

Before a full review can be done on this submittal I have noticed a few items that need to be corrected such as basis of bearing need to show record vs measured. Basis of bearing does not match boundary description and narrative, along with Line L26 in Northeast private drive is not in line table. Subdivision boundary metes and bound description does not match or align with Mountain Side PRUD Subdivision This is a partial review there may be other redlines that have not been checked.

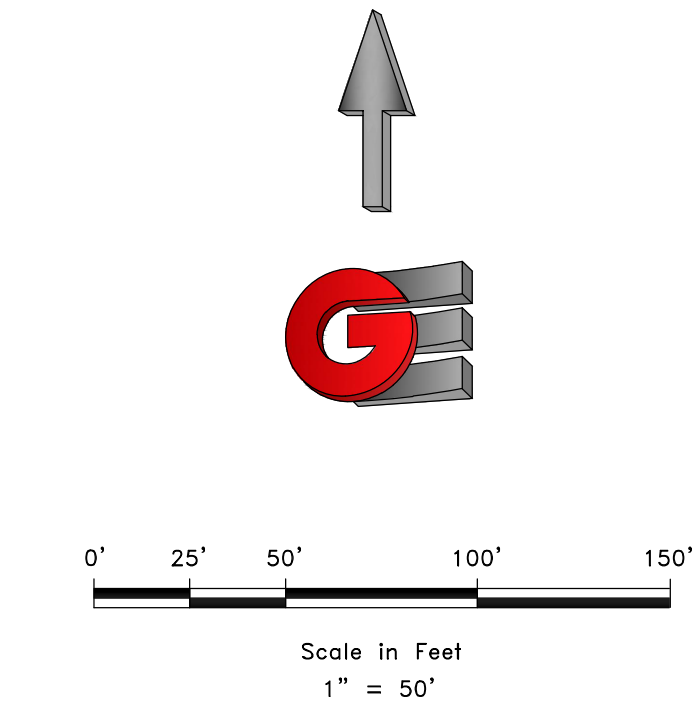
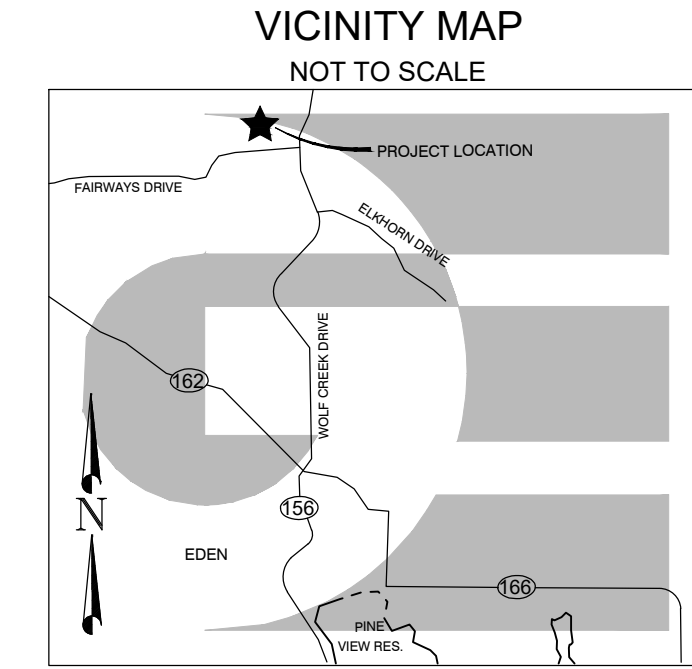
Please fix all comments listed and any others that may not be listed before submitting your next review.

# THE GROVE CABINS P.R.U.D. PHASE 1

LOCATED IN THE WEST HALF OF SECTION 15 AND THE EAST HALF OF SECTION 16,  
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,  
WEBER COUNTY, UTAH  
AUGUST 2023

NORTHWEST CORNER SECT 15, T7N, R1E, S.L.B.&M.  
(FOUND WEBER COUNTY 3" ALUMINUM CAP MONUMENT  
IN GOOD CONDITION, DATED 1989)

SOUTHWEST CORNER SECT 15, T7N, R1E, S.L.B.&M.  
(FOUND WEBER COUNTY BRASS CAP MONUMENT  
GOOD CONDITION 1981 0.5' ABOVE GROUND SURFACE)



- LEGEND**
- ◆ WEBER COUNTY MONUMENT AS NOTED
  - SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
  - FOUND REBAR AND CAP MARKED GARDNER ENGINEERING
  - SUBDIVISION BOUNDARY
  - LOT LINE
  - ADJACENT PARCEL
  - SECTION LINE
  - STREET CENTERLINE
  - ▨ FUTURE RIGHT-OF-WAY EASEMENT

