

PARKSIDE P.R.U.D. PHASE 4A
A PLANNED RESIDENTIAL UNIT DEVELOPMENT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, THE SOUTHEAST QUARTER OF SECTION 16,
AND THE NORTHWEST QUARTER OF SECTION 22
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH
OCTOBER 2025

| CURVE TABLE | | | | | |
|-------------|--------|--------|--------|---------------|--------------|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD LENGTH |
| C1 | 20.24 | 25.00 | 46.40 | S29° 56' 01"W | 19.70 |
| C2 | 226.16 | 47.50 | 272.79 | N36° 52' 04"W | 65.52 |
| C3 | 20.24 | 25.00 | 46.40 | N76° 19' 51"E | 19.70 |
| C4 | 75.11 | 425.00 | 10.13 | N58° 11' 43"E | 75.01 |
| C5 | 9.83 | 47.50 | 11.86 | S12° 39' 50"W | 9.81 |
| C6 | 43.66 | 47.50 | 52.67 | S44° 55' 34"W | 42.14 |
| C7 | 58.21 | 47.50 | 70.21 | N73° 38' 08"W | 54.63 |
| C8 | 66.80 | 47.50 | 80.58 | N1° 45' 25"E | 61.43 |
| C9 | 47.66 | 47.50 | 57.48 | N70° 47' 13"E | 45.68 |
| C10 | 8.78 | 25.00 | 20.12 | N89° 28' 15"E | 8.73 |
| C11 | 11.47 | 25.00 | 26.28 | N66° 16' 20"E | 11.37 |
| C12 | 12.52 | 425.00 | 1.69 | N53° 58' 34"E | 12.52 |
| C13 | 62.59 | 425.00 | 8.44 | N59° 02' 21"E | 62.53 |

BRIDGES HOLDING
COMPANY LLC
220060055

BRIDGES HOLDING
COMPANY LLC
220060045

BRIDGES HOLDING
COMPANY PHASE 3 LLC
224180009

LOT 261
7,809 SQ. FT.
4732 EAST

LOT 251
8,404 SQ. FT.
4724 EAST

LOT 252
9,356 SQ. FT.
4716 EAST

LOT 253
9,270 SQ. FT.
4708 EAST

LOT 254
27,597 SQ. FT.
4702 EAST

BRIDGES HOLDING
COMPANY LLC
220060045

LOT 257
8,010 SQ. FT.
4719 EAST

LOT 255
7,106 SQ. FT.
4707 EAST

LOT 256
9,024 SQ. FT.
4713 EAST

BRIDGES HOLDING
COMPANY LLC
220170023

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 ____, 2025.

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 ____, 2025.

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 ____, 2025.

COUNTY ENGINEER

WOLF CREEK WATER AND SEWER
IMPROVEMENT DISTRICT

APPROVED BY WOLF CREEK WATER AND SEWER IMPROVEMENT DISTRICT ON

THE ____ DAY OF ____, 20__

MANAGER: ROB THOMAS

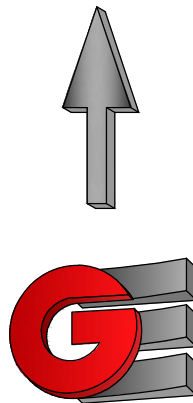
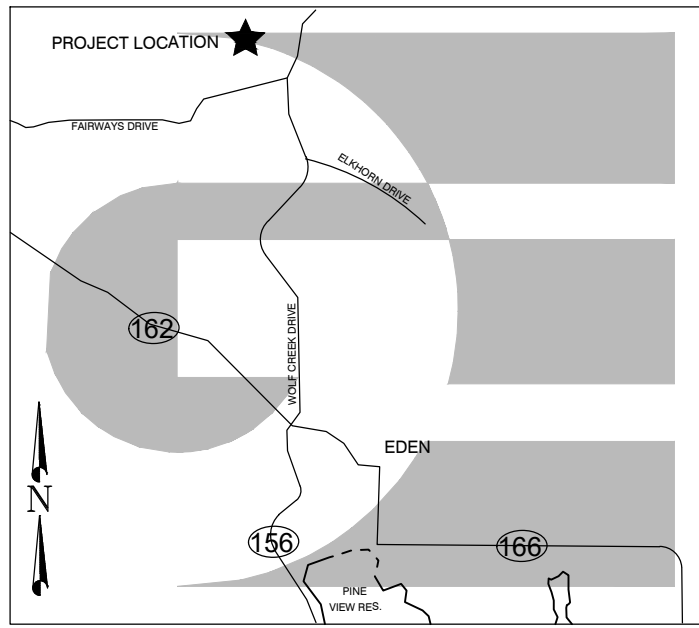
WEBER COUNTY PLANNING
COMMISSION APPROVAL

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

SIGNED THIS ____ DAY OF ____, 2025.

