

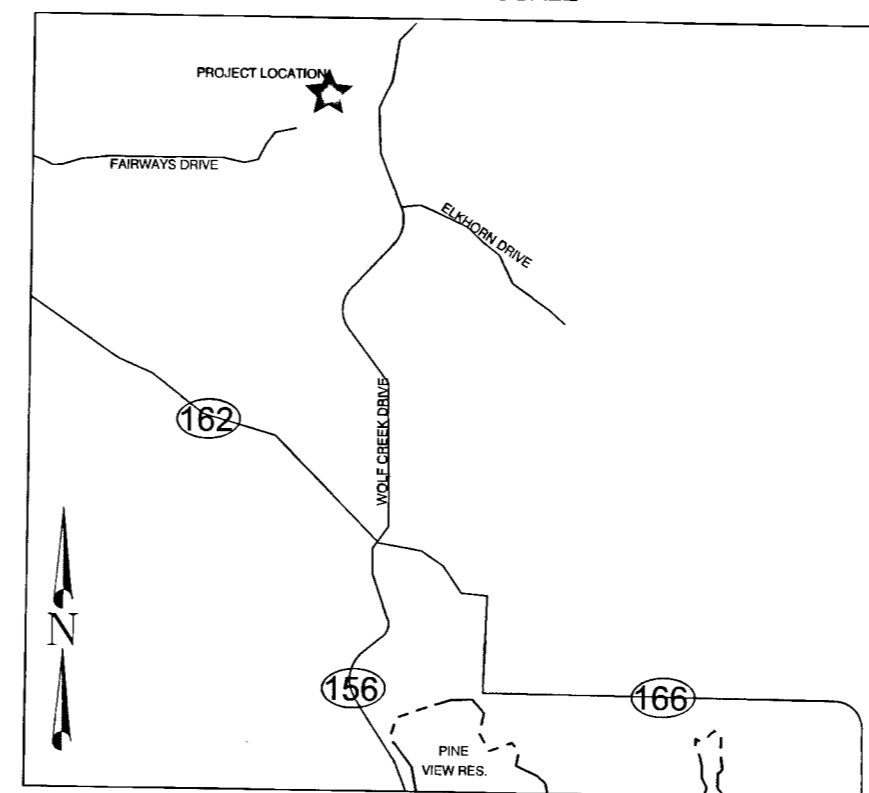
MOUNTAINSIDE P.R.U.D. PHASE 2

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, AND THE SOUTHEAST QUARTER OF SECTION 16,
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH

JUNE 2023

VICINITY MAP

NOT TO SCALE



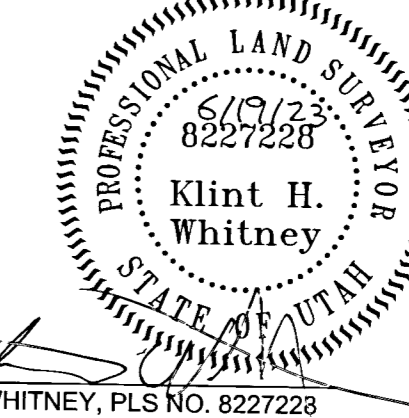
BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 15 AND THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 7 NORTH RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF MOUNTAINSIDE P.R.U.D. PHASE 1 BEING LOCATED NORTH 00°20'34" EAST 1895.73 FEET ALONG THE WEST LINE OF SAID SECTION 15 AND NORTH 90°00'00" WEST 1.57 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 15; RUNNING THENCE NORTH 20°27'46" WEST 180.10 FEET; THENCE NORTH 53°58'51" WEST 22.52 FEET; THENCE NORTH 26°35'30" WEST 69.69 FEET; THENCE NORTH 41°09'10" WEST 142.02 FEET; THENCE NORTH 33°48'26" EAST 143.13 FEET; THENCE NORTH 46°15'21" EAST 60.57 FEET; THENCE ALONG THE ARC OF A 530.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT 49.69 FEET, HAVING A CENTRAL ANGLE OF 05°22'18", CHORD BEARS SOUTH 41°44'06" EAST 49.67 FEET; THENCE NORTH 50°57'03" EAST 150.14 FEET; THENCE SOUTH 37°53'34" EAST 251.55 FEET; THENCE SOUTH 24°32'29" EAST 255.32 FEET TO THE NORTHERLY BOUNDARY LINE OF SAID MOUNTAINSIDE P.R.U.D. PHASE 1; THENCE ALONG SAID NORTHERLY BOUNDARY LINE THE FOLLOWING THREE (3) COURSES: (1) SOUTH 65°27'31" WEST 150.00 FEET; (2) SOUTH 74°48'21" WEST 60.81 FEET; (3) SOUTH 65°27'31" WEST 145.81 FEET TO THE POINT OF BEGINNING, CONTAINING 165,415 SQUARE FEET OR 3.797 ACRES, TOGETHER WITH A 55.00 FOOT RADIUS TEMPORARY TURN AROUND THE CENTER OF WHICH BEING NORTH 00°20'34" EAST 2420.02 FEET ALONG THE WEST LINE OF SAID SECTION 15 AND NORTH 90°00'00" WEST 140.78 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 15, HAVING A CENTRAL ANGLE OF 293°11'05", ARC LENGTH OF 281.44 FEET, CHORD BEARS NORTH 46°15'21" EAST 60.57 FEET, CONTAINING 3.80 SQUARE FEET MORE OR LESS.

