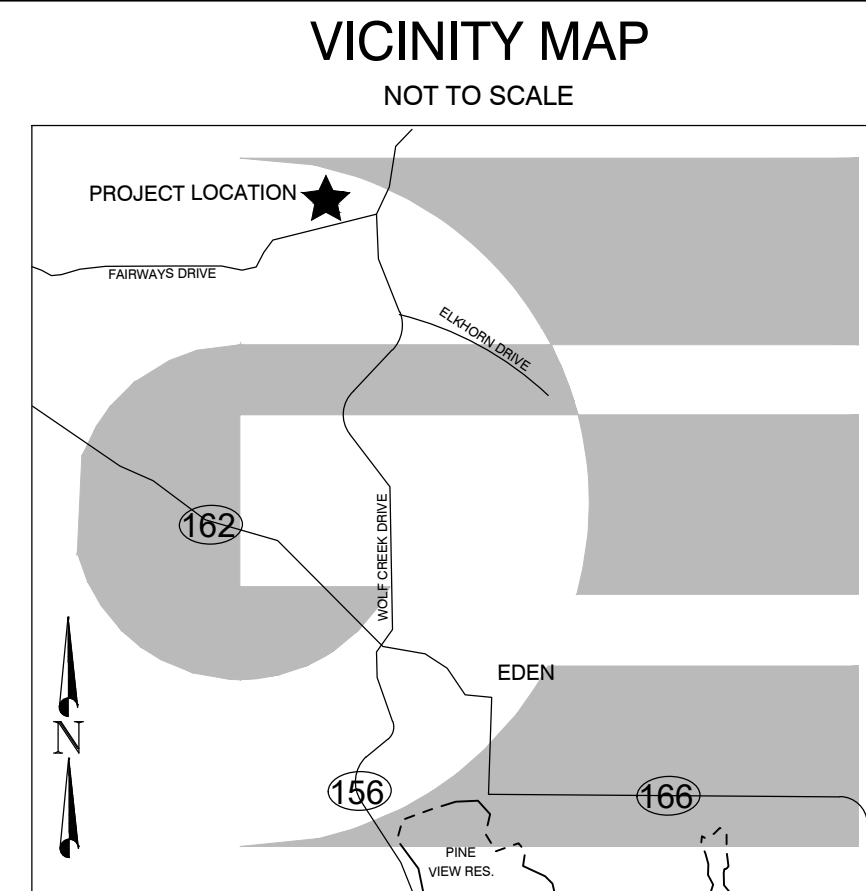


PARKSIDE P.R.U.D. PHASE 2

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

APRIL 2019



BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 22, AND 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 OF THE BOUNDARY LINE OF PARKSIDE P.R.U.D. PHASE 1 BEING LOCATED NORTH 89°12'43" WEST 1410.04 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER AND NORTH 00°00'00" EAST 313.23 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 15, RUNNING THENCE SOUTH 47°28'15" WEST 109.81 FEET; THENCE SOUTH 63°21'03" WEST 214.54 FEET; THENCE SOUTH 55°40'38" WEST 164.17 FEET; THENCE SOUTH 72°57'22" WEST 98.73 FEET; THENCE SOUTH 82°28'55" WEST 161.28 FEET; THENCE SOUTH 68°28'02" WEST 122.28 FEET; THENCE NORTH 38°29'58" WEST 110.00 FEET; THENCE NORTH 30°45'34" WEST 50.36 FEET; THENCE NORTH 37°09'52" WEST 110.00 FEET; THENCE NORTH 48°08'04" EAST 27.29 FEET; THENCE NORTH 67°12'32" EAST 251.83 FEET; THENCE NORTH 74°44'48" EAST 141.86 FEET; THENCE NORTH 56°24'02" EAST 276.00 FEET; THENCE SOUTH 72°56'39" EAST 68.45 FEET; THENCE SOUTH 63°38'31" EAST 74.30 FEET; THENCE SOUTH 34°42'22" EAST 49.57 FEET; THENCE ALONG THE ARC OF A 175.00 FOOT RADIUS CURVE TO THE LEFT 47.08 FEET, HAVING A CENTRAL ANGLE OF 15°24'55", CHORD BEARS NORTH 47°35'10" EAST 46.94 FEET TO SAID BOUNDARY LINE OF PARKSIDE P.R.U.D. PHASE 1; THENCE ALONG SAID BOUNDARY LINE SOUTH 50°07'17" EAST 160.00 FEET TO THE POINT OF BEGINNING. CONTAINING 238,909 SQUARE FEET OR 5.485 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 2 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 RECREATE 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 _____, 2019.

