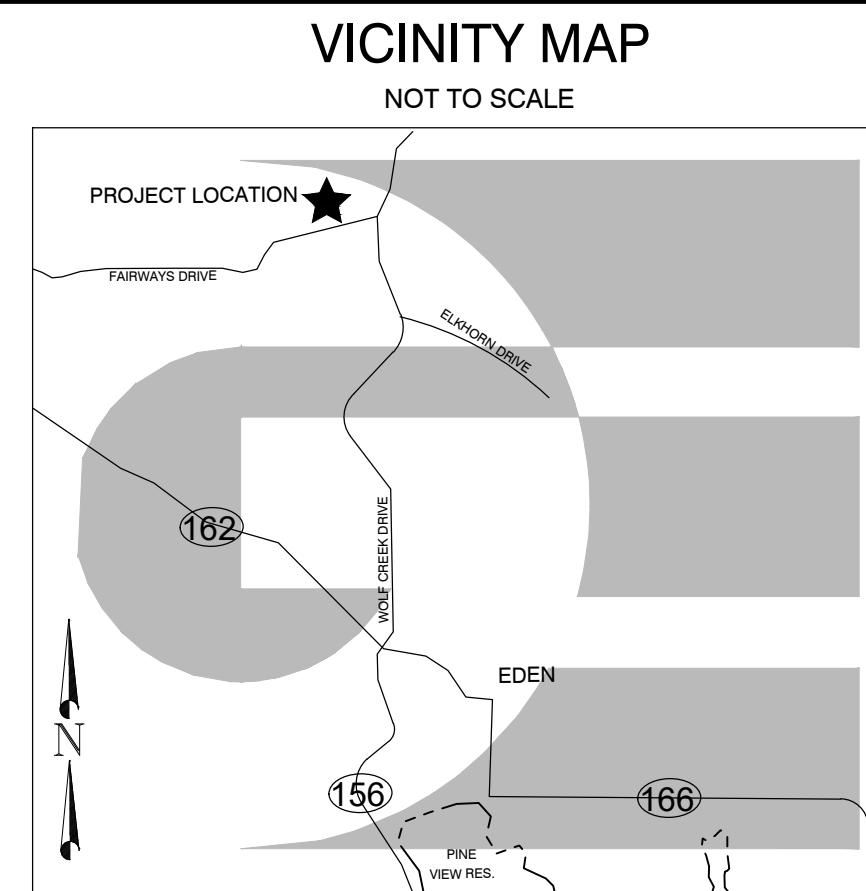


PARKSIDE P.R.U.D. PHASE 2B

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

JULY 2020



BOUNDARY DESCRIPTION

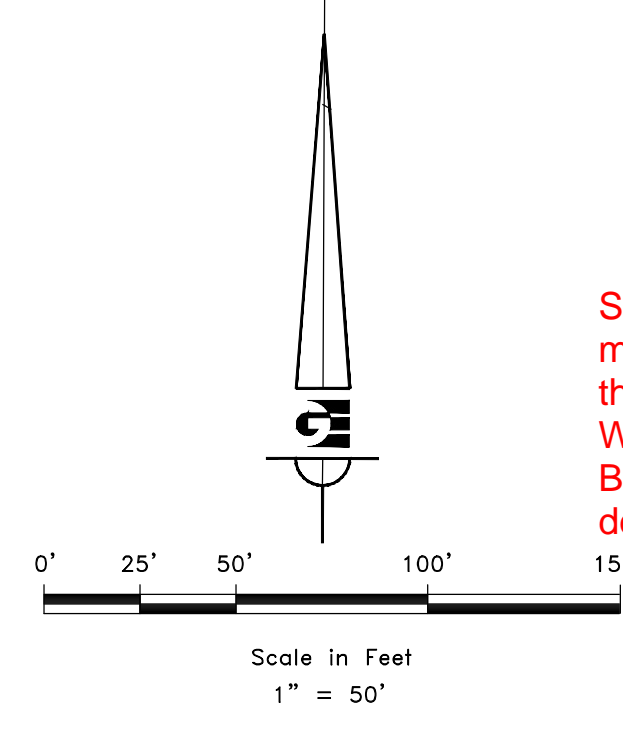
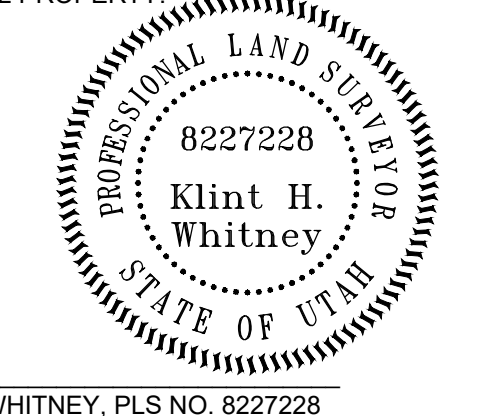
A PART OF THE NORTHWEST QUARTER OF SECTION 22, AND A PART OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT OF THE BOUNDARY LINE OF PARKSIDE P.R.U.D. PHASE 2A BEING LOCATED NORTH 89°12'43" WEST 1567.50 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER AND NORTH 00°00'00" EAST 381.99 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 15, RUNNING THENCE ALONG THE BOUNDARY OF SAID PARKSIDE P.R.U.D. PHASE 2A THE FOLLOWING NINE (9) COURSES: (1) ALONG THE ARC OF A 175.00 FOOT RADIUS CURVE TO THE RIGHT 46.94 FEET, HAVING A CENTRAL ANGLE OF 15°22'10"; CHORD BEARS SOUTH 82°58'43" WEST 46.80 FEET; (2) SOUTH 70°39'48" WEST 97.04 FEET; (3) ALONG THE ARC OF A 225.00 FOOT RADIUS CURVE TO THE LEFT 143.43 FEET, HAVING A CENTRAL ANGLE OF 21°14'47"; CHORD BEARS SOUTH 60°02'24" WEST 82.96 FEET; (4) SOUTH 49°25'01" WEST 78.67 FEET; (5) ALONG THE ARC OF A 275.00 FOOT RADIUS CURVE TO THE RIGHT 158.54 