

PRATT DRIVE ROAD DEDICATION

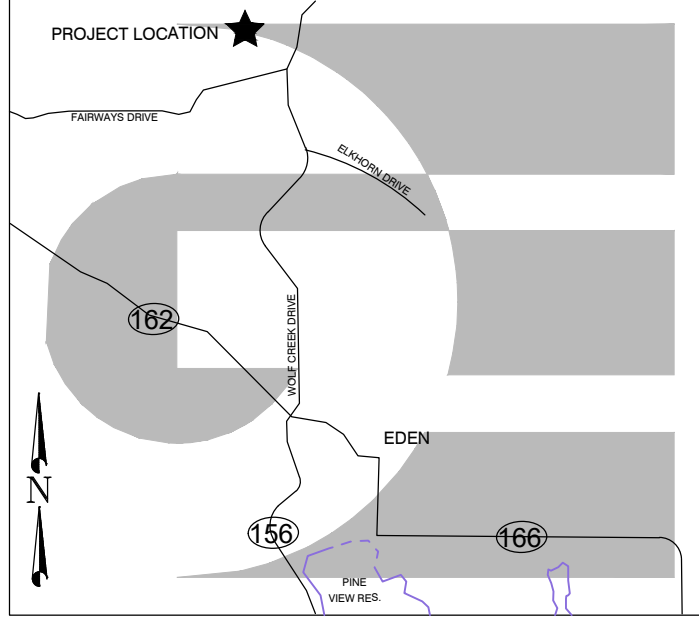
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, AND THE SOUTHEAST QUARTER OF SECTION 16,
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,