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:

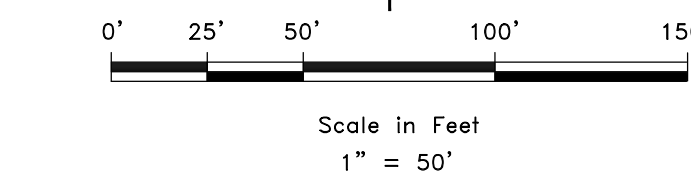
PARKSIDE P.R.U.D. PHASE 2

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 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, 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.

THE BRIDGES HOLDING COMPANY, LLC
SIGNED THIS _____ DAY OF _____, 2019.

BY: JOHN L. LEWIS, MANAGING MEMBER

- 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



The plat shall have a detailed description of all monuments found and each one shall be referenced on the plat including the type, size, condition, and location in reference to the surface of the ground as well as a description or graphic depiction of the markings, date, agency, entity, or surveyor as inscribed on the monument. WCO 45-3-3(b)

SOUTH QUARTER CORNER SEC. 15, T7N, R1E, S.L.B.&M. (FOUND WEBER COUNTY BRASS CAP MONUMENT GOOD CONDITION 1981)

LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING
L1	15.47	S7° 21' 55"E	L9	16.13	S63° 21' 03"W	L17	16.02	N74° 44' 48"E
L2	16.00	S68° 26' 02"W	L10	16.13	S63° 21' 03"W	L18	16.15	N74° 44' 48"E
L3	16.07	S76° 57' 46"W	L11	16.04	S54° 29' 50"W	L19	16.48	N67° 12' 32"E
L4	16.00	S82° 26' 55"W	L12	26.77	S81° 32' 43"W	L20	18.04	S66° 32' 27"E
L5	16.00	S77° 49' 22"W	L13	18.07	N81° 40' 13"W	L21	18.02	N10° 50' 21"E
L6	16.00	S64° 23' 40"W	L14	16.02	N56° 24' 02"E	L22	16.47	N66° 13' 53"W
L7	16.02	S55° 40' 38"W	L15	16.12	N56° 24' 02"E			
L8	16.19	S58° 08' 55"W	L16	16.00	N56° 24' 02"E			

The subdivision boundary corners, lot corners, and centerline street monuments shall be noted on the final plat in conformance with county ordinance. WCO 106-1-8(c)(1)

All surveyed property corners or endpoints of property lines not already marked on the ground shall be marked pursuant to the Weber County Survey property corner detail sheet prior to the time of filing. WCO 45-3-5(a)

Every existing right-of-way and easement grant of record for underground facilities, as defined in UCA section 54-9a-2, and for other utility facilities. UCA 17-27a-603(1)(d)

All proposed streets shall be numbered under a definite system approved by the county surveyor and conform as far as practicable to the adopted street naming and numbering system of the county. Unless there are street alignment situations where a street name may be better utilized as a primary identifier, WCO 106-1-8(c)(1); UCA 17-27a-603(1)(c)

The subdivision boundary corners and lot corners shall be set on the site prior to recording of the final plat. WCO 106-1-8(c)(1)

Lot corners shall be set prior to issuance of a residential building permit. WCO 106-1-8(c)(1)

Permanent street monuments shall be accurately set at points necessary to establish all lines of the street. Centerline monuments shall be noted on the final plat. WCO 106-4-2(g) & WCO 106-1-8(c)(1)

Survey department would like three centerline street monuments at surveyor's digression, along with recorded Monument Improvement agreement.

