

PARKSIDE P.R.U.D. PHASE 4A - A PLANNED RESIDENTIAL UNIT DEVELOPMENT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, THE SOUTHEAST QUARTER OF SECTION 16,
AND THE NORTHWEST QUARTER OF SECTION 22

TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH

OCTOBER 2025

LINE TABLE			CURVE TABLE						
LINE #	LENGTH	BEARING	CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	
L1	20.31	N58° 32' 17"W	C1	20.24	25.00	46.40	S29° 56' 01"W	19.70	
L2	15.31	S41° 29' 50"W	C2	226.16	47.50	272.79	N36° 52' 04"W	65.52	
L3	15.15	S82° 13' 22"W	C3	20.24	25.00	46.40	N76° 19' 51"E	19.70	
L4	15.00	N89° 39' 26"W	C4	75.11	425.00	10.13	N58° 11' 43"E	75.01	
L6	15.96	N62° 00' 06"E	C5	8.10	10.00	46.40	N29° 56' 01"E	7.88	
L7	15.00	N62° 00' 06"E	C6	14.15	62.50	12.97	N13° 13' 09"E	14.12	
L8	15.18	N62° 00' 06"E	C7	36.76	62.50	33.70	N51° 52' 12"E	36.24	
L9	15.12	N62° 00' 06"E	C8	52.73	62.50	48.34	S72° 52' 06"E	51.18	
L10	21.45	N6° 47' 09"W	C11	44.61	62.50	40.90	S69° 23' 11"W	43.67	
			C12	1.53	10.00	8.76	S57° 30' 39"W	1.53	
			C13	49.67	440.00	6.47	S59° 01' 50"W	49.64	
			C24	69.72	62.50	63.92	S3° 11' 40"W	66.16	

BRIDGES HOLDING
COMPANY LLC
220060055

BRIDGES HOLDING
COMPANY LLC
220060045

BRIDGES HOLDING
COMPANY PHASE 3 LLC
224180009

LOT 250
4,168 SQ. FT.
EAST

LOT 251
4,658 SQ. FT.
EAST

LOT 252
5,447 SQ. FT.
EAST

LOT 253
5,106 SQ. FT.
EAST

LOT 254
17,799 SQ. FT.
EAST

LOT 255
3,874 SQ. FT.
EAST

BRIDGES HOLDING
COMPANY LLC
220060045

COMMON AREA "A"
C8 36,224 SQ. FT.

LOT 256
4,898 SQ. FT.
EAST

BRIDGES HOLDING
COMPANY LLC
220170023

SOUTH QUARTER CORNER
SEC. 15 T7N R1E SLB&M

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 TO 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

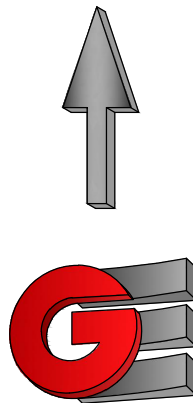
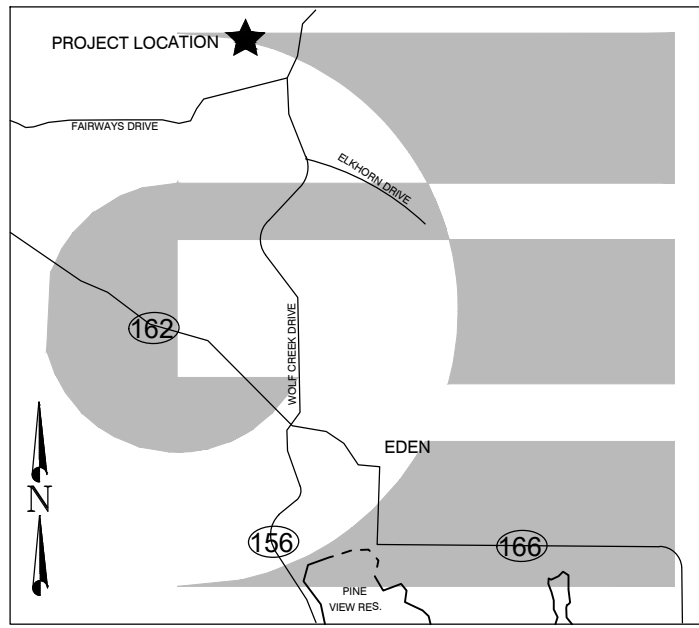
WEBER - MORGAN HEALTH
DEPARTMENT

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 ____, 2025

DIRECTOR WEBER-MORGAN HEALTH DEPT.

