

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

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15,  
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,  
WEBER COUNTY, UTAH  
OCTOBER 2025

| LINE TABLE |        |               |
|------------|--------|---------------|
| LINE #     | LENGTH | BEARING       |
| L2         | 16.77  | S63° 25' 59"E |
| L3         | 16.84  | N2° 27' 09"W  |
| L4         | 22.00  | S66° 29' 58"E |

BRIDGES HOLDING  
COMPANY  
220060045

BRIDGES HOLDING  
COMPANY  
220060055

BRIDGES HOLDING  
COMPANY PHASE 3 LLC  
224180009

PARKSIDE PRUD PH 3 (HOA)  
224180017

BRIDGES HOLDING  
COMPANY PHASE 3 LLC  
224180008

PARKSIDE PRUD PH 2A (HOA)  
223760013

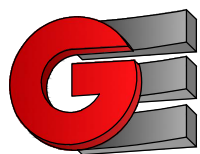
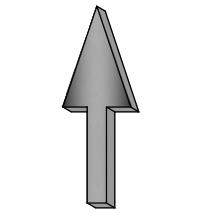
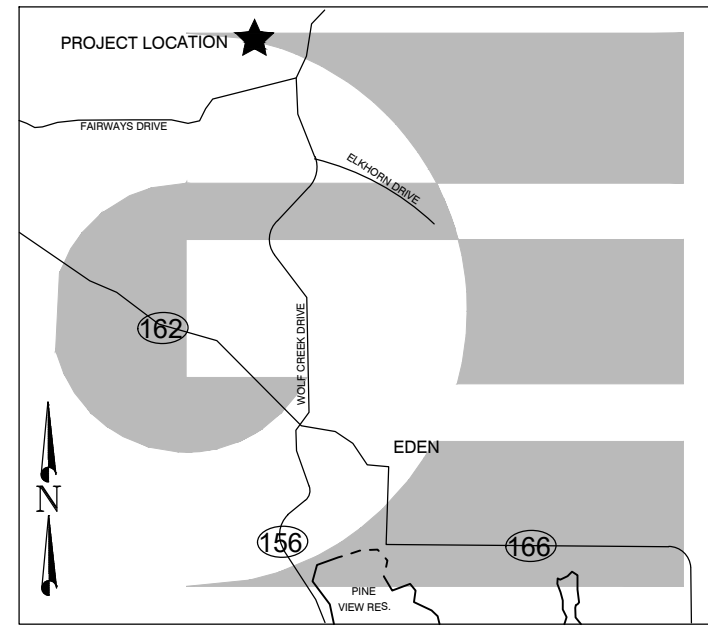
TRACY FREHNER  
223760012

BRIDGES HOLDING  
COMPANY  
220060045

BRIDGES HOLDING  
COMPANY  
220170023

EAGLE CREST LLC  
220150114

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

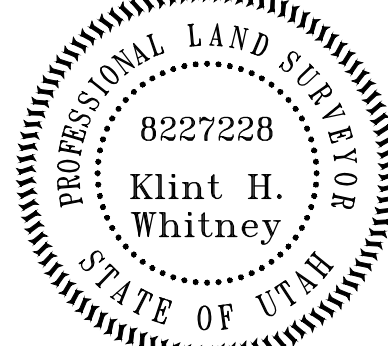
BOUNDARY DESCRIPTION

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 247.30 FEET ALONG THE SOUTH SECTION LINE OF SAID SOUTHWEST QUARTER SECTION AND NORTH 00°00'00" EAST 90.55 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 15; RUNNING THENCE NORTH 36°52'04" WEST 120.28 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF HOWE DRIVE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) NORTH 53°07'56" EAST 88.36 FEET; (2) ALONG THE ARC OF A 375.00 FOOT RADIUS CURVE TO THE RIGHT 52.16 FEET, HAVING A CENTRAL ANGLE OF 07°58'09", CHORD BEARS NORTH 57°07'00" EAST 52.12 FEET; THENCE SOUTH 28°52'40" EAST 104.61 FEET; THENCE SOUTH 48°07'04" WEST 127.25 FEET; THENCE SOUTH 37°09'52" EAST 110.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF PADDLEFORD DRIVE; THENCE ALONG SAID NORTH RIGHT-OF-WAY ALONG THE ARC OF A 375.00 FOOT RADIUS CURVE TO THE LEFT 61.54 FEET, HAVING A CENTRAL ANGLE OF 09°24'09", CHORD BEARS SOUTH 48°08'04" WEST 61.47 FEET; THENCE NORTH 46°34'01" WEST 110.00 FEET; THENCE SOUTH 42°15'45" WEST 19.82 FEET TO THE POINT OF BEGINNING. CONTAINING 0.519 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 4B - 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 4B - 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

NOTES

- SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA MAP NO. 49057C02229F 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.

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

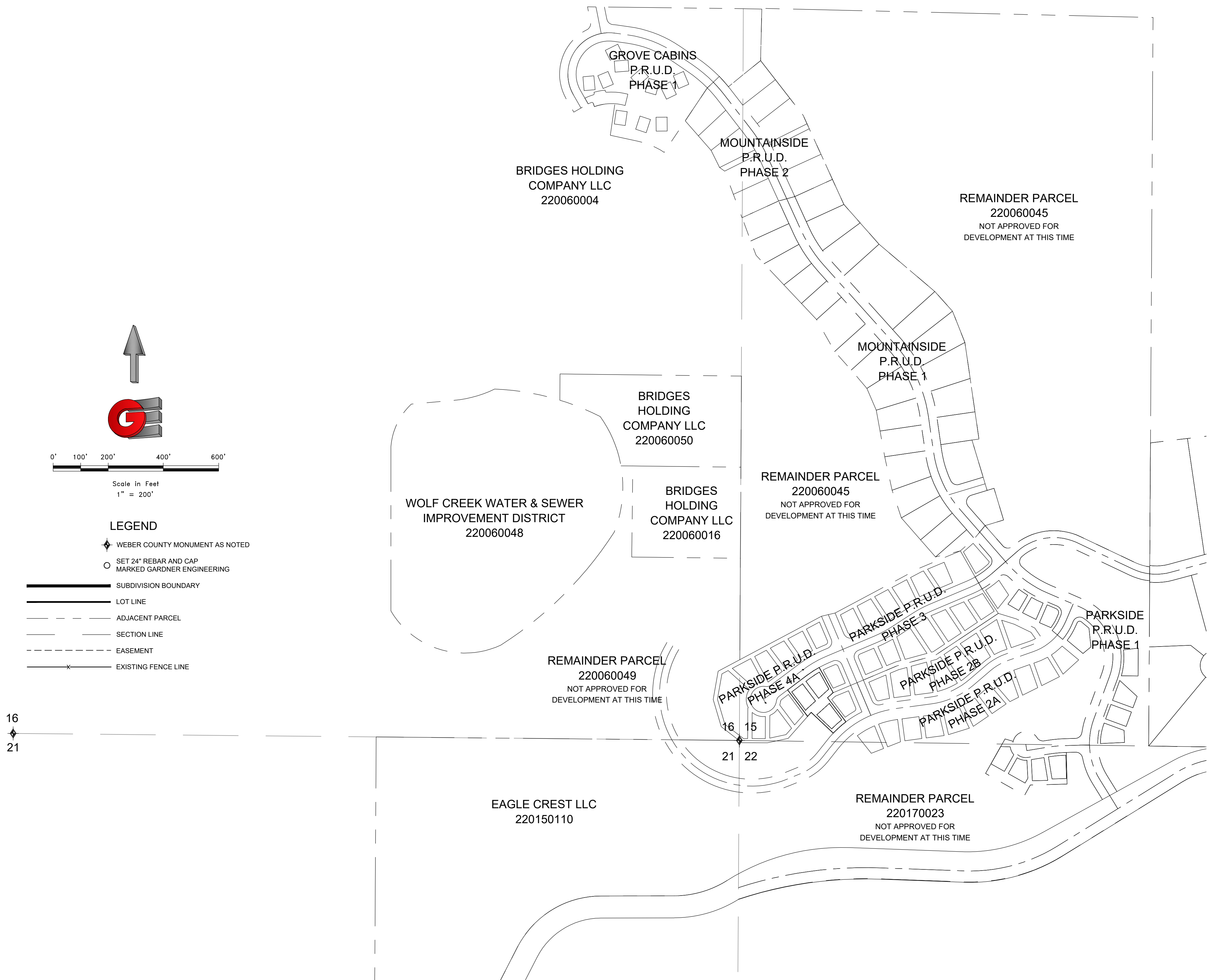
WEBER - MORGAN HEALTH DEPARTMENT

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.

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WEBER COUNTY, UTAH  
OCTOBER 2025



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