING
L1	20.13	N15° 04' 50"W	L9	16.13	S63° 21' 03"W	L17	16.02	N74° 44' 48"E
L2	16.00	S68° 26' 02"W	L10	16.13	S63° 21' 03"W	L18	16.15	N74° 44' 48"E
L3	16.07	S76° 57' 46"W	L11	16.04	S54° 29' 50"W	L19	16.48	N67° 12' 32"E
L4	16.00	S82° 26' 55"W	L12	30.36	S88° 40' 29"W	L20	21.23	S67° 50' 03"E
L5	16.00	S77° 49' 22"W	L13	18.07	N81° 40' 13"W	L21	21.20	N22° 09' 57"E
L6	16.00	S64° 23' 40"W	L14	16.02	N56° 24' 02"E	L22	16.47	N66° 13' 53"W
L7	16.02	S55° 40' 38"W	L15	16.12	N56° 24' 02"E			
L8	16.19	S58° 08' 55"W	L16	16.00	N56° 24' 02"E			

ACKNOWLEDGEMENT

STATE OF UTAH)
 COUNTY OF WEBER)

On this ___ day of _____, 2020, personally appeared before me JOHN L. LEWIS, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the MANAGING MEMBER OF THE BRIDGES HOLDING COMPANY, LLC, and that said document was signed by him/her in behalf of said "Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said JOHN L. LEWIS acknowledged to me that said "Corporation executed the same.

STAMP NOTARY PUBLIC

REC'D
MAY 12 2020
BY: 6507.A

S1
2

DEVELOPER:
BRIDGES OF WOLF CREEK
DEVELOPMENT CORP.
3718 NORTH WOLF CREEK DRIVE
EDEN, UT 84310
801-430-1507

GARDNER ENGINEERING
CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801-476-0202 FAX: 801-476-0066

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
 FILED FOR AND RECORDED _____
 AT _____ IN BOOK _____ OF OFFICIAL _____
 RECORDS, PAGE _____ RECORDED _____
 FOR _____
 COUNTY RECORDER _____
 BY: _____

R1201 - LEWIS HOME/STHE BRIDGES_PHASE 2 - PARKSIDE SURVEY/DWG/PARKSIDE PHASE 2A PLAT.DWG

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 ___ 2020.

COUNTY SURVEYOR

WEBER 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 ___ 2020.

COUNTY ATTORNEY

WEBER 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 ___ 2020.

COUNTY ENGINEER

WEBER 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.

SIGNED THIS ___ DAY OF ___ 2020.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST: _____
NAME/TITLE

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.

SIGNED THIS ___ DAY OF ___ 2020.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

PARKSIDE P.R.U.D. PHASE 2A
 A PLANNED RESIDENTIAL UNIT DEVELOPMENT LOCATED IN THE NORTHWEST QUARTER
 OF SECTION 22, AND THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 7 NORTH,
 RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH
 MAY 2020