VICINITY MAP



Scale in Feet
1" = 30'

LEGEND

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

NOTES

- 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.
- REBAR AND CAP TO BE SET AT REAR LOT CORNERS. CURB NAIL TO BE SET IN CURB AT FRONT PROPERTY LINE EXTENSION.
- ALL AREAS NOT WITHIN THE BOUNDARIES OF THE NINE (9) NUMBERED LOTS ARE COMMON AREAS AND FACILITIES, HOWEVER, APPURTENANT TO THE LOTS ARE PERPETUAL EASEMENTS FOR THE ENCROACHMENT OF EAVES OF THE BUILDINGS. THE DRIVEWAYS ARE RESERVED FOR THE USE OF THE LOT TO WHICH IT IS APPURTENANT.
- NIGHTLY RENTALS ARE ALLOWED
- THE APPROVED MINIMUM SINGLE FAMILY BUILDING SETBACKS ARE:
FRONT - 15.00 FEET FROM RIGHT-OF-WAY LINE
REAR - 20.00 FEET FROM SUBDIVISION BOUNDARY LINE
INTERIOR SIDE - NO CLOSER THEN 15.00 FEET TO ADJACENT LOT
SIDE FACING STREET - 15.00 FEET FROM RIGHT-OF-WAY LINE
SIDE - 7.5 FEET FROM SUBDIVISION BOUNDARY LINE

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A SUBDIVISION 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.

BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 15, THE SOUTHEAST QUARTER OF SECTION 16, AND THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT BEING LOCATED SOUTH 89°12'43" EAST 9.91 FEET ALONG THE SOUTH SECTION LINE OF SAID SOUTHWEST QUARTER SECTION AND SOUTH 00°00'00" EAST 8.08 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 15; RUNNING THENCE NORTH 52°34'12" WEST 95.07 FEET; THENCE NORTH 16°29'29" WEST 103.14 FEET; THENCE NORTH 10°01'57" EAST 104.22 FEET; THENCE NORTH 62°00'06" EAST 346.44 FEET; THENCE SOUTH 27°14'54" EAST 110.01 FEET; THENCE SOUTH 11°03'26" EAST 52.21 FEET; THENCE ALONG THE ARC OF A 375.00 FOOT RADIUS CURVE TO THE LEFT 52.16 FEET WITH AN INTERNAL ANGLE OF 07°58'09" AND A CHORD BEARING SOUTH 57°07'00" WEST 52.12 FEET; THENCE SOUTH 53°07'56" WEST 88.36 FEET; THENCE SOUTH 36°52'04" EAST 120.55 FEET; THENCE SOUTH 41°29'50" WEST 106.24 FEET; THENCE SOUTH 77°52'49" WEST 76.80 FEET; THENCE NORTH 89°39'26" WEST 92.05 FEET TO THE POINT OF BEGINNING. CONTAINING 103,588 SQUARE FEET OR 2.378 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, HEREFTER TO BE KNOWN AS PARKSIDE P.R.U.D. PHASE 4A - A PLANNED RESIDENTIAL UNIT DEVELOPMENT 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

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 4A - A PLANNED RESIDENTIAL UNIT DEVELOPMENT

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 ERRECTED 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.

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

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



**GARDNER
ENGINEERING**

CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING
1580 W 2100S, WEST HAVEN, UT 84401
P 801.476.0202 F 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: ____

PARKSIDE P.R.U.D. PHASE 4A - A PLANNED RESIDENTIAL UNIT DEVELOPMENT
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, THE SOUTHEAST QUARTER OF SECTION 16,
AND THE NORTHWEST QUARTER OF SECTION 22
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH
OCTOBER 2025



DEVELOPER: BRIDGES OF WOLF CREEK DEVELOPMENT CORP. 3718 NORTH WOLF CREEK DRIVE EDEN, UT 84310 801-430-1507	S2 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
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

R:\2021 - LEWIS VONESTHE BRIDGES\1. PARKSIDE SURVEY\DWG\PARKSIDE PH4A PLAT.DWG