WEBER COUNTY, UTAH

MAY 2025

VICINITY MAP

NOT TO SCALE



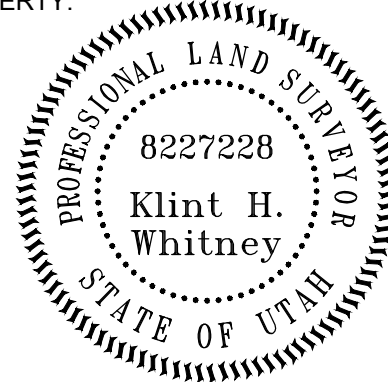
PRATT DRIVE BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 15, AND A PART OF 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 A POINT ON THE NORTHWEST CORNER OF THE CURRENTLY DEDICATED PRATT DRIVE BEING LOCATED SOUTH 89°12'43" EAST 297.96 FEET ALONG THE SOUTH SECTION LINE OF SAID SOUTHWEST QUARTER SECTION AND NORTH 00°00'00" EAST 454.38 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 15; RUNNING THENCE NORTH 22°52'38" WEST 6.94 FEET; THENCE ALONG THE ARC OF A 325.00 FOOT RADIUS CURVE TO THE RIGHT 215.62 FEET, HAVING A CENTRAL ANGLE OF 38°00'48", CHORD BEARS NORTH 03°52'14" WEST 211.69 FEET; THENCE NORTH 15°08'10" EAST 163.62 FEET; THENCE ALONG THE ARC OF A 375.00 FOOT RADIUS CURVE TO THE LEFT 217.97 FEET, HAVING A CENTRAL ANGLE OF 33°18'12", CHORD BEARS NORTH 01°30'56" WEST 214.91 FEET; THENCE NORTH 18°10'02" WEST 223.86 FEET; THENCE ALONG THE ARC OF A 425.00 FOOT RADIUS CURVE TO THE LEFT 186.03 FEET, HAVING A CENTRAL ANGLE OF 25°04'44", CHORD BEARS NORTH 30°42'24" WEST 184.54 FEET; THENCE NORTH 43°14'48" WEST 224.45 FEET; THENCE ALONG THE ARC OF A 725.00 FOOT RADIUS CURVE TO THE RIGHT 116.21 FEET, HAVING A CENTRAL ANGLE OF 09°11'03", CHORD BEARS NORTH 38°39'14" WEST 116.09 FEET; THENCE NORTH 34°03'43" WEST 22.58 FEET; THENCE ALONG THE ARC OF A 625.00 FOOT RADIUS CURVE TO THE RIGHT 148.34 FEET, HAVING A CENTRAL ANGLE OF 13°35'57", CHORD BEARS NORTH 27°15'44" WEST 148.00 FEET; THENCE NORTH 20°27'46" WEST 177.51 FEET; THENCE ALONG THE ARC OF A 225.00 FOOT RADIUS CURVE TO THE LEFT 225.09 FEET; HAVING A CENTRAL ANGLE OF 57°19'10", CHORD BEARS NORTH 49°07'21" WEST 215.82 FEET; THENCE NORTH 77°46'56" WEST 132.11 FEET; THENCE ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT 33.49 FEET, HAVING A CENTRAL ANGLE OF 76°45'07", CHORD BEARS SOUTH 63°50'30" WEST 31.04 FEET; THENCE NORTH 64°32'03" WEST 60.00 FEET; THENCE ALONG THE ARC OF A 110.00 FOOT RADIUS CURVE TO THE LEFT 106.30 FEET, HAVING A CENTRAL ANGLE OF 55°22'04", CHORD BEARS NORTH 02°13'05" WEST 102.21 FEET; THENCE NORTH 29°54'08" WEST 14.18 FEET; THENCE NORTH 60°05'52" EAST 60.00 FEET; THENCE SOUTH 29°54'08" EAST 14.18 FEET; THENCE ALONG THE ARC OF A 170.00 FOOT RADIUS CURVE TO THE RIGHT 76.08 FEET, HAVING A CENTRAL ANGLE OF 25°38'29", CHORD BEARS SOUTH 17°04'53" EAST 75.45 FEET; THENCE ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT 32.08 FEET, HAVING A CENTRAL ANGLE OF 73°31'18", CHORD BEARS SOUTH 41°01'17" EAST 29.92 FEET; THENCE SOUTH 77°46'56" EAST 134.93 FEET; THENCE ALONG THE ARC OF A 275.00 FOOT RADIUS CURVE TO THE RIGHT 275.11 FEET, HAVING A CENTRAL ANGLE OF 57°19'10", CHORD BEARS SOUTH 49°07'21" EAST 263.78 FEET; THENCE SOUTH 20°27'46" EAST 177.51 FEET; THENCE ALONG THE ARC OF A 575.00 FOOT RADIUS CURVE TO THE LEFT 136.48 FEET, HAVING A CENTRAL ANGLE OF 13°35'57", CHORD BEARS SOUTH 27°15'44" EAST 136.16 FEET; THENCE SOUTH 34°03'43" EAST 22.58 FEET; THENCE ALONG THE ARC OF A 675.00 FOOT RADIUS CURVE TO THE LEFT 108.20 FEET, HAVING A CENTRAL ANGLE OF 09°11'03", CHORD BEARS SOUTH 38°39'14" EAST 108.08 FEET; THENCE SOUTH 43°14'48" EAST 224.45 FEET; THENCE ALONG THE ARC OF A 475.00 FOOT RADIUS CURVE TO THE RIGHT 207.91 FEET, HAVING A CENTRAL ANGLE OF 25°04'44", CHORD BEARS SOUTH 30°42'24" EAST 206.26 FEET; THENCE SOUTH 18°10'02" EAST 223.86 FEET; THENCE ALONG THE ARC OF A 425.00 FOOT RADIUS CURVE TO THE RIGHT 247.03 FEET, HAVING A CENTRAL ANGLE OF 33°18'12", CHORD BEARS SOUTH 01°30'56" EAST 243.57 FEET; THENCE SOUTH 15°08'10" WEST 163.62 FEET; THENCE ALONG THE ARC OF A 275.00 FOOT RADIUS CURVE TO THE LEFT 186.03 FEET, HAVING A CENTRAL ANGLE OF 38°00'48", CHORD BEARS SOUTH 03°52'14" EAST 179.12 FEET; THENCE SOUTH 22°52'38" EAST 15.18 FEET TO SAID PRATT DRIVE RIGHT-OF-WAY LINE; THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 76°28'51" WEST 50.67 FEET TO THE POINT OF BEGINNING. CONTAINING 114,570 SQUARE FEET.