- NOTES**
- THE APPROVED MINIMUM SINGLE FAMILY YARD SETBACKS ARE: 0' WITHIN BUILDABLE LOT AREAS AS SHOWN HEREON.
  - SUBJECT PROPERTY FALLS WITHIN FEMA "OTHER AREAS" PER FEMA MAP NO. 49057C0229F WITH AN EFFECTIVE DATE OF JUNE 2, 2015.
  - NIGHTLY RENTALS ARE ALLOWED.
  - MOUNTAINSIDE P.R.U.D. PHASE 1 IS LOCATED WITHIN A NATURAL HAZARDOUS AREA. A GEOTECHNICAL INVESTIGATION HAS BEEN PERFORMED BY GSH ENGINEERING JOB NUMBER 1681-08N-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.
  - ALL AREAS NOT WITHIN THE BOUNDARIES OF THE TWENTY TWO (22) 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.

## BOUNDARY DESCRIPTION

A PART OF THE WEST HALF OF SECTION 15 AND THE EAST HALF OF SECTION 16, TOWNSHIP 7 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER LOT 30, MOUNTAINSIDE PRUD PHASE 2, BEING LOCATED NORTH 02°03'41" EAST 2465.31 FEET ALONG THE WEST LINE OF SAID SECTION 15 AND NORTH 90°00'00" EAST 62.24 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 15; RUNNING THENCE ALONG THE NORTHERLY AND NORTHWESTERLY BOUNDARY OF SAID SUBDIVISION THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 50°57'03" WEST 150.14 FEET; (2) ALONG THE ARC OF A CURVE TO THE LEFT 49.69 FEET, HAVING A RADIUS OF 530.00 FEET, A CENTRAL ANGLE OF 5°22'18", AND WHICH CHORD BEARS NORTH 41°44'06" WEST 49.67 FEET; (3) SOUTH 46°15'21" WEST 60.57 FEET; (4) SOUTH 33°48'26" WEST 280.74 FEET ALONG SAID BOUNDARY AND ITS EXTENSION; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 103.62 FEET, HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 21°35'22", AND WHICH CHORD BEARS NORTH 66°59'15" WEST 103.01 FEET; THENCE NORTH 77°46'56" WEST 102.59 FEET; THENCE NORTH 8°09'16" EAST 115.58 FEET; THENCE ALONG THE ARC OF A 182.00 FOOT RADIUS CURVE TO THE LEFT 75.39 FEET, HAVING A CENTRAL ANGLE OF 23°44'01" WITH A CHORD BEARING SOUTH 81°52'10" WEST 74.85 FEET; THENCE NORTH 19°43'24" WEST 11.15 FEET; THENCE ALONG THE ARC OF A 5.39 RADIUS CURVE TO THE LEFT 9.85 FEET, HAVING A CENTRAL ANGLE OF 104°35'10" WITH A CHORD BEARING NORTH 57°22'43" WEST 8.53 FEET; THENCE ALONG THE ARC OF A 200.00 FOOT RADIUS CURVE TO THE LEFT 12.87 FEET, HAVING A CENTRAL ANGLE OF 3°41'16" WITH A CHORD BEARING SOUTH 66°41'22" WEST 12.87 FEET; THENCE SOUTH 60°05'52" WEST 60.00 FEET; THENCE NORTH 29°54'08" WEST 55.60 FEET; THENCE ALONG THE ARC OF A 180.00 FOOT RADIUS CURVE TO THE RIGHT 292.75 FEET, HAVING A CENTRAL ANGLE OF 93°11'09" WITH A CHORD BEARING NORTH 16°41'27" EAST 261.54 FEET; THENCE ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT 32.48 FEET, HAVING A CENTRAL ANGLE OF 74°26'14" WITH A CHORD BEARING NORTH 26°03'54" EAST 30.24 FEET; THENCE NORTH 11°09'13" WEST 56.03 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15 SOUTH 89°25'28" EAST 564.93 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 15; THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 16 SOUTH 88°46'07" EAST 66.79 FEET; THENCE SOUTH 11°19'51" WEST 187.02 FEET TO THE POINT OF BEGINNING. CONTAINING 257,052 SQ. FT. OR 5.901 AC. MORE OR LESS.

## 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, HEREFTER TO BE KNOWN AS THE GROVE CABINS P.R.U.D. PHASE 1 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 \_\_\_\_ DAY OF \_\_\_\_\_, 2023.