FEET, HAVING A CENTRAL ANGLE OF 33°01'54"; CHORD BEARS SOUTH 65°55'58" WEST 156.35 FEET; (6) SOUTH 82°26'55" WEST 129.27 FEET; (7) ALONG THE ARC OF A 375.00 FOOT RADIUS CURVE TO THE LEFT 53.31 FEET, HAVING A CENTRAL ANGLE OF 08°08'43"; CHORD BEARS SOUTH 78°22'34" WEST 53.27 FEET; (8) ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT 36.14 FEET, HAVING A CENTRAL ANGLE OF 82°49'09"; CHORD BEARS NORTH 64°17'13" WEST 33.07 FEET; (9) NORTH 22°52'38" WEST 81.84 FEET; THENCE NORTH 67°12'32" EAST 132.95 FEET; THENCE NORTH 74°44'48" EAST 141.86 FEET; THENCE NORTH 56°24'02" EAST 276.00 FEET TO THE BOUNDARY LINE OF PARKSIDE P.R.U.D. PHASE 1; THENCE ALONG THE BOUNDARY OF SAID PARKSIDE P.R.U.D. PHASE 1 THE FOLLOWING THREE (3) COURSES: (1) SOUTH 72°56'39" EAST 68.45 FEET; (2) SOUTH 63°38'31" EAST 74.30 FEET; (3) SOUTH 34°42'22" EAST 49.57 FEET TO THE POINT OF BEGINNING. CONTAINING 1.930 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 PLAN, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS PARKSIDE P.R.U.D. PHASE 2B IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE POINTS 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 _____, 2020.

Surveyed legal descriptions shall have a mathematical error in closure equal to or less than 2cm (0.0656 feet) plus 50 parts per million. WCO 45-3-3(a)
 Boundary description does not match curve description on map



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

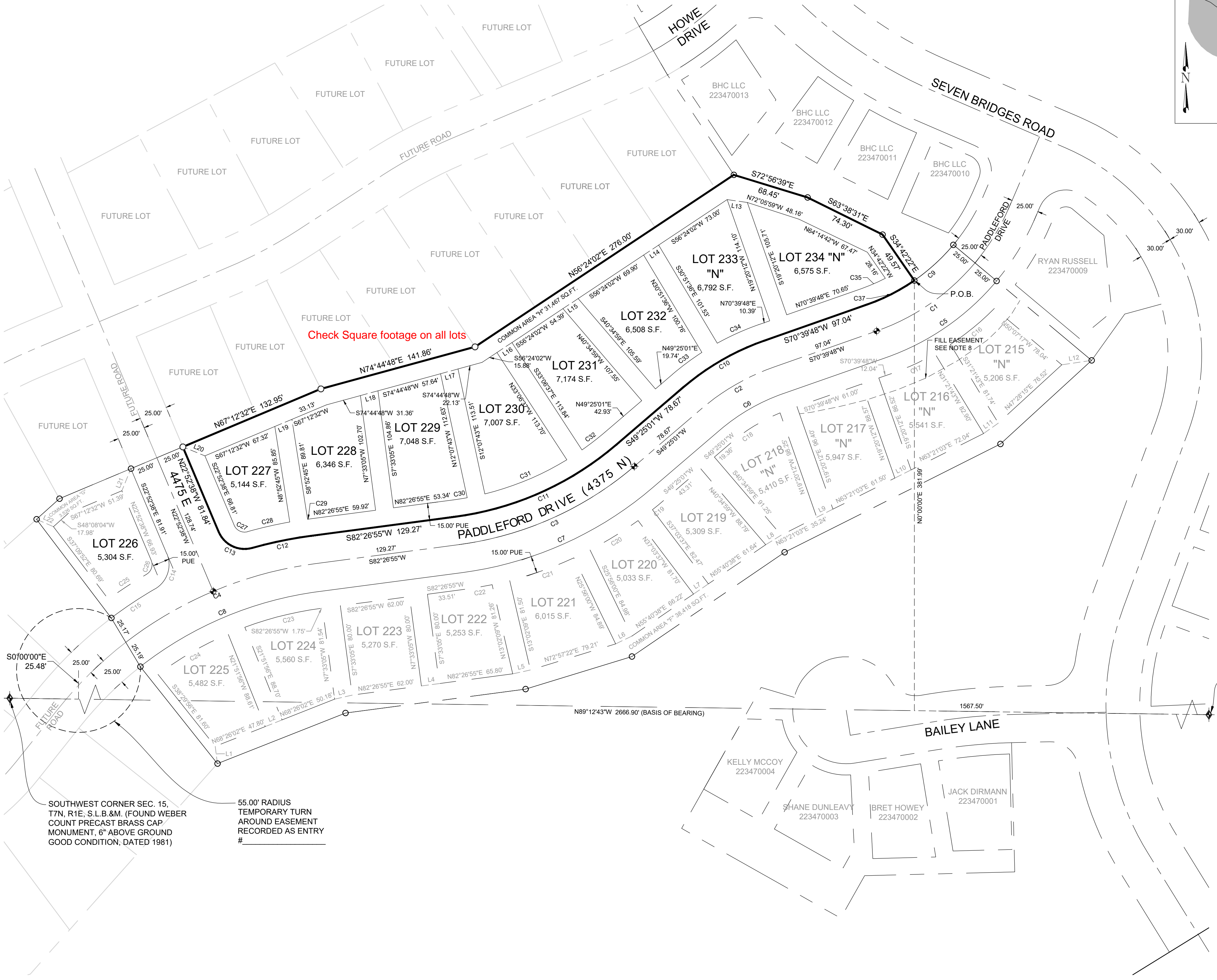
OWNER'S DEDICATION

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 2B

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 UPON, 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 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 SUBDIVISION 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.

