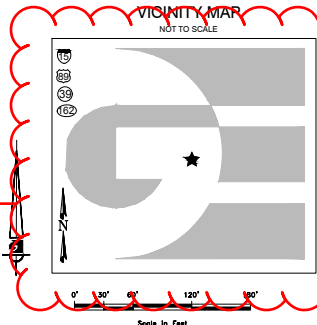


PARKSIDE P.R.U.D. PHASE 1

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 JUNE 2016



BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 15, 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 ON THE SOUTH LINE OF SAID SECTION 15, BEING LOCATED SOUTH 07°12'42" EAST 1482.24 FEET ALONG SAID LINE FROM THE SOUTHWEST CORNER OF SAID SECTION, SAID POINT BEING THE POINT OF BEGINNING OF THE SNOWFLAKE SUBDIVISION PHASE 1; RUNNING THENCE ALONG SAID SECTION LINE AND THE SOUTHERLY BOUNDARY OF SAID SUBDIVISION SOUTH 89°12'43" EAST 280.74 FEET TO THE SOUTHERN RIGHT-OF-WAY LINE OF FARWAYS DRIVE; ALWAYS DRIVING, THENCE ALONG SAID RIGHT-OF-WAY LINE ALONG THE ARC OF A CURVE TO THE LEFT 21.36 FEET, HAVING A RADIUS OF 390.00 FEET, CENTRAL ANGLE 0°36'31"14", AND WHICH CHORD BEARS SOUTH 74°31'40" WEST 21.36 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH 89°16'00" WEST 270.53 FEET; THENCE NORTH 31°54'43" WEST 84.87 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 102.00 FEET, HAVING A RADIUS OF 280.00 FEET, CENTRAL ANGLE 0°29'29"19", AND WHICH CHORD BEARS NORTH 21°17'34" WEST 101.44 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 30.12 FEET, HAVING A RADIUS OF 25.00 FEET, CENTRAL ANGLE 0°00'00"00", AND WHICH CHORD BEARS NORTH 51°08'21" WEST 32.30 FEET; THENCE SOUTH 88°34'48" WEST 30.67 FEET; THENCE NORTH 1°29'17" EAST 114.83 FEET; THENCE SOUTH 88°34'48" WEST 30.67 FEET; THENCE SOUTH 0°29'28"22" WEST 30.75 FEET; THENCE NORTH 60°32'30" WEST 152.14 FEET; THENCE NORTH 29°28'22" EAST 143.70 FEET; THENCE SOUTH 73°20'27" EAST 30.75 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 111.55 FEET, HAVING A RADIUS OF 47.50 FEET, CENTRAL ANGLE 0°12'12"24", AND WHICH CHORD BEARS NORTH 14°07'02" EAST 59.54 FEET; THENCE NORTH 20°13'14" EAST 194.60 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 105.93 FEET, HAVING A RADIUS OF 170.00 FEET, CENTRAL ANGLE 0°35'40'05", AND WHICH CHORD BEARS NORTH 2°26'11" EAST 103.85 FEET; THENCE SOUTH 74°39'00" WEST 33.51 FEET; THENCE SOUTH 39°39'11" WEST 69.63 FEET; THENCE NORTH 50°07'17" WEST 160.00 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 47.81 FEET, HAVING A RADIUS OF 150.00 FEET, CENTRAL ANGLE 0°15'24'55", AND WHICH CHORD BEARS SOUTH 47°38'10" WEST 48.84 FEET; THENCE NORTH 34°42'22" WEST 49.57 FEET; THENCE NORTH 67°58'51" WEST 74.50 FEET; THENCE NORTH 72°56'59" WEST 88.45 FEET; THENCE NORTH 33°58'58" WEST 108.40 FEET; THENCE NORTH 30°10'47" WEST 50.00 FEET; THENCE NORTH 29°34'25" WEST 108.87 FEET; THENCE NORTH 48°48'58" EAST 67.36 FEET; THENCE NORTH 39°18'19" EAST 60.84 FEET; THENCE SOUTH 41°11'02" EAST 67.93 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 30.12 FEET, HAVING A RADIUS OF 25.00 FEET, CENTRAL ANGLE 0°00'00"00", AND WHICH CHORD BEARS SOUTH 86°11'02" EAST 35.38 FEET; THENCE NORTH 48°48'58" WEST 2.41 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 255.58 FEET, HAVING A RADIUS OF 255.00 FEET, CENTRAL ANGLE 0°48'57'25", AND WHICH CHORD BEARS NORTH 81°17'47" EAST 244.64 FEET; THENCE SOUTH 66°41'05" EAST 227.30 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 53.90 FEET, HAVING A RADIUS OF 175.00 FEET, CENTRAL ANGLE 0°17'38'55", AND WHICH CHORD BEARS SOUTH 66°41'05" EAST 244.64 FEET TO A POINT ON THE BOUNDARY LINE GRANTING THE SUBDIVISION PHASE 1; THENCE ALONG SAID LINE SOUTH 0°20'39" WEST 649.59 FEET TO THE POINT OF BEGINNING, CONTAINING 380.735 SQ. FT. OR 8.740 ACRES, MORE OR LESS.

