

# MOUNTAINSIDE P.R.U.D. PHASE 1 A PLANNED RESIDENTIAL UNIT DEVELOPMENT 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 SEPTEMBER 2017

## BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 7 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT BEING LOCATED NORTH 0°20'34" EAST 665.38 FEET ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER AND NORTH 90°00'00" EAST 707.44 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION; RUNNING THENCE NORTH 41°11'02" WEST 188.12 FEET; THENCE NORTH 18°32'40" WEST 105.78 FEET; THENCE NORTH 12°29'05" WEST 124.25 FEET; THENCE NORTH 10°14'13" WEST 171.74 FEET; THENCE NORTH 23°17'32" WEST 86.03 FEET; THENCE NORTH 40°27'51" WEST 87.66; THENCE NORTH 41°56'03" WEST 90.00 FEET; THENCE NORTH 29°27'11" WEST 133.15 FEET; THENCE NORTH 43°14'46" WEST 320.18 FEET; THENCE NORTH 20°27'46" WEST 145.52 FEET; THENCE NORTH 65°27'31" EAST 145.81 FEET; THENCE NORTH 74°48'21" EAST 60.81 FEET; THENCE NORTH 65°27'31" EAST 150.00 FEET; THENCE SOUTH 24°32'29" EAST 100.00 FEET; THENCE SOUTH 41°29'38" EAST 192.31 FEET; THENCE SOUTH 49°43'28" EAST 285.29 FEET; THENCE SOUTH 41°54'47" EAST 85.87 FEET; THENCE SOUTH 21°36'21" EAST 122.13 FEET; THENCE SOUTH 8°16'31" EAST 353.98 FEET; THENCE SOUTH 81°42'29" WEST 25.56 FEET; THENCE SOUTH 16°45'43" EAST 190.57 FEET; THENCE NORTH 73°14'17" WEST 26.00 FEET; THENCE SOUTH 16°45'43" EAST 120.00 FEET; THENCE SOUTH 73°14'17" WEST 70.00 FEET TO A COMMON POINT WITH PARKSIDE PHASE 1; THENCE ALONG THE BOUNDARY OF SAID PRUD SOUTH 39°18'18" WEST 60.84 FEET; THENCE CONTINUING ALONG SAID BOUNDARY SOUTH 48°48'58" WEST 67.98 FEET; THENCE SOUTH 78°19'34" WEST 92.50 FEET TO THE POINT OF BEGINNING. CONTAINING 517,846 SQ.FT. OR 11.884 ACRES, MORE OR LESS.

## 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:

## MOUNTAINSIDE 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 THROUGHFARES 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 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.

SIGNED THIS 18<sup>th</sup> DAY OF September 2017

*John L. Lewis*  
By *John L. Lewis*  
Bridges Holding Company, LLC  
John L. Lewis, Managing Member  
SURVEYOR'S CERTIFICATE