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 PLAN, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREFTER TO BE KNOWN AS MOUNTAINSIDE P.R.U.D. PHASE 2 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 19TH DAY OF JUNE, 2023.



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 PLAN AND NAME SAID TRACT:

MOUNTAINSIDE P.R.U.D. PHASE 2

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 THROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAN 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 OPEN SPACE RIGHT AND PUBLIC UTILITY 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 ALSO DEDICATE, GRANT AND CONVEY TO WEBER COUNTY A TEMPORARY TURN AROUND EASEMENT AS SHOWN HEREON TO BE USED BY THE PUBLIC UNTIL SUCH TIME THAT THE ROAD IS EXTENDED, THE TEMPORARY TURN AROUND EASEMENT SHALL BE REVOKED AND NULLIFIED AT THE EVENT OF THE EXTENSION OF THE ROAD WITHOUT FURTHER WRITTEN DOCUMENT AND THE ENCUMBERED LAND WITHIN THE AFFECTED PROPERTY SHALL BE RELEASED FOR THE FULL AND EXCLUSIVE USE AND BENEFIT OF THE PROPERTY OWNERS.

BRIDGES HOLDING COMPANY, LLC

SIGNED THIS 20TH DAY OF JUNE, 2023.

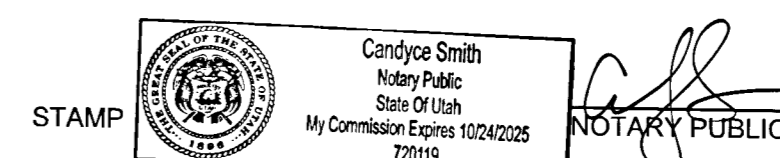
John Lewis
BY JOHN LEWIS, MANAGING MEMBER

RECEIVED
JUN 20 2023
BY: JHL

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)

On this 20th day of June, 2023, 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

- ### LEGEND
- WEBER COUNTY MONUMENT AS NOTED
 - SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
 - SUBDIVISION BOUNDARY
 - LOT LINE
 - ADJACENT PARCEL
 - SECTION LINE
 - PUBLIC UTILITY EASEMENT (P.U.E.)
 - FUTURE LOT LINE
 - R.O.W. CENTERLINE
 - PROPOSED CENTERLINE MONUMENT

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	116.51	500.00	13.35	S31° 13' 02"E	116.25
C2	57.32	500.00	6.57	S41° 10' 38"E	57.29
C3	123.51	530.00	13.35	S31° 13' 02"E	123.23
C4	60.39	530.00	6.53	S41° 09' 25"E	60.35
C5	109.52	470.00	13.35	S31° 13' 02"E	109.28
C6	54.26	470.00	6.61	S41° 12' 00"E	54.23
C7	10.70	530.00	1.16	S38° 28' 16"E	10.70
C8	0.75	530.00	0.08	S37° 51' 09"E	0.75
C9	82.06	530.00	8.87	S33° 22' 35"E	81.98
C10	20.01	530.00	2.16	S27° 51' 34"E	20.00
C11	20.69	530.00	2.24	S25° 39' 35"E	20.69
C12	70.97	470.00	8.65	S33° 34' 01"E	70.90
C13	20.01	470.00	2.44	S28° 01' 17"E	20.01
C14	18.54	470.00	2.26	S25° 40' 18"E	18.54

NOTES

- THE APPROVED MINIMUM SINGLE FAMILY YARD SETBACKS ARE:
FRONT YARD - 15 FEET
SIDE YARD - 7.5 FEET
SIDE FACING STREET ON CORNER LOT - 15 FEET
REAR YARD - 20 FEET
- SUBJECT PROPERTY FALLS WITHIN FEMA "OTHER AREAS" PER FEMA MAP NO. 49057C0228F WITH AN EFFECTIVE DATE OF JUNE 2, 2015.
- "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.
- NIGHTLY RENTALS ARE ALLOWED
- NAIL TO BE SET IN CURB AT SIDE LOT LINE EXTENSION.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A TEN (10) LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY LEWIS HOMES. THE BASIS OF BEARING IS THE WEST LINE OF SECTION 15, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 00°20'34" EAST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. VESTING DEED RECORDED AS ENTRY NUMBER 2789049, DEDICATED PLATS OF SUBDIVISION WITHIN SAID SECTION 15 AND SURROUNDING SECTIONS, RECORDED SURVEYS WITHIN SAID SECTION 15 AND SURROUNDING SECTIONS WERE USED TO DETERMINE BOUNDARY LOCATION.



R:\2021 - LEWIS HOMES\THE BRIDGES PHASE 2 - MOUNTAINSIDE CABINS\PLANS\SURVEY\DWG\MOUNTAINSIDE PHASE 2 FINAL PLAT 6-16-23.DWG

WEBER COUNTY SURVEYOR
I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAN AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAN BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAN FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.
SIGNED THIS ___ DAY OF ___, 2023.
COUNTY SURVEYOR

WEBER COUNTY ATTORNEY
I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAN AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.
SIGNED THIS ___ DAY OF ___, 2023.
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 ___, 2023.
COUNTY ENGINEER

WEBER COUNTY COMMISSION ACCEPTANCE
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAN, 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 ___, 2023.
CHAIRMAN, WEBER COUNTY COMMISSION

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 ___, 2023.
CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER - MORGAN HEALTH DEPARTMENT
I DO HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITION FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.
SIGNED THIS ___ DAY OF ___, 2023.
DIRECTOR WEBER-MORGAN HEALTH DEPT.

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

S1 / 2

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

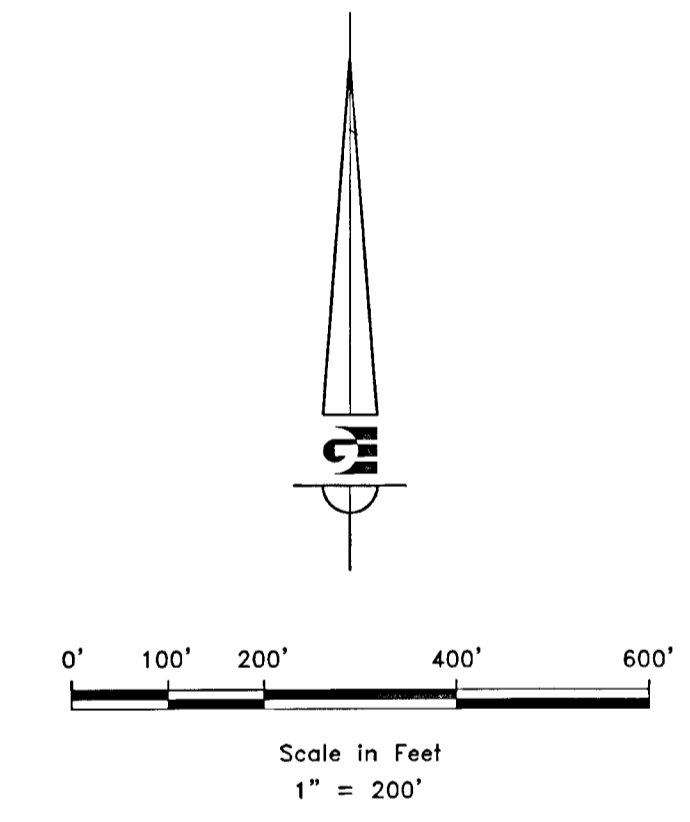
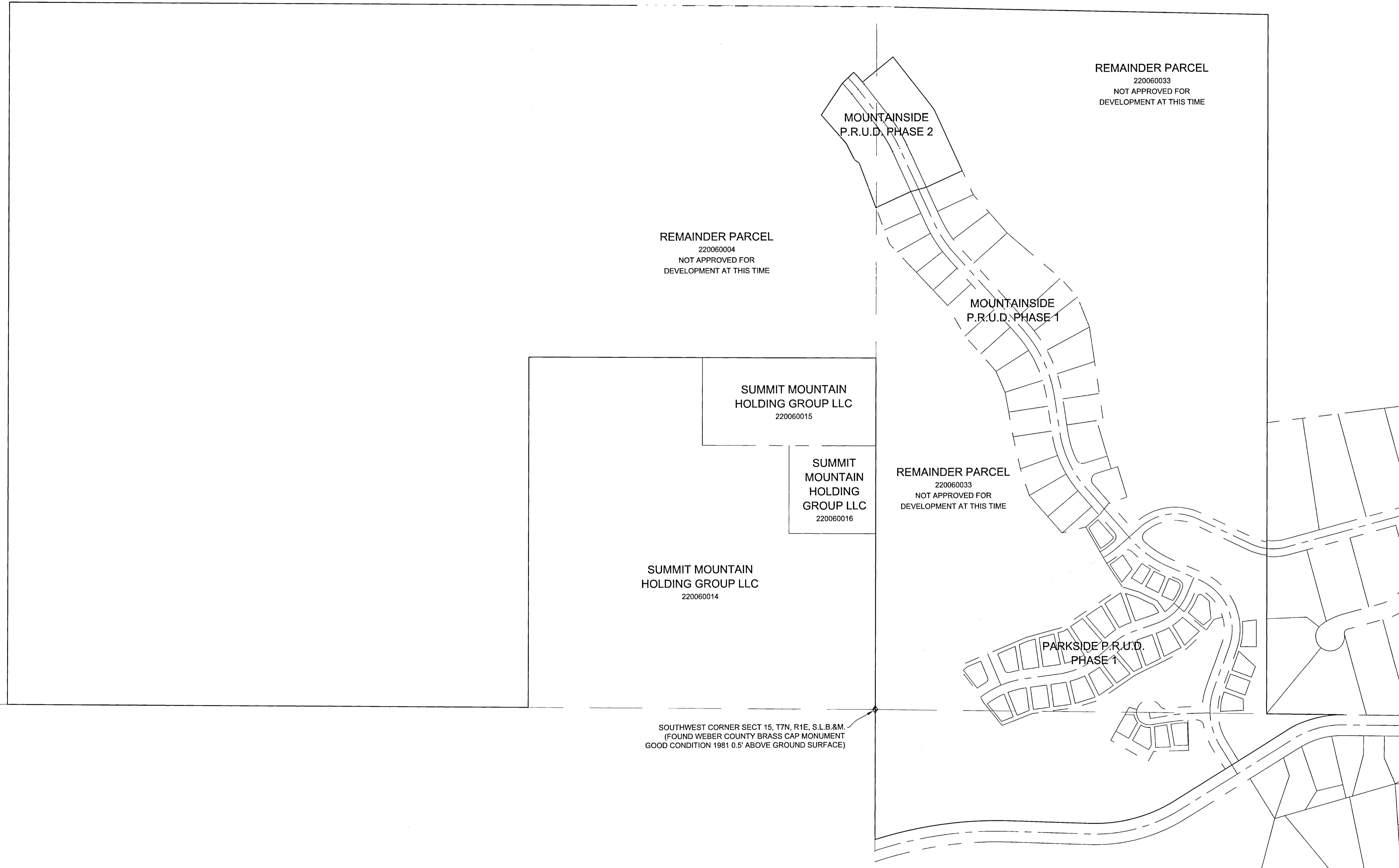
GARDNER ENGINEERING
CIVIL - LAND PLANNING
MUNICIPAL - LAND SURVEYING
3730 SOUTH 375 EAST OGDEN, UT
OFFICE: 801-278-9002 FAX: 801-278-0059