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:

### THE GROVE CABINS 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 THOROUGHFARES FOREVER, AND ALSO 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 ALSO GRANT DEDICATE AND CONVEY SAID PRIVATE DRIVE TO SAID OWNERS ASSOCIATION TO BE USED FOR RECREATIONAL PARKING AND OPEN SPACE PURPOSES 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 GRANT, DEDICATE AND CONVEY TO WEBER COUNTY LAND DESIGNATED AS FUTURE RIGHT-OF-WAY EASEMENT TO BE USED AS A EASEMENT FOR INGRESS AND EGRESS FOR POSSIBLE DEVELOPMENT LATER.

THE BRIDGES HOLDING COMPANY, LLC

SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

BY: JOHN L. LEWIS, MANAGING MEMBER

## ACKNOWLEDGEMENT

STATE OF UTAH )  
COUNTY OF WEBER )

On this \_\_\_\_ day of \_\_\_\_\_, 2023, 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 his duly sworn affidavit, 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.

STAMP NOTARY PUBLIC

DEVELOPER: BRIDGES OF WOLF CREEK DEVELOPMENT CORP. 3718 NORTH WOLF CREEK DRIVE EDEN, UT 84310 801-430-1507	<b>S1</b> <b>2</b>	COUNTY RECORDER ENTRY NO. _____ FEE PAID _____ FILED FOR AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____ RECORDED FOR _____ COUNTY RECORDER BY: _____
<b>GARDNER ENGINEERING</b> CIVIL & LAND PLANNING MUNICIPAL & LAND SURVEYING 5150 SOUTH 875 EAST EDEN, UT OFFICE: 801.476.0202 FAX: 801.476.0066		

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 \_\_\_\_\_, 2023.  
\_\_\_\_\_  
COUNTY SURVEYOR  
RECORD OF SURVEY # \_\_\_\_\_

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 \_\_\_\_\_, 2023.  
\_\_\_\_\_  
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 \_\_\_\_\_, 2023.  
\_\_\_\_\_  
COUNTY ENGINEER

WEBER COUNTY COMMISSION ACCEPTANCE  
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH.  
SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.  
CHAIRMAN, WEBER COUNTY COMMISSION  
ATTEST: \_\_\_\_\_  
NAME/TITLE

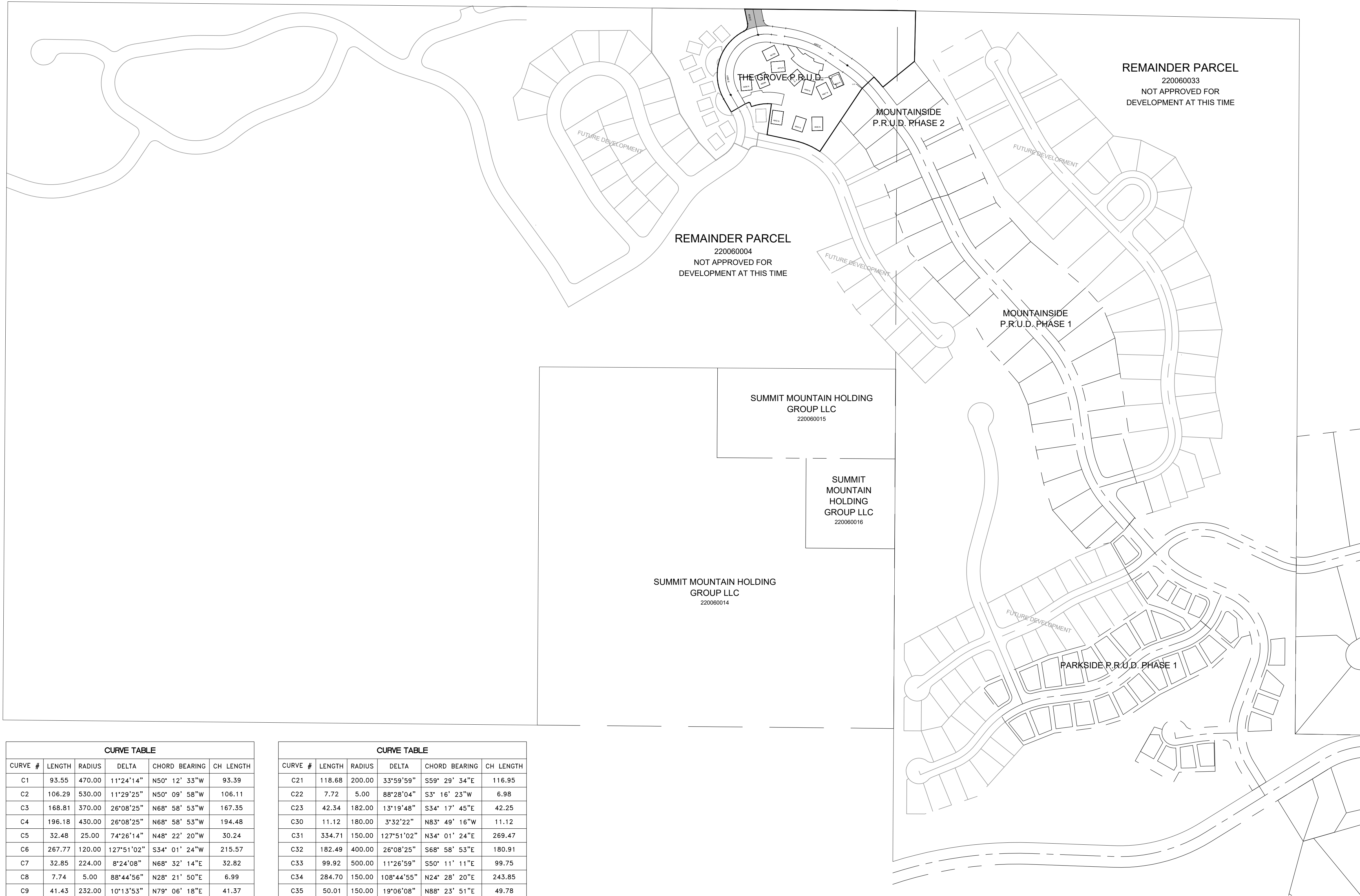
WEBER COUNTY PLANNING COMMISSION APPROVAL  
THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.  
SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.  
CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