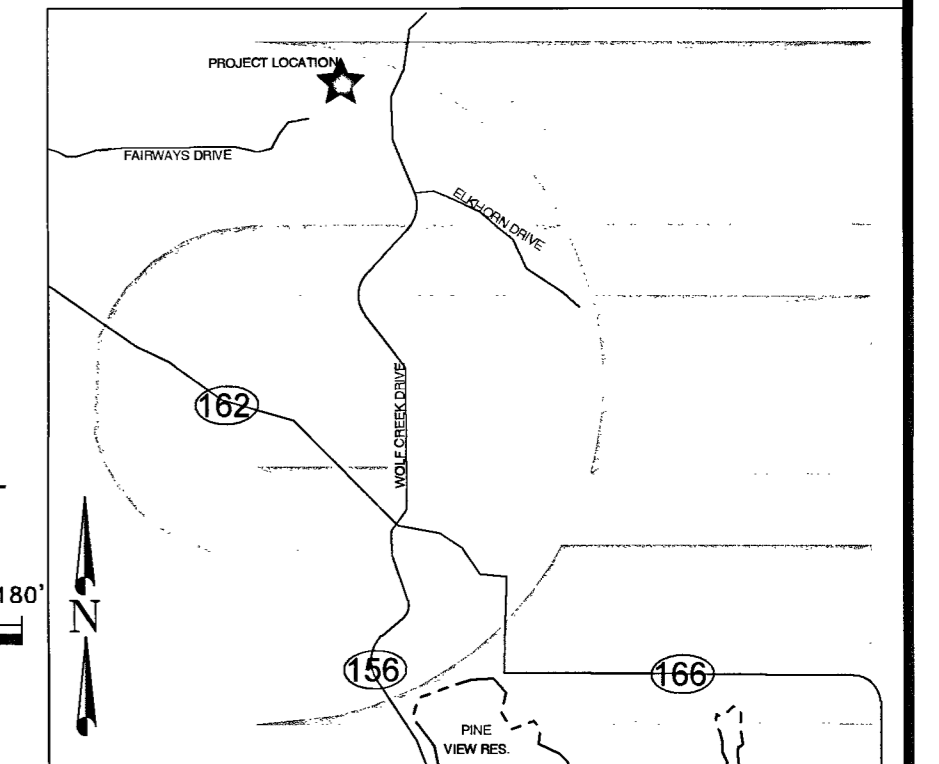
I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS MOUNTAINSIDE P.R.U.D. PHASE 1 IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT ALL LOTS MEET THE REQUIREMENTS OF WEBER COUNTY LAND USE CODES AS SPECIFIED IN WEBER COUNTY RE-15 ZONING ORDINANCE; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; AND 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 14<sup>th</sup> DAY OF SEPTEMBER, 2017.

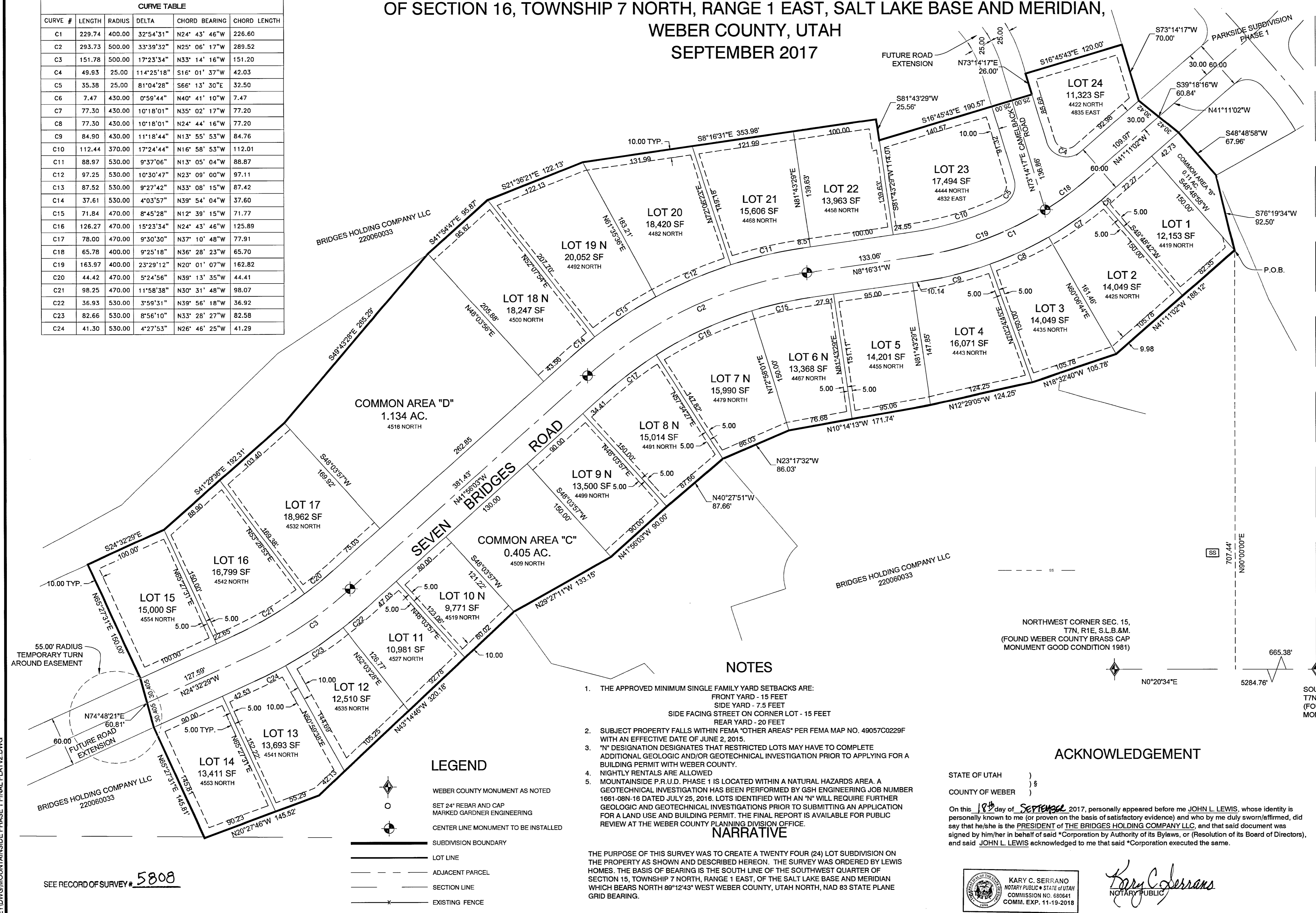


## VICINITY MAP

NOT TO SCALE



CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	229.74	400.00	32°54'31"	N24° 43' 46"W	226.60
C2	293.73	500.00	33°39'32"	N25° 06' 17"W	289.52
C3	151.78	500.00	17°23'34"	N33° 14' 16"W	151.20
C4	49.83	25.00	114°25'18"	S16° 01' 37"W	42.03
C5	35.38	25.00	81°04'28"	S66° 13' 30"E	32.50
C6	7.47	430.00	0°59'44"	N40° 41' 10"W	7.47
C7	77.30	430.00	10°18'01"	N35° 02' 17"W	77.20
C8	77.30	430.00	10°18'01"	N24° 44' 16"W	77.20
C9	84.90	430.00	11°18'44"	N13° 55' 53"W	84.76
C10	112.44	370.00	17°24'44"	N16° 08' 53"W	112.01
C11	88.97	530.00	9°37'06"	N13° 05' 04"W	88.87
C12	97.25	530.00	10°30'47"	N23° 09' 00"W	97.11
C13	87.52	530.00	9°27'42"	N33° 08' 15"W	87.42
C14	37.61	530.00	4°03'57"	N39° 54' 04"W	37.60
C15	71.84	470.00	8°45'28"	N12° 39' 15"W	71.77
C16	126.27	470.00	15°23'34"	N24° 43' 46"W	125.89
C17	78.00	470.00	9°30'30"	N37° 10' 48"W	77.91
C18	65.78	400.00	9°25'18"	N36° 28' 23"W	65.70
C19	163.97	400.00	23°29'12"	N20° 01' 07"W	162.82
C20	44.42	470.00	5°24'56"	N39° 13' 35"W	44.41
C21	98.25	470.00	11°58'38"	N30° 31' 48"W	98.07
C22	36.93	530.00	3°59'31"	N39° 56' 18"W	36.92
C23	82.66	530.00	8°56'10"	N33° 28' 27"W	82.58
C24	41.30	530.00	4°27'53"	N26° 46' 25"W	41.29