All proposed streets shall be numbered under a definite system approved by the county surveyor and conform as far as practicable to the adopted street naming and numbering system of the county. Unless there are street alignment situations where a street name may be better utilized as a primary identifier, WCO 106-1-8(c)(1); UCA 17-27a-603(1)(c)

Need a Street # in parenthesis below street name, and a # for cross street

Temporary Turnaround needs an easement recorded and Entry # on plat, also can you put this verbiage of the verbiage from owner's dedication on recorded document, hereby grant 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 lots shall be released for the full and exclusive use and benefit of the lot owners

A signature block for County Surveyor conforming to state code and county ordinance. Weber County Surveyor. I hereby certify that the Weber County Surveyor's Office has reviewed this plat and all conditions for approval by this office have been satisfied. 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 _____, 2019. Surveyor WCO 106-1-8(c)(1); UCA 17-27a-603(1)(c)

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 _____, 2019.

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 _____, 2019.

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 _____, 2019.

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 _____, 2019.

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 _____, 2019.

STATE OF UTAH)
COUNTY OF WEBER)

On this _____ day of _____, 2019, 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 MANAGING MEMBER 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.

CHAIRMAN, WEBER COUNTY COMMISSION
ATTEST: _____ NAME/TITLE

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

NOTARY PUBLIC

DEVELOPER: BRIDGES OF WOLF CREEK DEVELOPMENT CORP. 3718 NORTH WOLF CREEK DRIVE EDEN, UT 84310 801-430-1507	S1 2	COUNTY RECORDER ENTRY NO. _____ FEE PAID _____ FILED FOR AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____ RECORDED FOR _____ COUNTY RECORDER BY: _____
 5150 SOUTH 375 EAST EDEN, UT OFFICE: 801.476.0202 FAX: 801.476.0066		

PARKSIDE P.R.U.D. PHASE 2
 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
 APRIL 2019

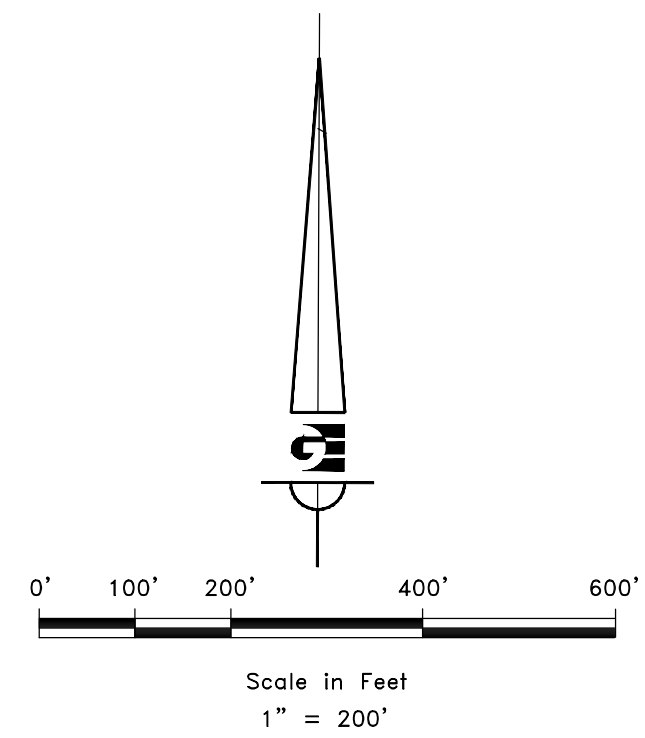
NOTES

1. 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.
2. "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.
3. REBAR AND CAP TO BE SET AT REAR LOT CORNERS. CURB NAIL TO BE SET IN CURB AT FRONT LOT LINE EXTENSION.
4. ALL AREAS NOT WITHIN THE BOUNDARIES OF THE FOURTEEN (14) NUMBERED LOTS ARE COMMON AREAS AND FACILITIES, CERTAIN OF WHICH AREAS ARE MARKED AS "CA" HEREON PROVIDED, 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.
5. NIGHTLY RENTALS ARE ALLOWED.
6. PARKSIDE 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, 2018. 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.
7. THE APPROVED MINIMUM SINGLE FAMILY BUILDING SETBACKS ARE:
 FRONT - 15.00' FROM RIGHT-OF-WAY LINE
 REAR - 20.00' FROM SUBDIVISION BOUNDARY LINE
 INTERIOR SIDE NO CLOSER THE 15.00 FEET TO ADJACENT LOT
 SIDE FACING STREET ON CORNER LOT - 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 TWENTY (20) 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 PADDLERFORD DRIVE WAS ESTABLISHED BY HONORING THE EXISTING DEDICATED PLATS CONTAINING AND ADJOINING PADDLERFORD DRIVE.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	107.46	200.00	30.78	S55° 16' 15"W	106.17
C2	74.16	200.00	21.25	S60° 02' 24"W	73.74
C3	172.95	300.00	33.03	S65° 55' 58"W	170.57
C4	183.70	350.00	30.07	S67° 24' 44"W	181.60
C5	120.89	225.00	30.78	S55° 16' 15"W	119.44
C6	64.89	175.00	21.25	S60° 02' 24"W	64.52
C7	187.37	325.00	33.03	S65° 55' 58"W	184.78
C8	173.59	325.00	30.60	S67° 08' 49"W	171.54
C9	94.03	175.00	30.78	S55° 16' 15"W	92.90
C10	83.43	225.00	21.25	S60° 02' 24"W	82.96
C11	158.54	275.00	33.03	S65° 55' 58"W	156.35
C12	53.31	375.00	8.15	S78° 22' 34"W	53.27
C13	36.14	25.00	82.82	N64° 17' 13"W	33.07
C14	36.14	25.00	82.82	S18° 31' 56"W	33.07
C15	46.51	375.00	7.11	S56° 23' 19"W	46.48
C16	48.92	235.00	11.93	N50° 43' 26"E	48.83
C17	41.32	235.00	10.07	N65° 37' 34"E	41.27
C18	53.18	165.00	18.47	N58° 39' 02"E	52.95
C19	12.60	335.00	2.15	N50° 29' 39"E	12.59
C20	49.06	335.00	8.39	N58° 30' 11"E	49.01
C21	59.41	335.00	10.16	N70° 30' 55"E	59.33
C22	24.07	335.00	4.12	N80° 23' 26"E	24.06
C23	70.70	315.00	12.86	N76° 01' 09"E	70.55
C24	73.49	315.00	13.37	N59° 59' 43"E	73.33
C25	39.75	385.00	5.92	S56° 59' 03"W	39.73
C26	21.68	15.00	82.82	S18° 31' 56"W	19.84
C27	21.68	15.00	82.82	N64° 17' 13"W	19.84
C28	37.81	385.00	5.63	S77° 07' 01"W	37.79
C29	0.92	385.00	0.14	S82° 22' 48"W	0.92
C30	13.17	265.00	2.85	S81° 01' 30"W	13.17
C31	81.04	265.00	17.52	S67° 22' 50"W	80.72
C32	26.56	265.00	5.74	S52° 17' 18"W	26.55
C33	31.88	235.00	7.77	S53° 18' 11"W	31.85
C34	39.26	235.00	9.57	S65° 52' 37"W	39.22
C35	24.21	165.00	8.41	S66° 27' 35"W	24.19



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

16
21

16
21

15
22

BRIDGES HOLDING
COMPANY LLC
220060004

REMAINDER PARCEL
220060033
NOT APPROVED FOR
DEVELOPMENT AT THIS TIME

MOUNTAINSIDE
P.R.U.D.
PHASE 1

SUMMIT
MOUNTAIN
HOLDING
GROUP LLC
220060015

REMAINDER PARCEL
220060033
NOT APPROVED FOR
DEVELOPMENT AT THIS TIME

SUMMIT
MOUNTAIN
HOLDING
GROUP LLC
220060016

SUMMIT
MOUNTAIN
HOLDING
GROUP LLC
220060014

PARKSIDE
P.R.U.D.
PHASE 1

PARKSIDE
P.R.U.D.
PHASE 2

REMAINDER PARCEL
220170020
NOT APPROVED FOR
DEVELOPMENT AT THIS TIME

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: _____