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, HEREFTER TO BE KNOWN AS PRATT DRIVE ROAD DEDICATION 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 _____ DAY OF _____, 2025.



KLINT H. WHITNEY, PLS NO. 8227228

OWNER'S DEDICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND DO HEREBY SET APART THE SAME INTO STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT **PRATT DRIVE ROAD DEDICATION**, AND DO HEREBY DEDICATE TO THE PUBLIC USE ALL PORTIONS OF SAID TRACT OF LAND AS DESCRIBED, THE SAME TO BE USED AS PUBLIC THOROUGHFARES.

BRIDGES HOLDING COMPANY, LLC

SIGNED THIS ____ DAY OF _____, 2025.

BY: JOHN L. LEWIS, MANAGING MEMBER

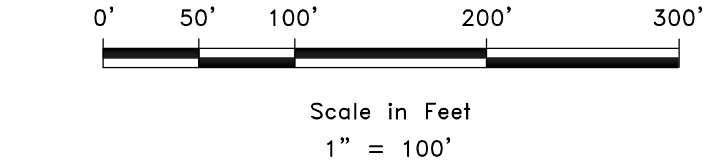
ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)

On this _____ day of _____, 2025, 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 is the **MANAGING MEMBER OF THE BRIDGES HOLDING COMPANY, LLC**, and that said document was signed by him 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