## 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. 49057C0229F 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
- MOUNTAINSIDE P.R.U.D. PHASE 1 IS LOCATED WITHIN A NATURAL HAZARDS AREA. A GEOTECHNICAL INVESTIGATION HAS BEEN PERFORMED BY GSH ENGINEERING JOB NUMBER 1661-08N-16 DATED JULY 25, 2016. LOTS IDENTIFIED WITH AN "N" WILL REQUIRE FURTHER GEOLOGIC AND GEOTECHNICAL INVESTIGATIONS PRIOR TO SUBMITTING AN APPLICATION FOR A LAND USE AND BUILDING PERMIT. THE FINAL REPORT IS AVAILABLE FOR PUBLIC REVIEW AT THE WEBER COUNTY PLANNING DIVISION OFFICE.

## NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A TWENTY FOUR (24) 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 NORTH 89°12'43" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING.

## ACKNOWLEDGEMENT

STATE OF UTAH )  
COUNTY OF WEBER )  
On this 18<sup>th</sup> day of September 2017, 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 PRESIDENT 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.

KARY C. SERRANO  
NOTARY PUBLIC STATE OF UTAH  
COMMISSION NO. 88841  
COMM. EXP. 11-19-2018

*Kary C. Serrano*  
NOTARY PUBLIC

## 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 15<sup>th</sup> DAY OF September 2017.  
*John L. Lewis*  
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 20<sup>th</sup> DAY OF September 2017.  
*Carleton P. Emchman*  
COUNTY ATTORNEY

## 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 19<sup>th</sup> DAY OF September 2017.  
*James Elst*  
CHAIRMAN, WEBER COUNTY COMMISSION

## 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 16<sup>th</sup> DAY OF September 2017.  
*John L. Lewis*  
COUNTY ENGINEER

## WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.

SIGNED THIS 19<sup>th</sup> DAY OF September 2017.  
*John L. Lewis*  
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.

This \_\_\_ day of \_\_\_ 2017  
Director Weber-Morgan Health Department

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

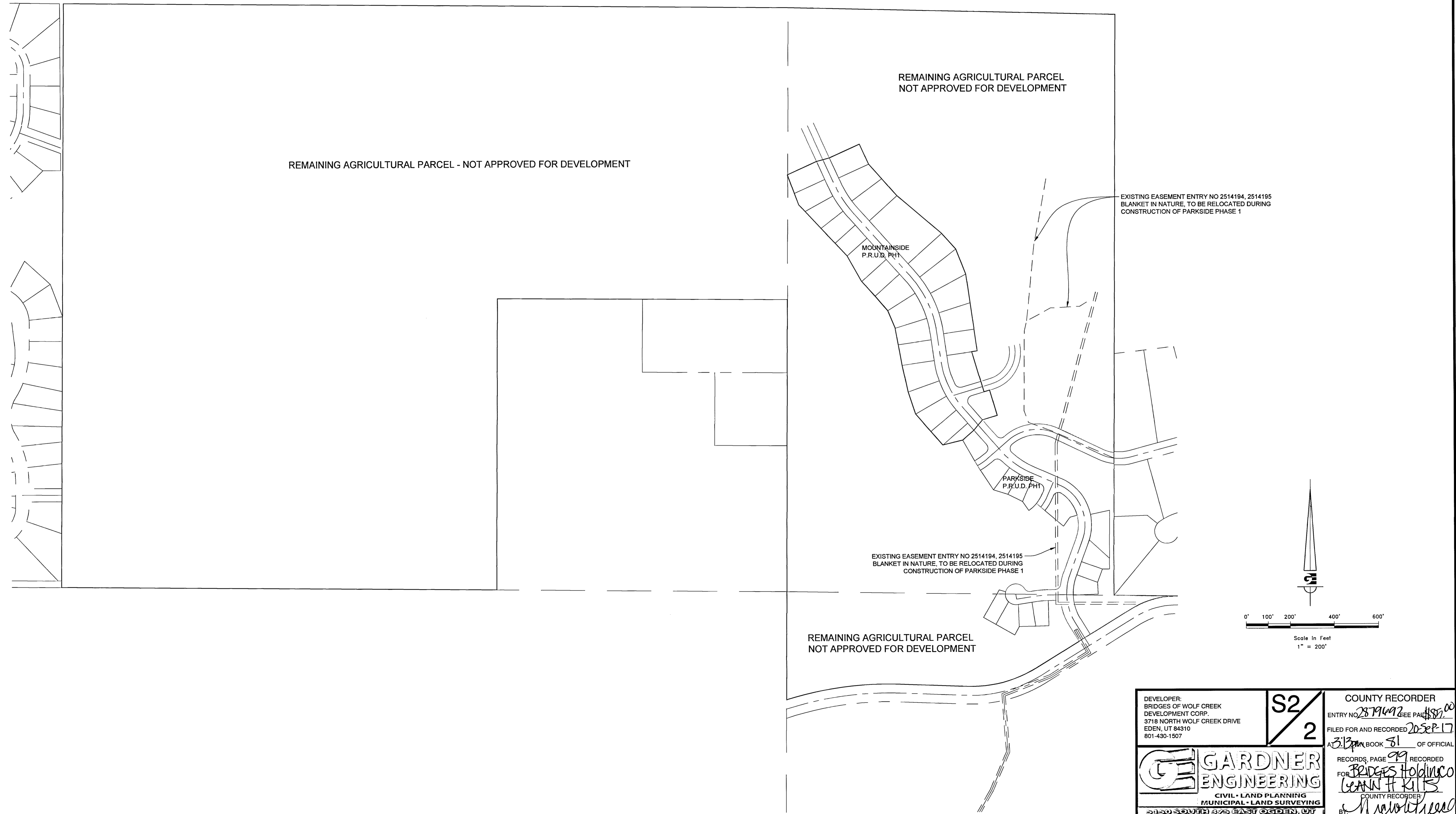
**S1**  
**2**

**GARDNER ENGINEERING**  
CIVIL - LAND PLANNING  
MUNICIPAL - LAND SURVEYING  
3550 SOUTH 375 EAST EDEN, UT  
801-430-1507

COUNTY RECORDER  
ENTRY NO. 2879499 (SEE PAGE 182)  
FILED FOR AND RECORDED 20 SEP 17  
A313M BOOK 81 OF OFFICIAL  
RECORDS, PAGE 98, RECORDED  
FOR BRIDGES HOLDING CO  
LEANN H. KILTS  
COUNTY RECORDER  
*Leann H. Kiltz*

66-12

**MOUNTAINSIDE P.R.U.D. PHASE 1**  
 A PLANNED RESIDENTIAL UNIT DEVELOPMENT  
 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  
 SEPTEMBER 2017



R:\1201 - LEWIS HOMES\THE BRIDGES\SURVEY\DWG\MOUNTAINSIDE PHASE 1 FINAL PLAT\2.DWG

DEVELOPER: BRIDGES OF WOLF CREEK DEVELOPMENT CORP. 3718 NORTH WOLF CREEK DRIVE EDEN, UT 84310 801-430-1507	<b>S2</b> <b>2</b>	COUNTY RECORDER ENTRY NO. <u>2879492</u> FEE PAID <u>1850.00</u> FILED FOR AND RECORDED <u>20 SEP 17</u> AT <u>3:13 PM</u> BOOK <u>81</u> OF OFFICIAL RECORDS, PAGE <u>99</u> RECORDED FOR <u>Bridges Holdings Co</u> <u>LEANN H KILTS</u> COUNTY RECORDER <i>Leann H Kiltz</i>
<b>GARDNER ENGINEERING</b> CIVIL • LAND PLANNING MUNICIPAL • LAND SURVEYING 2150 SOUTH 975 EAST OGDEN, UT OFFICE: 801.473.0202 FAX: 801.473.0069		

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