LEGEND

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

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:
PARKSIDE P.R.U.D. PHASE 1
 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 PLAN AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE STRUCTURES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE. WHEREVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEBER COUNTY UTAH, WITH NO BUILDINGS OR FACILITIES THEREON, 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) OWNER ASSOCIATION IN CONFORMANCE WITH THE PLAN IN THE SUBDIVISION AND SUBSEQUENT PHASES OF THE DEVELOPMENT AND GRANT AND DEDICATE TO WEBER COUNTY A PERPETUAL OPEN SPACE RIGHT AND EASEMENT ON AND OVER THE COMMON AREAS TO GUARANTEE TO WEBER COUNTY THAT THE COMMON AREAS WILL REMAIN OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL, PARKING AND OPEN SPACE PURPOSES.

ACKNOWLEDGEMENT

STATE OF UTAH)
 COUNTY OF WEBER)
 On this _____ day of _____, 2016, personally appeared before me (NAME OF DOCUMENT SIGNER), whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by my duly sworn affidavit, did say that he/she is the (TITLE OR OFFICE) of (NAME OF CORPORATION), 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 (NAME OF DOCUMENT SIGNER) acknowledged to me that said Corporation executed the same.

STAMP
 NOTARY PUBLIC
 Please add the vesting per the title report.

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 PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, I HAVE CONDUCTED THE SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAN, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREBY SET APART AND DEDICATED TO WEBER COUNTY, UTAH, IN ACCORDANCE WITH THE PLAN AND THE SUBDIVISION PHASE 1; I HAVE MEASURED AND RECORDED THE MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN TOGETHER WITH LOCATIONS AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREON DESCRIBED TRACT OF REAL PROPERTY.
 SIGNED THIS _____ DAY OF _____, 2016.



NOTES

1. ~~THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FEMA MAP NO. 49057C02298 WAS NOT OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA MAP NO. 49057C02298 WAS AN EFFECTIVE DATE OF DECEMBER 16, 2005.~~
2. ~~AGRICULTURAL ZONES ARE SPECIFIED IN THE ZONING ORDINANCE AND ARE PERMITTED AT ANY TIME FOR THE OPERATION OF THE PROPERTY.~~
3. ~~THE PROPERTY IS SUBJECT TO RESTRICTIONS THAT INTERFERE WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.~~