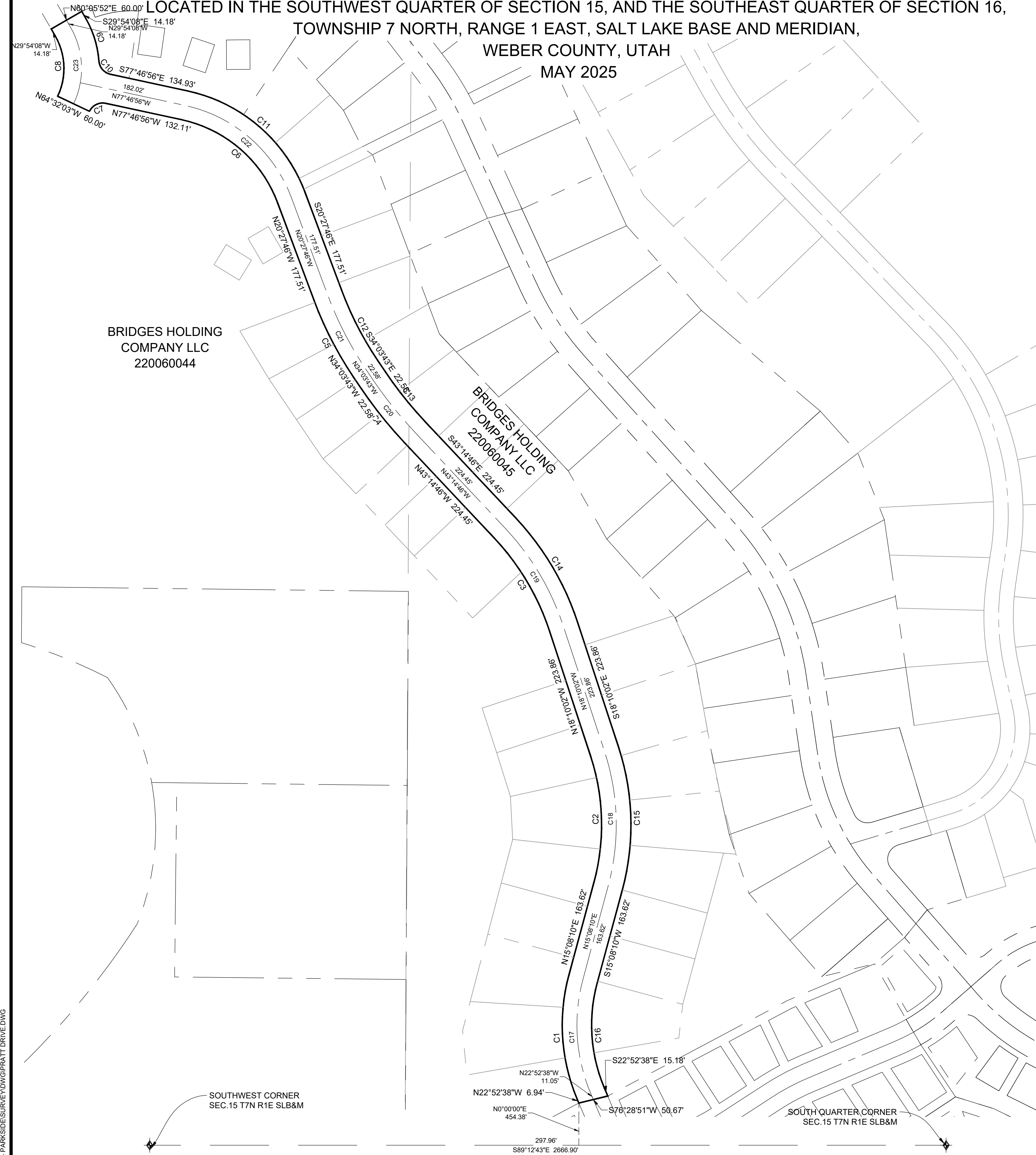
LEGEND

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

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	215.62	325.00	38°00'48"	N3° 52' 14"W	211.69
C2	217.97	375.00	33°18'12"	N1° 30' 56"W	214.91
C3	186.03	425.00	25°04'44"	N30° 42' 24"W	184.54
C4	116.21	725.00	9°11'03"	N38° 39' 14"W	116.09
C5	148.34	625.00	13°35'57"	N27° 15' 44"W	148.00
C6	225.09	225.00	57°19'10"	N49° 07' 21"W	215.82
C7	33.49	25.00	76°45'07"	S63° 50' 30"W	31.04
C8	106.30	110.00	55°22'04"	N2° 13' 05"W	102.21
C9	76.08	170.00	25°38'29"	S17° 04' 53"E	75.45
C10	32.08	25.00	73°31'18"	S41° 01' 17"E	29.92
C11	275.11	275.00	57°19'10"	S49° 07' 21"E	263.78
C12	136.48	575.00	13°35'57"	S27° 15' 44"E	136.16
C13	108.20	675.00	9°11'03"	S38° 39' 14"E	108.08
C14	207.91	475.00	25°04'44"	S30° 42' 24"E	206.26
C15	243.57	425.00	33°18'12"	S1° 30' 56"E	243.57
C16	179.12	275.00	38°00'48"	S3° 52' 14"E	179.12
C17	195.41	300.00	38°00'48"	N3° 52' 14"W	195.41
C18	229.24	400.00	33°18'12"	N1° 30' 56"W	229.24
C19	195.40	450.00	25°04'44"	N30° 42' 24"W	195.40
C20	112.09	700.00	9°11'03"	N38° 39' 14"W	112.09
C21	142.08	600.00	13°35'57"	N27° 15' 44"W	142.08
C22	239.80	250.00	57°19'10"	N49° 07' 21"W	239.80
C23	130.09	140.00	55°22'04"	N2° 13' 05"W	130.09

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO DEDICATE A PUBLIC ROADWAY ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY LEWIS HOMES. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. 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.



WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. 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 _____, 2025.

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 _____, 2025.

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 _____, 2025.

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 _____, 2025.

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 _____, 2025.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION