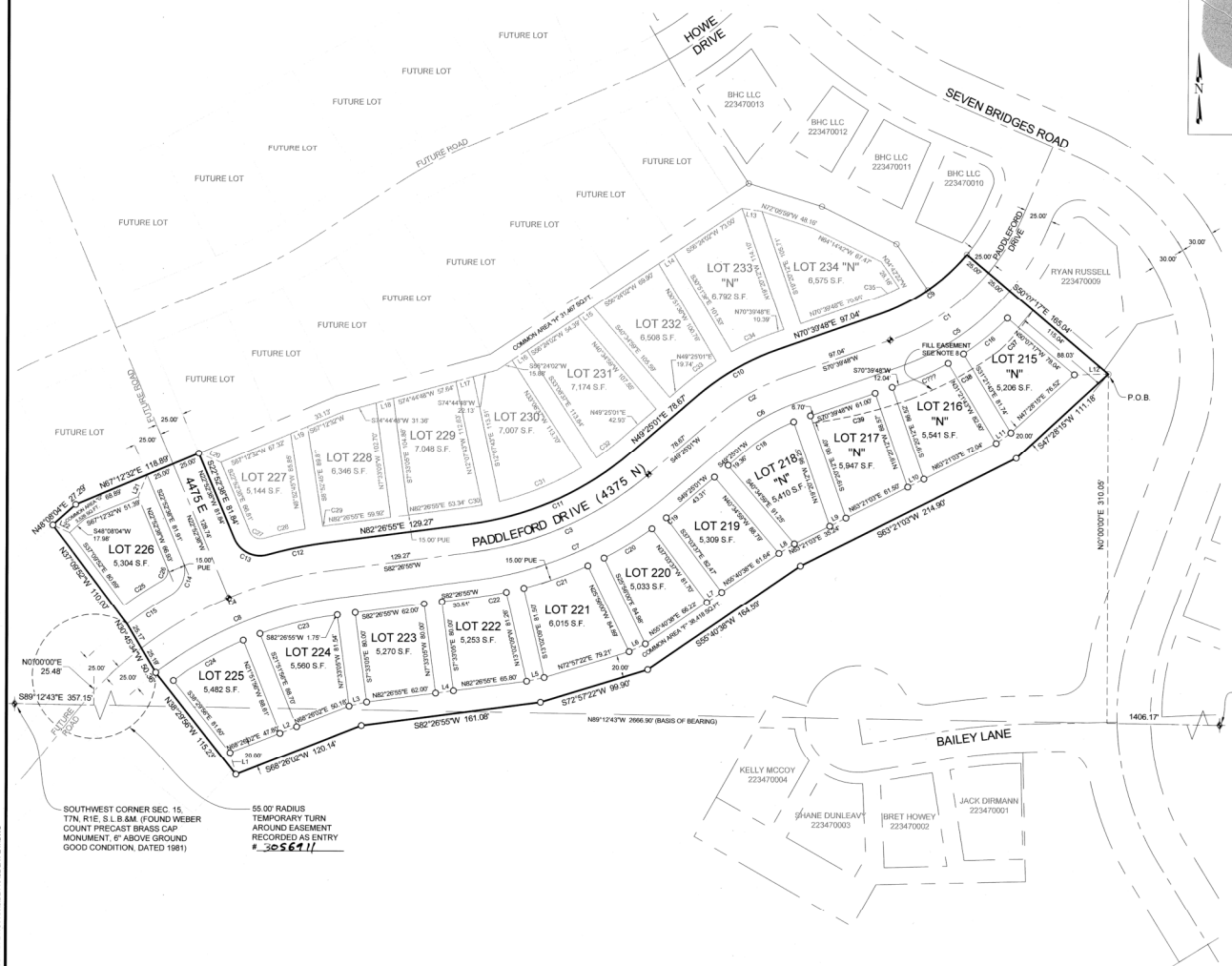
LL-L8

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

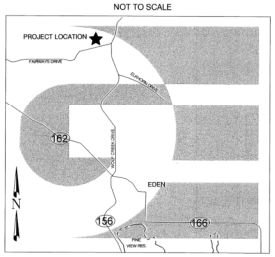
## A PLANNED RESIDENTIAL UNIT DEVELOPMENT LOCATED IN THE NORTHWEST QUARTER OF SECTION 22, AND THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH

MAY 2020




## VICINITY MAP

NOT TO SCALE




## 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 BEING LOCATED NORTH 89°12'43" WEST 1406.17 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER AND NORTH 00°00'00" EAST 310.05 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 15, RUNNING THENCE SOUTH 47°28'15" WEST 111.18 FEET; THENCE SOUTH 63°21'03" WEST 214.90 FEET; THENCE SOUTH 55°40'38" WEST 164.59 FEET; THENCE SOUTH 72°57'22" WEST 99.90 FEET; THENCE SOUTH 82°26'55" WEST 161.08 FEET; THENCE SOUTH 68°26'02" WEST 120.14 FEET; THENCE NORTH 38°29'56" WEST 115.23 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 118.89 FEET; THENCE SOUTH 22°52'28" EAST 81.84 FEET; THENCE ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT 36.14 FEET, HAVING A CENTRAL ANGLE OF 82°49'09", CHORD BEARS SOUTH 64°17'13" EAST 33.07 FEET; THENCE ALONG THE ARC OF A 375.00 FOOT RADIUS CURVE TO THE RIGHT 53.31 FEET, HAVING A CENTRAL ANGLE OF 08°08'43", CHORD BEARS NORTH 78°22'34" EAST 53.27 FEET; THENCE NORTH 82°26'55" EAST 129.27 FEET; THENCE ALONG THE ARC OF A 275.00 FOOT RADIUS CURVE TO THE LEFT 158.54 FEET, HAVING A CENTRAL ANGLE OF 33°01'54", CHORD BEARS NORTH 65°55'58" EAST 156.35 FEET; THENCE NORTH 49°25'01" EAST 78.67 FEET; THENCE ALONG THE ARC OF A 225.00 FOOT RADIUS CURVE TO THE RIGHT 83.43 FEET, HAVING A CENTRAL ANGLE OF 21°14'47", CHORD BEARS NORTH 60°02'24" EAST 82.96 FEET; THENCE NORTH 70°39'48" EAST 97.04 FEET; THENCE ALONG THE ARC OF A 175.00 FOOT RADIUS CURVE TO THE LEFT 94.03 FEET, HAVING A CENTRAL ANGLE OF 30°47'05", CHORD BEARS NORTH 55°16'15" EAST 92.90 FEET; THENCE SOUTH 50°07'17" EAST 165.04 FEET TO THE POINT OF BEGINNING.
CONTAINING 3.555 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 2A 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 12TH DAY OF MAY 2020.

PROFESSIONAL LAND SURVEYOR
8227228
Klint H. Whitney
STATE OF UTAH

KLINT H. WHITNEY, PLS NO. 8227228

0' 25' 50' 100' 150'
Scale in Feet
1" = 50'

## 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 PLAT AND NAME SAID TRACT:

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

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 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 HEREBY GRANT A FILL EASEMENT AS SHOWN TO THE WEBER COUNTY WHICH 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.

THE BRIDGES HOLDING COMPANY, LLC

SIGNED THIS 12 DAY OF MAY 2020.

BY: JOHN L. LEWIS, MANAGING MEMBER

| LINE TABLE | | |
|---|---|---|
| LINE # | LENGTH | BEARING |
| L1 | 20.13 | N15° 04' 50"W |
| L2 | 16.00 | S68° 26' 02"W |
| L3 | 16.07 | S76° 57' 46"W |
| L4 | 16.00 | S82° 26' 55"W |
| L5 | 16.00 | S77° 49' 22"W |
| L6 | 16.00 | S64° 23' 40"W |
| L7 | 16.02 | S55° 40' 38"W |
| L8 | 16.19 | S58° 08' 55"W |

| LINE TABLE | | |
|---|---|---|
| LINE # | LENGTH | BEARING |
| L9 | 16.13 | S63° 21' 03"W |
| L10 | 16.13 | S63° 21' 03"W |
| L11 | 16.04 | S54° 29' 50"W |
| L12 | 30.36 | S88° 40' 29"W |
| L13 | 18.07 | N81° 40' 13"W |
| L14 | 16.02 | N56° 24' 02"E |
| L15 | 16.12 | N56° 24' 02"E |
| L16 | 16.00 | N56° 24' 02"E |

| LINE TABLE | | |
|---|---|---|
| LINE # | LENGTH | BEARING |
| L17 | 16.02 | N74° 44' 48"E |
| L18 | 16.15 | N74° 44' 48"E |
| L19 | 16.48 | N67° 12' 32"E |
| L20 | 21.23 | S67° 50' 03"E |
| L21 | 21.20 | N22° 09' 57"E |
| L22 | 16.47 | N66° 13' 53"W |

SEE RECORD OF SURVEY # 6507

| 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 | 4842 E |
| LOT 234 "N" | 4854 E |

### 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 13 DAY OF MAY 2020.

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 19 DAY OF MAY 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 14TH DAY OF May 2020.

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 26TH DAY OF May 2020.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST: Richard T. Hyde, County Clerk/Auditor

### WEBER COUNTY PLANNING COMMISSION APPROVAL

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

SIGNED THIS 15 DAY OF MAY 2020.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

### ACKNOWLEDGEMENT

STATE OF UTAH )
§
COUNTY OF WEBER )

On this 12 day of May 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.

#709793
12-23-2023

NOTARY PUBLIC

STAMP

DEVELOPER:
BRIDGES OF WOLF CREEK DEVELOPMENT CORP.
3716 NORTH WOLF CREEK DRIVE
EDEN, UT 84310
801-400-1507

S1/2

GARDNER ENGINEERING
CIVIL · LAND PLANNING
MUNICIPAL · LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

COUNTY RECORDER

ENTRY NO. 3056912 FEE PAID $126.00
FILED FOR AND RECORDED 26-MAY-20
AT 3:19 PM IN BOOK 87 OF OFFICIAL RECORDS, PAGE 77478 RECORDED FOR BRIDGES HOLDING COMPANY LLC
ERNEST H. KILTS
COUNTY RECORDER
BY:

87-77

R:\1201 - LEWIS HOMES\THE BRIDGES_PHASE 2 - PARKSIDE\SURVEY\DWG\PARKSIDE PHASE 2A PLAT.DWG