Remove

NARRATIVE

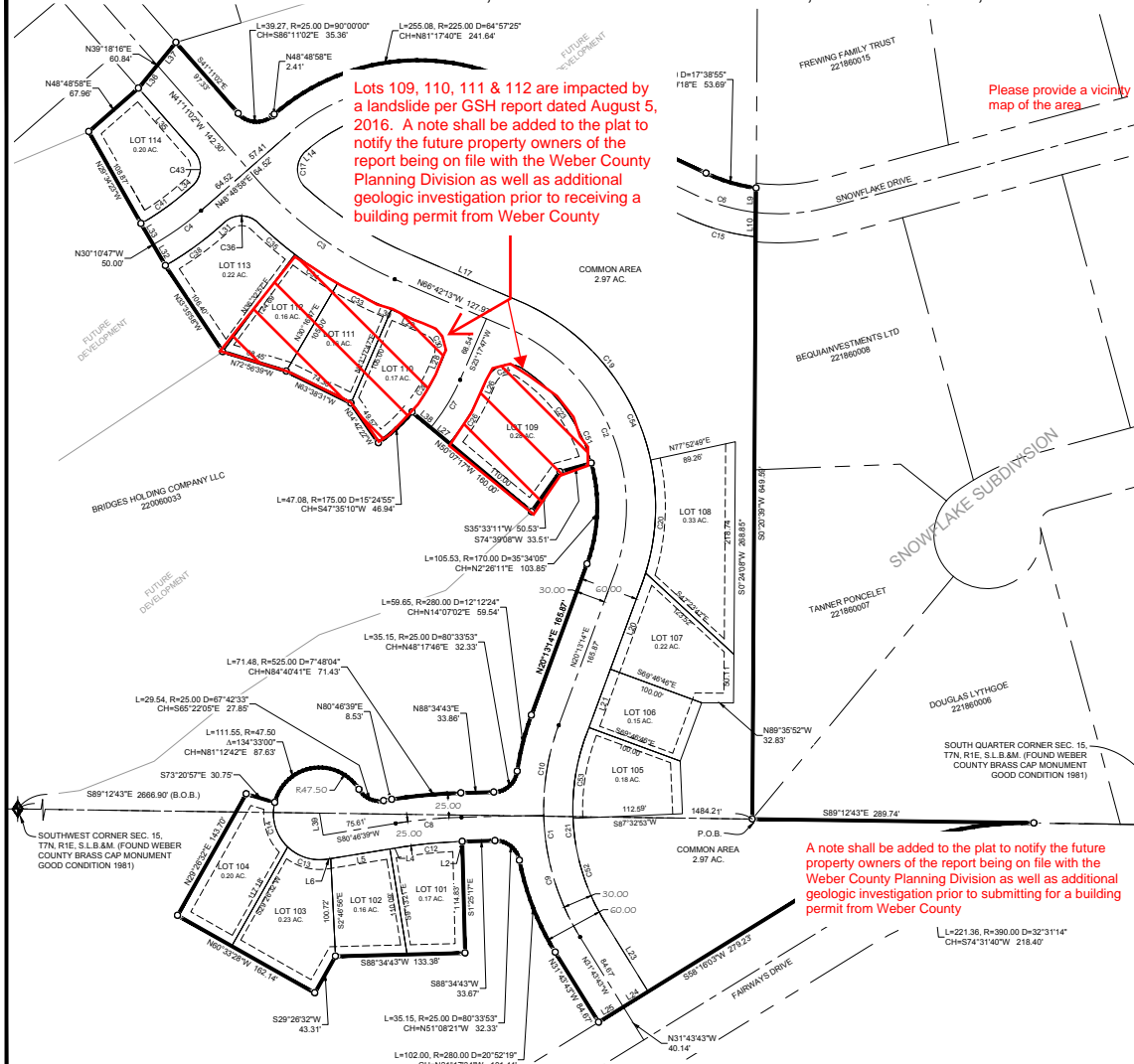
THE PURPOSE OF THIS SURVEY WAS TO CREATE A WRITTEN (14) LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY LEWIS HOMES, THE BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 89°12'43" EAST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING, THE RIGHT-OF-WAY OF FARWAYS DRIVE WAS ESTABLISHED BY HONORING THE EXISTING DEDICATED PLATS CONTAINING AND ADJOINING SAID FARWAYS DRIVE AND EXISTING DEED LINES.

WEBER - MORGAN HEALTH DEPARTMENT
 I do hereby certify that this subdivision plat, the creation 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.
 This _____ day of _____, 2016.
 Director Weber-Morgan Health Department

Lots 109, 110, 111 & 112 are impacted by a landslide per GSH report dated August 5, 2016. A note shall be added to the plat to notify the future property owners of the report being on file with the Weber County Planning Division as well as additional geologic investigation prior to receiving a building permit from Weber County

Please provide a vicinity map of the area

A note shall be added to the plat to notify the future property owners of the report being on file with the Weber County Planning Division as well as additional geologic investigation prior to submitting for a building permit from Weber County

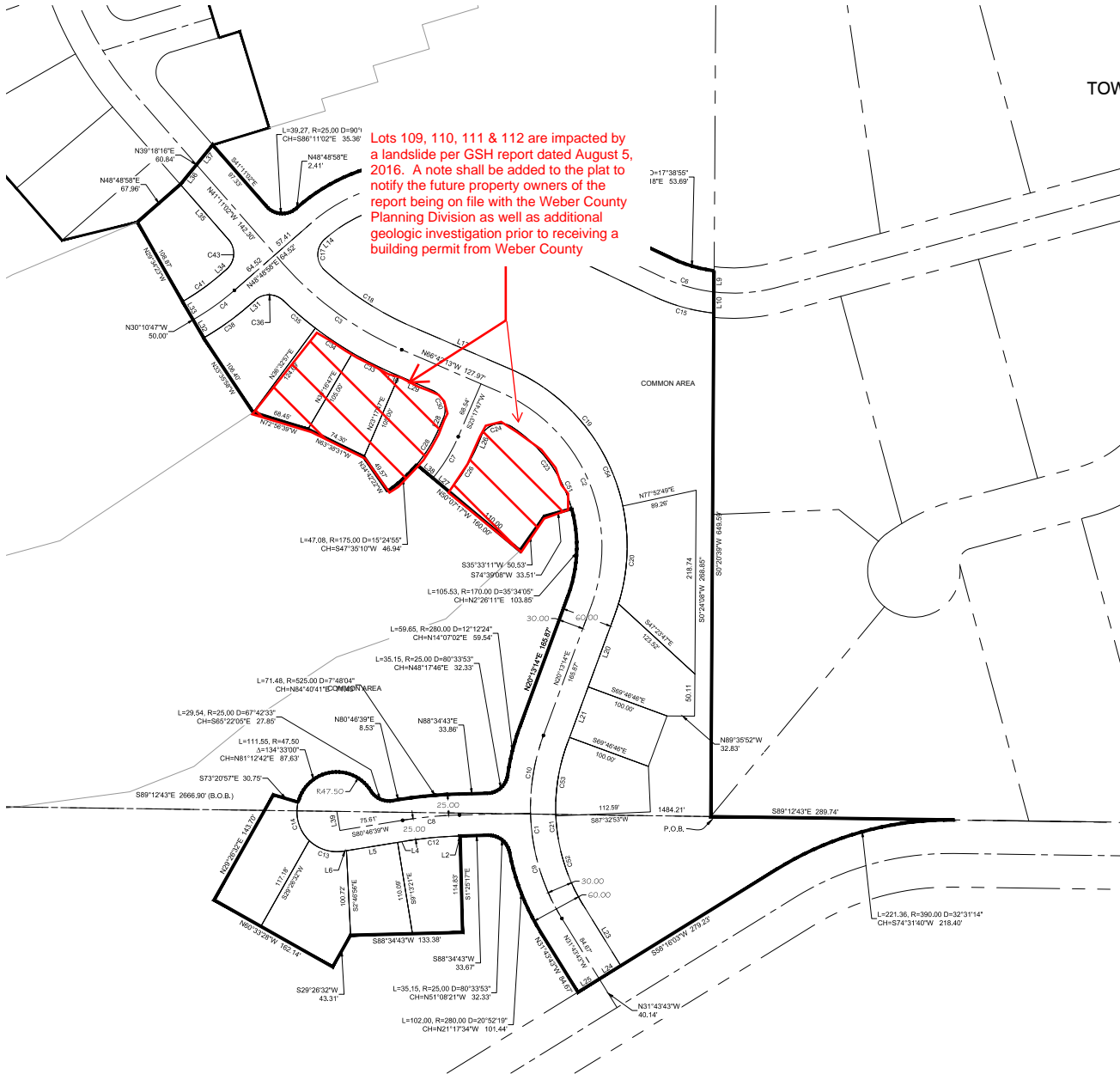


<p>WEBER COUNTY SURVEYOR</p> <p>HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT REPRESENT THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.</p> <p>SIGNED THIS _____ DAY OF _____, 2016.</p> <p>COUNTY SURVEYOR</p>	<p>WEBER COUNTY ATTORNEY</p> <p>I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION CONFORM TO MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.</p> <p>SIGNED THIS _____ DAY OF _____, 2016.</p> <p>COUNTY ATTORNEY</p>	<p>WEBER COUNTY ENGINEER</p> <p>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.</p> <p>SIGNED THIS _____ DAY OF _____, 2016.</p> <p>COUNTY ENGINEER</p>	<p>WEBER COUNTY COMMISSION ACCEPTANCE</p> <p>THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DESIGN 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.</p> <p>SIGNED THIS _____ DAY OF _____, 2016.</p> <p>CHAIRMAN, WEBER COUNTY COMMISSION</p>	<p>WEBER COUNTY PLANNING COMMISSION APPROVAL</p> <p>THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.</p> <p>SIGNED THIS _____ DAY OF _____, 2016.</p> <p>CHAIRMAN, WEBER COUNTY PLANNING COMMISSION</p>	<p>WEBER - MORGAN HEALTH DEPARTMENT</p> <p>I do hereby certify that this subdivision plat, the creation 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.</p> <p>This _____ day of _____, 2016.</p> <p>Director Weber-Morgan Health Department</p>	<p>DEVELOPER:</p> <p>LEWIS HOMES 5577 EAST ELKHORN DRIVE BLDG 400-1507 84145-1507</p> <p>FILED FOR AND RECORDED AT _____ IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____ RECORDED FOR _____ COUNTY RECORDER</p> <p>GARDNER ENGINEERING CIVIL - LAND PLANNING MUNICIPAL - LAND SURVEYING 9150 SOUTH 375 EAST OGDEN, UT OFFICE: 801-476-0252 FAX: 801-476-0066</p>
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PL 1001 - LEWIS HOMES THE BRIDGES SUBDIVISION GARDNER PHASE 1

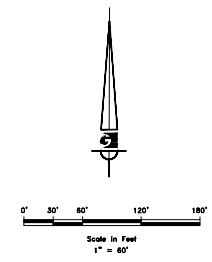
PARKSIDE P.R.U.D. PHASE 1
 A PLANNED RESIDENTIAL UNIT DEVELOPMENT
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 22,
 AND THE SOUTHWEST QUARTER OF SECTION 15,
 TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
 WEBER COUNTY, UTAH
 JUNE 2016

Lots 109, 110, 111 & 112 are impacted by a landslide per GSH report dated August 5, 2016. A note shall be added to the plat to notify the future property owners of the report being on file with the Weber County Planning Division as well as additional geologic investigation prior to receiving a building permit from Weber County



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LI
C1	226.67	250.00	51.95	N5° 45' 15" W	218.99
C2	303.42	200.00	86.92	N23° 14' 30" W	275.15
C3	190.21	400.00	27.25	N53° 04' 51" W	188.42
C4	60.53	300.00	11.56	S54° 35' 46" W	60.43
C5	232.20	200.00	66.52	N82° 04' 34" E	219.38
C6	64.82	200.00	18.57	S73° 56' 57" E	64.54
C7	57.88	200.00	16.58	S31° 35' 15" W	57.68
C8	68.08	500.00	7.80	S84° 40' 41" W	68.02
C9	132.24	250.00	30.31	N16° 34' 30" W	130.70
C10	94.43	250.00	21.64	N9° 23' 58" E	93.87
C12	64.67	475.00	7.80	S84° 40' 41" W	64.62
C13	43.93	47.50	52.99	N72° 43' 34" W	42.38
C14	49.88	47.50	60.17	N16° 08' 48" W	47.62
C15	75.74	225.00	19.29	N74° 18' 28" W	75.38
C16	203.17	175.00	66.52	S82° 04' 34" W	191.95
C17	42.03	25.00	96.32	S0° 39' 50" W	37.25
C18	124.01	370.00	19.20	S57° 06' 06" E	123.43
C19	219.11	230.00	54.58	S39° 24' 42" E	210.92
C20	129.82	230.00	32.34	S4° 03' 01" W	128.11
C21	199.47	220.00	51.95	S5° 45' 15" E	192.71
C23	123.14	170.00	41.50	N56° 05' 58" W	120.47
C24	43.57	25.00	99.85	S73° 13' 22" W	38.26
C26	65.12	225.00	16.58	S31° 35' 15" W	64.89
C28	50.65	175.00	16.58	N31° 35' 15" E	50.47
C30	39.27	25.00	90.00	N21° 42' 13" W	35.36
C33	52.41	430.00	6.98	N63° 12' 43" W	52.38
C34	53.16	430.00	7.08	N56° 10' 44" W	53.12
C35	50.05	430.00	6.67	N49° 18' 11" W	50.02

LINE TABLE		
LINE #	LENGTH	BEARING
L2	0.19	S88° 34' 43" W
L4	10.03	S80° 48' 39" W
L5	61.74	S80° 48' 39" W
L6	3.84	S80° 48' 39" W
L9	25.18	S0° 20' 39" W
L10	25.14	S0° 20' 39" W
L12	221.17	N84° 39' 50" W
L14	0.50	S48° 48' 58" W
L17	127.87	S66° 42' 13" E
L20	93.27	S20° 13' 14" W
L21	72.60	S20° 13' 14" W
L23	84.67	S31° 43' 43" E
L24	30.00	S58° 16' 03" W
L25	30.00	S58° 16' 03" W
L26	11.40	S23° 17' 47" W
L27	25.00	N50° 07' 17" W
L28	13.54	N23° 17' 47" E
L29	43.63	N66° 42' 13" W
L30	9.15	N66° 42' 13" W
L31	10.93	S48° 48' 58" W



DEVELOPER: LEWIS HOMES 5577 EAST ELKHORN DRIVE EDEN, UT 84310 801-430-1507		COUNTY RECORDER
		ENTRY NO. _____ FEE PAID _____ FILED FOR AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL _____ RECORDS, PAGE _____ RECORDED _____ FOR _____ COUNTY RECORDER _____ BY: _____

PL1001 - LEWIS HOMES THE BRIDGES SURVEY (PARKSIDE PHASE 1) DWG