THE BRIDGES HOLDING COMPANY, LLC
 SIGNED THIS _____ DAY OF _____ 2020.
 BY: JOHN L. LEWIS, MANAGING MEMBER



SOUTH QUARTER CORNER SEC. 15, T7N, R1E, S.L.B.&M. (FOUND WEBER COUNTY PRECAST BRASS CAP MONUMENT 3" ABOVE THE GROUND GOOD CONDITION, DATED 1987)

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	21.23	S67° 50' 03"E
L5	16.00	S77° 49' 22"W	L13	18.07	N81° 40' 13"W	L21	21.20	N22° 09' 57"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			

ADDRESS TABLE

LOT 215 "N"	4873 E
LOT 216 "N"	4865 E
LOT 217 "N"	4853 E
LOT 218 "N"	4843 E
LOT 219	4833 E
LOT 220	4825 E
LOT 221	4815 E
LOT 222	4805 E
LOT 223	4793 E
LOT 224	4781 E
LOT 225	4769 E
LOT 226	4760E, 4387 N
LOT 227	4778 E, 4386 N
LOT 228	4788 E
LOT 229	4800 E
LOT 230	4812 E
LOT 231	4824 E
LOT 232	4832 E
LOT 233 "N"	4842 E
LOT 234 "N"	4854 E

WEBER COUNTY SURVEYOR
 I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAN AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAN BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAN FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.
 SIGNED THIS _____ DAY OF _____, 2020.
 COUNTY SURVEYOR

WEBER COUNTY ATTORNEY
 I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAN AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.
 SIGNED THIS _____ DAY OF _____, 2020.
 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 _____, 2020.
 COUNTY ENGINEER

WEBER COUNTY COMMISSION ACCEPTANCE
 THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAN, 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 _____, 2020.
 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 _____, 2020.
 CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

ACKNOWLEDGEMENT

STATE OF UTAH)
 COUNTY OF WEBER)

On this _____ day of _____, 2020, 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.

 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 _____
 COUNTY RECORDER
 BY: _____

G

GARDNER ENGINEERING

CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING

5150 SOUTH 875 EAST EDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0666

R1201 - LEWIS HOMESTEAD BRIDGES, PHASE 2 - PARKSIDE SURVEYING/EDEN/PARKSIDE PHASE 2B PLAT.DWG

PARKSIDE P.R.U.D. PHASE 2B
 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
 JULY 2020

NOTES

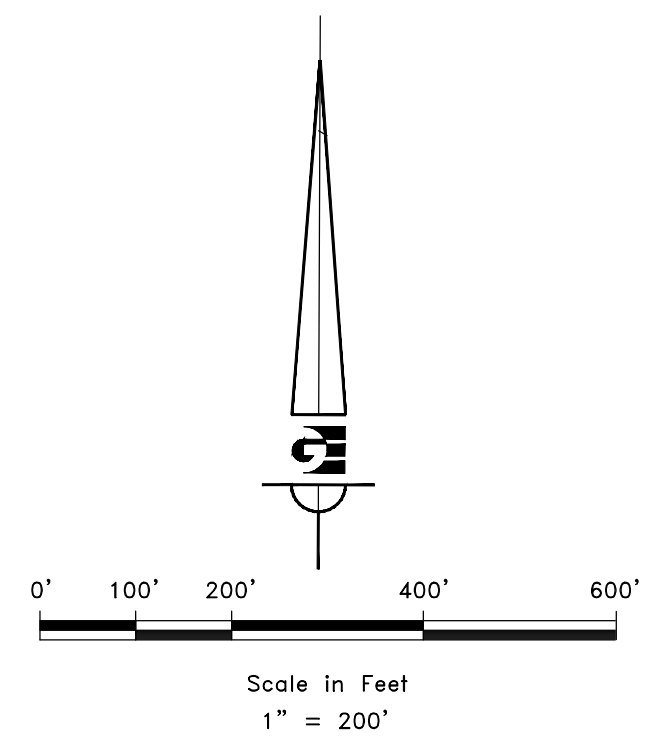
1. SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA MAP NO. 49057C0229F WITH AN EFFECTIVE DATE OF DECEMBER 16, 2005.
2. "N" DESIGNATION DESIGNATES THAT RESTRICTED LOTS MAY HAVE TO COMPLETE ADDITIONAL GEOLOGIC AND/OR GEOTECHNICAL 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, 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.
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
8. FILL EASEMENT WILL BE VACATED WHEN A CERTIFICATE OF OCCUPANCY IS GIVEN AND THE PROPERTY OWNER UNDERSTANDS THAT WITH THE DESIGN OF THE HOME WILL BE STRUCTURALLY HOLDING BACK THE FILL FOR THE ROADWAY, THIS SHOULD BE CONSIDERED FOR FOUNDATION DESIGN.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A QUANTITY (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 PADDLEFORD DRIVE WAS ESTABLISHED BY HONORING THE EXISTING DEDICATED PLATS CONTAINING AND ADJOINING PADDLEFORD DRIVE.