MOUNTAINSIDE P.R.U.D. PHASE 2

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, AND THE SOUTHEAST QUARTER OF SECTION 16,
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH

JUNE 2023

NORTHWEST CORNER SECT 15, T7N, R1E, S.L.B.&M.
(FOUND WEBER COUNTY BRASS CAP MONUMENT
GOOD CONDITION 1981 0.5' ABOVE GROUND SURFACE)



- LEGEND**
- ◆ WEBER COUNTY MONUMENT AS NOTED
 - SUBDIVISION BOUNDARY
 - - - ADJACENT PARCEL
 - SECTION LINE
 - - - FUTURE LOT LINE
 - - - R.O.W. CENTERLINE

RECEIVED
JUN 20 2023
BY: 1273

R:\2023 - LEWIS HOMESTYLE BRIDGES - PHASE 2 - MOUNTAINSIDE - CABINS PLANS\SURVEY\DWG\MOUNTAINSIDE PHASE 2 - FINAL PLAT 6-16-23.DWG

DEVELOPER: BRIDGES OF WOLF CREEK DEVELOPMENT CORP. 3718 NORTH WOLF CREEK DRIVE EDEN, UT 84310 801-430-1507	S2	COUNTY RECORDER
	2	ENTRY NO. _____ FEE PAID _____
 GARDNER ENGINEERING CIVIL • LAND PLANNING MUNICIPAL • LAND SURVEYING 2150 SOUTH 375 EAST EDEN, UT 84302-3011 FAX: 801-430-0930	FILED FOR AND RECORDED _____	AT _____ IN BOOK _____ OF OFFICIAL _____
	RECORDS, PAGE _____, RECORDED _____	FOR _____
	COUNTY RECORDER	BY: _____
	RECEIVED JUN 20 2023 BY: 1273	