NOTES

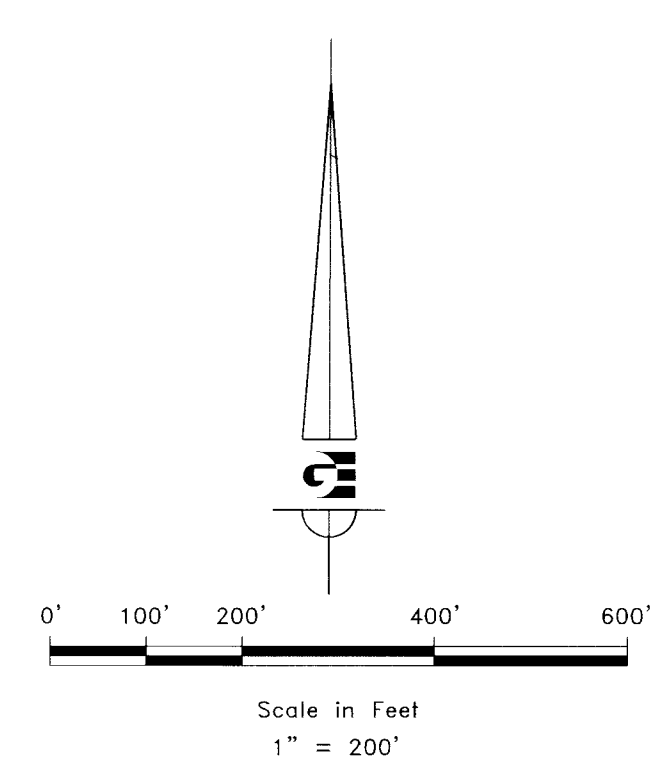
1. SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA MAP NO. 49057C0229F WITH AN EFFECTIVE DATE OF DECEMBER 16, 2005.
2. "N" DESIGNATION DESIGNATES THAT RESTRICTED LOTS MAY HAVE TO COMPLETE ADDITIONAL GEOLOGIC AND/OR GEOTECHNICAL INVESTIGATION PRIOR TO APPLYING FOR A BUILDING PERMIT WITH WEBER COUNTY.
3. REBAR AND CAP TO BE SET AT REAR LOT CORNERS. CURB NAIL TO BE SET IN CURB AT FRONT LOT LINE EXTENSION.
4. ALL AREAS NOT WITHIN THE BOUNDARIES OF THE FOURTEEN (14) NUMBERED LOTS ARE COMMON AREAS AND FACILITIES. CERTAIN OF WHICH AREAS ARE MARKED AS "CA" HEREON PROVIDED, HOWEVER, APPURTENANT TO THE LOTS ARE PERPETUAL EASEMENTS FOR THE ENCHROACHMENT OF EAVES OF THE BUILDINGS. THE DRIVEWAYS ARE RESERVED FOR THE USE OF THE LOT TO WHICH IT IS APPURTENANT.
5. NIGHTLY RENTALS ARE ALLOWED.
6. PARKSIDE P.R.U.D. PHASE 1 IS LOCATED WITHIN A NATURAL HAZARDS AREA. A GEOTECHNICAL INVESTIGATION HAS BEEN PERFORMED BY GSH ENGINEERING JOB NUMBER 1661-08N-16 DATED JULY 25, 2016. LOTS IDENTIFIED WITH AN "N" WILL REQUIRE FURTHER GEOLOGIC AND GEOTECHNICAL INVESTIGATIONS PRIOR TO SUBMITTING AN APPLICATION FOR A LAND USE AND BUILDING PERMIT. THE FINAL REPORT IS AVAILABLE FOR PUBLIC REVIEW AT THE WEBER COUNTY PLANNING DIVISION OFFICE.
7. THE APPROVED MINIMUM SINGLE FAMILY BUILDING SETBACKS ARE:
 FRONT - 15.00' FROM RIGHT-OF-WAY LINE
 REAR - 20.00' FROM SUBDIVISION BOUNDARY LINE
 INTERIOR SIDE NO CLOSER THE 15.00 FEET TO ADJACENT LOT
 SIDE FACING STREET ON CORNER LOT - 15.00 FEET FROM RIGHT-OF-WAY LINE
 SIDE-7.5 FEET FROM SUBDIVISION BOUNDARY LINE
8. FILL EASEMENT WILL BE VACATED WHEN A CERTIFICATE OF OCCUPANCY IS GIVEN AND THE PROPERTY OWNER UNDERSTANDS THAT WITH THE DESIGN OF THE HOME WILL BE STRUCTURALLY HOLDING BACK THE FILL FOR THE ROADWAY, THIS SHOULD BE CONSIDERED FOR FOUNDATION DESIGN.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A TWELVE (12) LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY LEWIS HOMES. THE BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 89°12'43" EAST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE RIGHT-OF-WAY OF PADDOLEFORD DRIVE WAS ESTABLISHED BY HONORING THE EXISTING DEDICATED PLATS CONTAINING AND ADJOINING PADDOLEFORD DRIVE.