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	107.46	200.00	30°47'05"	S55° 16' 15"W	106.17
C2	74.16	200.00	21°14'47"	S60° 02' 24"W	73.74
C3	172.95	300.00	33°01'54"	S65° 55' 58"W	170.57
C4	183.70	350.00	30°04'22"	S67° 24' 44"W	181.60
C5	120.89	225.00	30°47'05"	S55° 16' 15"W	119.44
C6	64.89	175.00	21°14'47"	S60° 02' 24"W	64.52
C7	187.37	325.00	33°01'54"	S65° 55' 58"W	184.78
C8	173.59	325.00	30°36'13"	S67° 08' 49"W	171.54
C9	94.03	175.00	30°47'05"	N55° 16' 15"E	92.90
C10	83.43	225.00	21°14'47"	N60° 02' 24"E	82.96
C11	158.54	275.00	33°01'54"	N65° 55' 58"E	156.35
C12	53.31	375.00	8°08'43"	N78° 22' 34"E	53.27
C13	36.14	25.00	82°49'09"	S64° 17' 13"E	33.07
C14	36.14	25.00	82°49'09"	S18° 31' 56"W	33.07
C15	46.51	375.00	7°06'23"	S56° 23' 19"W	46.48
C16	50.56	240.00	12°04'09"	S50° 41' 36"W	50.46
C17	42.37	240.00	10°06'54"	S65° 36' 21"W	42.31
C18	51.33	160.00	18°22'49"	S58° 36' 26"W	51.11
C19	12.90	340.00	2°10'28"	S50° 30' 15"W	12.90
C20	50.03	340.00	8°25'50"	S58° 30' 11"W	49.98
C21	60.53	340.00	10°12'03"	S70° 30' 55"W	60.45
C22	24.55	340.00	4°08'11"	S80° 22' 50"W	24.54
C23	69.45	310.00	12°50'08"	S76° 01' 51"W	69.30
C24	72.04	310.00	13°18'54"	S59° 59' 53"W	71.88
C25	40.37	390.00	5°55'52"	N56° 58' 35"E	40.35
C26	14.45	10.00	82°49'09"	N18° 31' 56"E	13.23
C27	14.45	10.00	82°49'09"	S64° 17' 13"E	13.23
C28	38.40	390.00	5°38'31"	N77° 07' 28"E	38.39
C29	1.04	390.00	0°09'09"	N82° 22' 21"E	1.04
C30	12.77	260.00	2°48'51"	N81° 02' 30"E	12.77
C31	79.21	260.00	17°27'19"	N67° 22' 50"E	78.90
C32	25.91	260.00	5°42'34"	N52° 16' 18"E	25.90
C33	32.73	240.00	7°48'46"	N53° 19' 24"E	32.70
C34	40.27	240.00	9°36'47"	N65° 51' 24"E	40.22
C35	22.87	160.00	8°11'19"	N66° 34' 08"E	22.85
C37	46.94	175.00	15°22'10"	S62° 58' 43"W	46.80



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

16
21

16
21

15
22

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 2B

PARKSIDE P.R.U.D.
PHASE 2A

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 _____
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 COUNTY RECORDER
 BY: _____

R:\1201 - LEWIS HOMES\THE BRIDGES\PHASE 2 - PARKSIDE SURVEY\DWG\PARKSIDE PHASE 2B PLAT.DWG