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.  
SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.  
DIRECTOR WEBER-MORGAN HEALTH DEPT.

## NARRATIVE

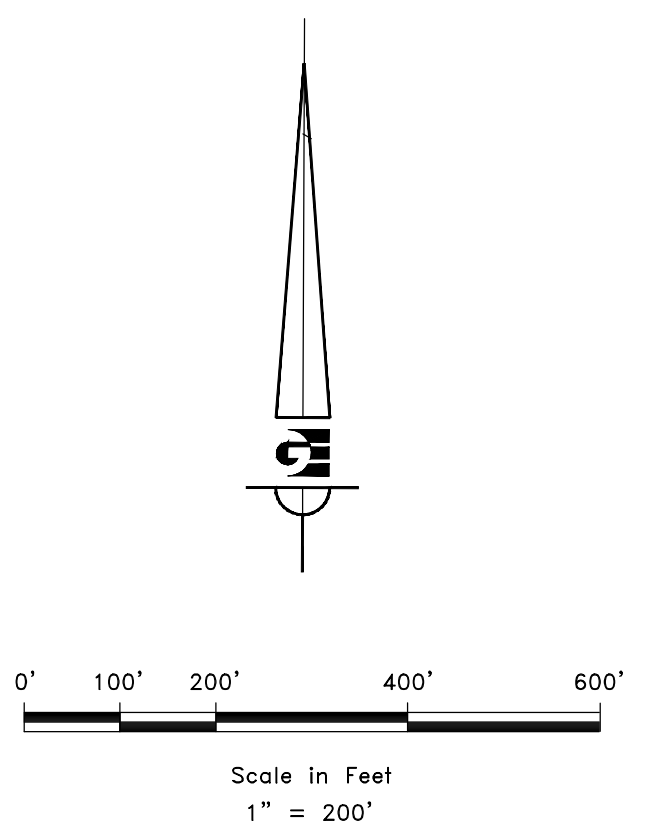
THE PURPOSE OF THIS SURVEY WAS TO CREATE A ELEVEN (11) LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY LEWIS HOMES. THE BASIS OF BEARING IS THE WEST LINE OF SECTION 15, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 00°20'34" EAST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. VESTING DEED RECORDED AS ENTRY NUMBER 2769049, DEDICATED PLATS OF SUBDIVISION WITHIN SAID SECTION 15 AND SURROUNDING SECTIONS, RECORDED SURVEYS WITHIN SAID SECTION 15 AND SURROUNDING SECTIONS WERE USED TO DETERMINE BOUNDARY LOCATION. RECORD OF SURVEY NUMBER 4424 WAS USED TO ESTABLISH THE NORTH BOUNDARY LINE.

**THE GROVE CABINS P.R.U.D.**  
 LOCATED IN THE WEST HALF OF SECTION 15 AND THE EAST HALF OF SECTION 16,  
 TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,  
 WEBER COUNTY, UTAH  
 AUGUST 2023



LINE TABLE		
LINE #	LENGTH	BEARING
L1	75.73	N55° 54' 40"W
L2	75.73	N55° 54' 40"W
L3	49.03	N82° 03' 05"W
L4	49.03	N82° 03' 05"W
L5	43.57	N11° 09' 13"W
L6	55.60	S29° 54' 08"E
L7	24.07	N29° 54' 08"W
L8	3.05	N16° 00' 38"W
L9	3.05	S5° 46' 45"E
L10	42.01	S14° 00' 08"W
L11	43.54	N19° 14' 20"E
L12	40.23	S70° 12' 39"E
L13	36.64	N81° 09' 11"E
L14	78.01	N8° 07' 37"E
L15	68.05	N78° 28' 00"W
L16	22.57	S21° 23' 22"W
L17	41.93	N67° 39' 15"W
L18	33.46	N49° 48' 15"W
L19	24.81	N15° 32' 10"W
L20	15.01	N77° 32' 31"W
L21	25.90	N84° 45' 32"W
L22	14.18	S87° 58' 11"W
L23	50.72	S9° 46' 57"W
L31	15.02	S13° 30' 27"W
L32	7.85	N78° 39' 27"W

LINE TABLE		
LINE #	LENGTH	BEARING
L33	24.00	S10° 06' 25"W
L34	2.92	S24° 43' 52"W
L35	2.92	N40° 00' 36"E
L36	17.74	S54° 14' 39"E



**LEGEND**

- SUBDIVISION BOUNDARY
- - - STREET CENTERLINE
- - - ADJACENT PARCEL
- - - SECTION LINE

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CH LENGTH
C1	93.55	470.00	11°24'14"	N50° 12' 33"W	93.39
C2	106.29	530.00	11°29'25"	N50° 09' 58"W	106.11
C3	168.81	370.00	26°08'25"	N68° 58' 53"W	167.35
C4	196.18	430.00	26°08'25"	N68° 58' 53"W	194.48
C5	32.48	25.00	74°26'14"	N48° 22' 20"W	30.24
C6	267.77	120.00	127°51'02"	S34° 01' 24"W	215.57
C7	32.85	224.00	8°24'08"	N68° 32' 14"E	32.82
C8	7.74	5.00	88°44'56"	N28° 21' 50"E	6.99
C9	41.43	232.00	10°13'53"	N79° 06' 18"E	41.37
C10	7.74	5.00	88°44'56"	S50° 09' 13"E	6.99
C11	77.45	224.00	19°48'34"	S84° 37' 24"E	77.06
C12	113.00	182.00	35°34'26"	S87° 47' 22"W	111.19
C13	14.38	370.00	2°13'36"	S80° 56' 17"E	14.38
C14	33.49	370.00	5°11'11"	S77° 13' 53"E	33.48
C15	34.73	158.00	12°35'33"	S41° 49' 15"E	34.66
C16	8.02	5.00	91°52'22"	N85° 56' 47"E	7.19
C17	40.00	150.00	15°16'44"	S57° 37' 46"E	39.88
C18	8.02	5.00	91°52'22"	S21° 12' 18"E	7.19
C19	35.16	158.00	12°45'06"	S73° 31' 02"E	35.09
C20	4.66	3.00	89°04'15"	S58° 02' 34"W	4.21

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CH LENGTH
C21	118.68	200.00	33°59'59"	S59° 29' 34"E	116.95
C22	7.72	5.00	88°28'04"	S3° 16' 23"W	6.98
C23	42.34	182.00	13°19'48"	S34° 17' 45"E	42.25
C30	11.12	180.00	3°32'22"	N83° 49' 16"W	11.12
C31	334.71	150.00	127°51'02"	N34° 01' 24"E	269.47
C32	182.49	400.00	26°08'25"	S68° 58' 53"E	180.91
C33	99.92	500.00	11°26'59"	S50° 11' 11"E	99.75
C34	284.70	150.00	108°44'55"	N24° 28' 20"E	243.85
C35	50.01	150.00	19°06'08"	N88° 23' 51"E	49.78
C36	97.78	180.00	31°07'31"	N78° 50' 47"E	96.59

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. _____ FEE PAID _____ FILED FOR AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____ RECORDED FOR _____ COUNTY RECORDER BY: _____
	CIVIL • LAND PLANNING MUNICIPAL • LAND SURVEYING 5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801.476.0202 FAX: 801.476.0666	

R:\1201 - LEWIS HOMES\THE BRIDGES OF WOLF CREEK CABINS PHASE 1\10-25-23.DWG