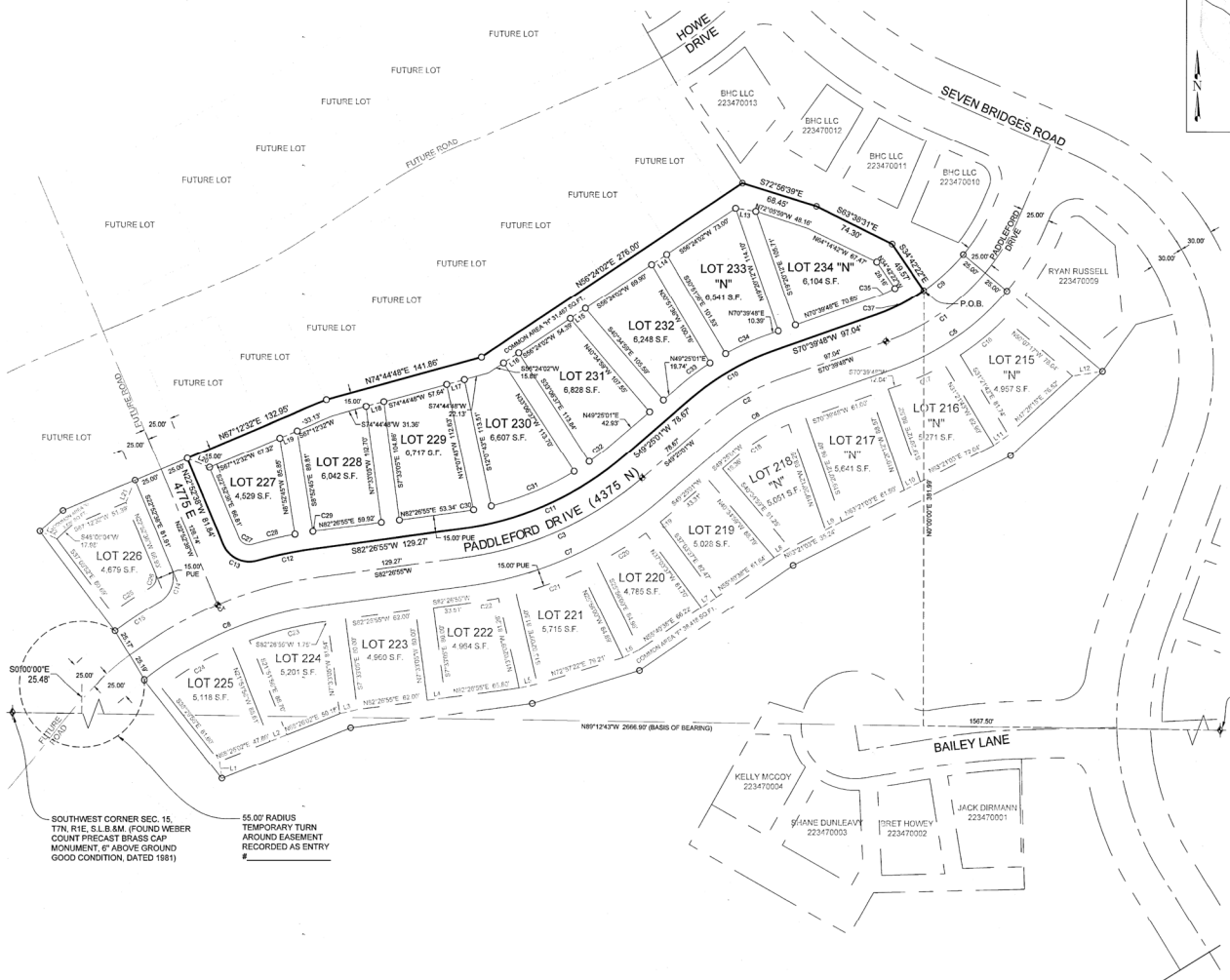
50-68

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

OCTOBER 2020



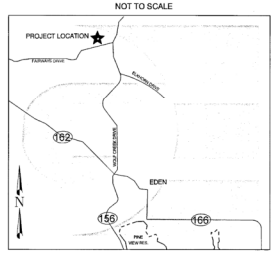
SOUTHWEST CORNER SEC. 15, T7N, R1E, S.L.B.&M. (FOUND WEBER COUNT PRECAST BRASS CAP MONUMENT, 6" ABOVE GROUND GOOD CONDITION, DATED 1981)

55.00' RADIUS TEMPORARY TURN AROUND EASEMENT RECORDED AS ENTRY #_____

SOUTH QUARTER CORNER SEC. 15, T7N, R1E, S.L.B.&M. (FOUND WEBER COUNTY PRECAST BRASS CAP MONUMENT 3" ABOVE THE GROUND GOOD CONDITION, DATED1987)

VICINITY MAP

NOT TO SCALE



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

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 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 62°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 83.43 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 156.54 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 35.14 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 PLAT, 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 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 14TH DAY OF OCTOBER 2020.

PROFESSIONAL LAND SURVEYOR
8227228
Klint H. Whitney
STATE OF UTAH

KLINT H. WHITNEY, PLS NO. 8227228

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 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 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.

THE BRIDGES HOLDING COMPANY, LLC
SIGNED THIS 14th DAY OF October 2020.
BY: JOHN L. LEWIS, MANAGING MEMBER

LINE TABLE		
LINE #	LENGTH	BEARING
L1	15.47	S7° 21' 55"E
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	26.77	S81° 32' 43"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

ADDRESS TABLE	
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

SEE RECORD OF SURVEY # 6651

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 16th DAY OF October 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 ___ 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 19th DAY OF October 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 27th DAY OF October 2020.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST: RICKY D. HATCH
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 22 DAY OF October 2020.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

ACKNOWLEDGEMENT

STATE OF UTAH)
§
COUNTY OF WEBER)

On this 14 day of Oct 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 #709793 exp. 12/23/2023

STAMP

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
5150 SOUTH 375 EAST OGDEN, UT
OFFICE 801.476.0202 FAX 801.476.0066

COUNTY RECORDER

ENTRY NO 3076349 FEE PAID $118.00
FILED FOR AND RECORDED 17-DEC-20
AT 11:31 AM IN BOOK 89 OF OFFICIAL
RECORDS, PAGE 05400 RECORDED
FOR BRIDGES HOLDING COMP
LEANN H. KILTS
COUNTY RECORDER
BY:

89-05

R:\2021-LEWIS HOMES\THE BRIDGES_PHASE 2 - PARKSIDE\SURVEY\DWG\PARKSIDE PHASE 2B PLAT.DWG