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	107.46	200.00	30°47'05"	S55° 16' 15"W	106.17
C2	74.16	200.00	21°14'47"	S60° 02' 24"W	73.74
C3	172.95	300.00	33°01'54"	S65° 55' 58"W	170.57
C4	183.70	350.00	30°04'22"	S67° 24' 44"W	181.60
C5	120.89	225.00	30°47'05"	S55° 16' 15"W	119.44
C6	64.89	175.00	21°14'47"	S60° 02' 24"W	64.52
C7	187.37	325.00	33°01'54"	S65° 55' 58"W	184.78
C8	173.59	325.00	30°36'13"	S67° 08' 49"W	171.54
C9	94.03	175.00	30°47'05"	N55° 16' 15"E	92.90
C10	83.43	225.00	21°14'47"	N60° 02' 24"E	82.96
C11	158.54	275.00	33°01'54"	N65° 55' 58"E	156.35
C12	53.31	375.00	8°08'43"	N78° 22' 34"E	53.27
C13	36.14	25.00	82°49'09"	S64° 17' 13"E	33.07
C14	36.14	25.00	82°49'09"	S18° 31' 56"W	33.07
C15	46.51	375.00	7°06'23"	S56° 23' 19"W	46.48
C16	50.56	240.00	12°04'09"	S50° 41' 36"W	50.46
C17	42.37	240.00	10°06'54"	S65° 36' 21"W	42.31
C18	51.33	160.00	18°22'49"	S58° 36' 26"W	51.11
C19	12.90	340.00	2°10'28"	S50° 30' 15"W	12.90
C20	50.03	340.00	8°25'50"	S58° 30' 11"W	49.98
C21	60.53	340.00	10°12'03"	S70° 30' 55"W	60.45
C22	24.55	340.00	4°08'11"	S80° 22' 50"W	24.54
C23	69.45	310.00	12°50'08"	S76° 01' 51"W	69.30
C24	72.04	310.00	13°18'54"	S59° 59' 53"W	71.88
C25	40.37	390.00	5°55'52"	N56° 58' 35"E	40.35
C26	14.45	10.00	82°49'09"	N18° 31' 56"E	13.23
C27	14.45	10.00	82°49'09"	S64° 17' 13"E	13.23
C28	38.40	390.00	5°38'31"	N77° 07' 28"E	38.39
C29	1.04	390.00	0°09'09"	N82° 22' 21"E	1.04
C30	12.77	260.00	2°48'51"	N81° 02' 30"E	12.77
C31	79.21	260.00	17°27'19"	N67° 22' 50"E	78.90
C32	25.91	260.00	5°42'34"	N52° 16' 18"E	25.90
C33	32.73	240.00	7°48'46"	N53° 19' 24"E	32.70
C34	40.27	240.00	9°36'47"	N65° 51' 24"E	40.22
C35	22.87	160.00	8°11'19"	N66° 34' 08"E	22.85
C37	46.20	163.24	16°12'59"	S39° 30' 58"W	46.05
C38	91.13	320.50	16°17'28"	S61° 09' 51"W	90.82
C39	89.61	439.11	11°41'34"	S76° 11' 29"W	89.46



LEGEND

- ◆ WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- LOT LINE
- - - ADJACENT PARCEL
- - - SECTION LINE
- - - EASEMENT
- x EXISTING FENCE LINE

16
21

16 15
21 22

15
22

BRIDGES HOLDING
COMPANY LLC
220060004

REMAINDER PARCEL
220060033
NOT APPROVED FOR
DEVELOPMENT AT THIS TIME

MOUNTAINSIDE
P.R.U.D.
PHASE 1

SUMMIT
MOUNTAIN
HOLDING
GROUP LLC
220060015

REMAINDER PARCEL
220060033
NOT APPROVED FOR
DEVELOPMENT AT THIS TIME

SUMMIT
MOUNTAIN
HOLDING
GROUP LLC
220060016

SUMMIT
MOUNTAIN
HOLDING
GROUP LLC
220060014

PARKSIDE
P.R.U.D.
PHASE 1

PARKSIDE
P.R.U.D.
PHASE 2

REMAINDER PARCEL
220170020
NOT APPROVED FOR
DEVELOPMENT AT THIS TIME

RECEIVED
MAY 12 2020
BY: *6507B*

DEVELOPER: BRIDGES OF WOLF CREEK DEVELOPMENT CORP. 3718 NORTH WOLF CREEK DRIVE EDEN, UT 84310 801-430-1507	S2 <hr/> 2	COUNTY RECORDER ENTRY NO. _____ FEE PAID _____ FILED FOR AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL _____ RECORDS, PAGE _____ RECORDED _____ FOR _____ COUNTY RECORDER _____ BY: _____
CIVIL • LAND PLANNING MUNICIPAL • LAND SURVEYING 5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801.476.0202 FAX: 801.476.0066		

R:\1201 - LEWIS HOMES\THE BRIDGES_PHASE 2 - PARKSIDE\SURVEY\DWG\PARKSIDE PHASE 2A PLAT.DWG