CHAIRMAN, WEBER COUNTY PLANNING
COMMISSION

VICINITY MAP



0' 15' 30' 60' 90'

Scale in Feet

1" = 30'

LEGEND

◆ WEBER COUNTY MONUMENT AS NOTED

○ SET 24" REBAR AND CAP
MARKED GARDNER ENGINEERING

— SUBDIVISION BOUNDARY

— LOT LINE

--- ADJACENT PARCEL

--- SECTION LINE

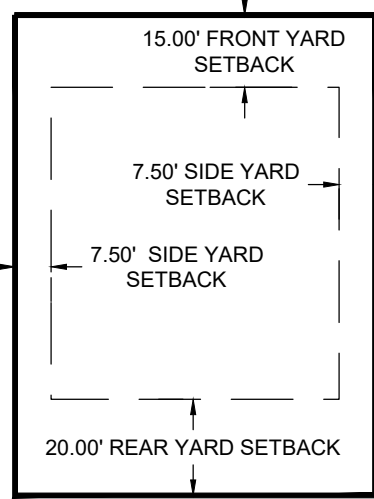
--- EASEMENT

— X — EXISTING FENCE LINE

--- SETBACK LINE

◆ CENTERLINE MONUMENT TO BE INSTALLED

TYPICAL BUILDABLE AREA UNLESS
DIMENSIONED OTHERWISE



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NOTES

- 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.
- REBAR AND CAP TO BE SET AT REAR LOT CORNERS. CURB NAIL TO BE SET IN CURB AT FRONT PROPERTY LINE EXTENSION.
- ALL AREAS NOT WITHIN THE BOUNDARIES OF THE NINE (9) NUMBERED LOTS ARE COMMON AREAS AND FACILITIES. 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.
- NIGHTLY RENTALS ARE ALLOWED
- THE APPROVED MINIMUM SINGLE FAMILY BUILDING SETBACKS ARE:
FRONT - 15.00 FEET
REAR - 20.00 FEET
SIDE FACING STREET - 15.00 FEET
SIDE - 7.5 FEET
- ALL PUBLIC UTILITY EASEMENTS (P.U.E.) ARE 10.00' UNLESS DIMENSIONED OTHERWISE.

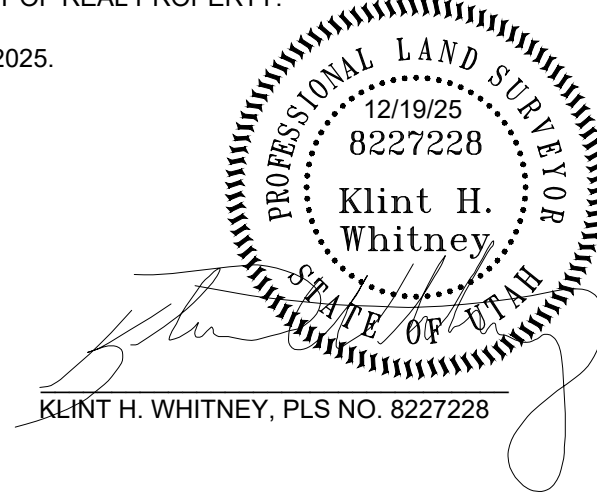
BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 15, THE SOUTHEAST QUARTER OF SECTION 16, AND THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT BEING LOCATED SOUTH 89°12'43" EAST 9.91 FEET ALONG THE SOUTH SECTION LINE OF SAID SOUTHWEST QUARTER SECTION AND SOUTH 00°00'00" EAST 8.08 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 15; RUNNING THENCE NORTH 52°34'12" WEST 95.07 FEET; THENCE NORTH 16°29'29" WEST 103.14 FEET; THENCE NORTH 10°01'57" EAST 104.22 FEET; THENCE NORTH 62°00'06" EAST 346.44 FEET; THENCE SOUTH 27°14'54" EAST 110.01 FEET; THENCE SOUTH 11°03'26" EAST 52.21 FEET; THENCE ALONG THE ARC OF A 375.00 FOOT RADIUS CURVE TO THE LEFT 52.16 FEET WITH AN INTERNAL ANGLE OF 07°58'09" AND A CHORD BEARING SOUTH 57°07'00" WEST 52.12 FEET; THENCE SOUTH 53°07'56" WEST 88.36 FEET; THENCE SOUTH 36°52'04" EAST 120.55 FEET; THENCE SOUTH 41°29'50" WEST 106.24 FEET; THENCE SOUTH 77°52'49" WEST 76.80 FEET; THENCE NORTH 89°39'28" WEST 92.05 FEET TO THE POINT OF BEGINNING. CONTAINING 103,588 SQUARE FEET OR 2.378 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 4A IN ACCORDANCE WITH SECTION 17-73-504 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 ____ 19TH ____ DAY OF ____ DECEMBER ____, 2025.



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 4A

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.

BRIDGES HOLDING COMPANY, LLC

SIGNED THIS ____ DAY OF ____, 2025.

BY: JOHN L. LEWIS, MANAGING MEMBER

ACKNOWLEDGEMENT

STATE OF UTAH)

COUNTY OF WEBER)

On this ____ day of ____, 2025, 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 is the MANAGING MEMBER OF THE BRIDGES HOLDING COMPANY, LLC, and that said document was signed by him 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

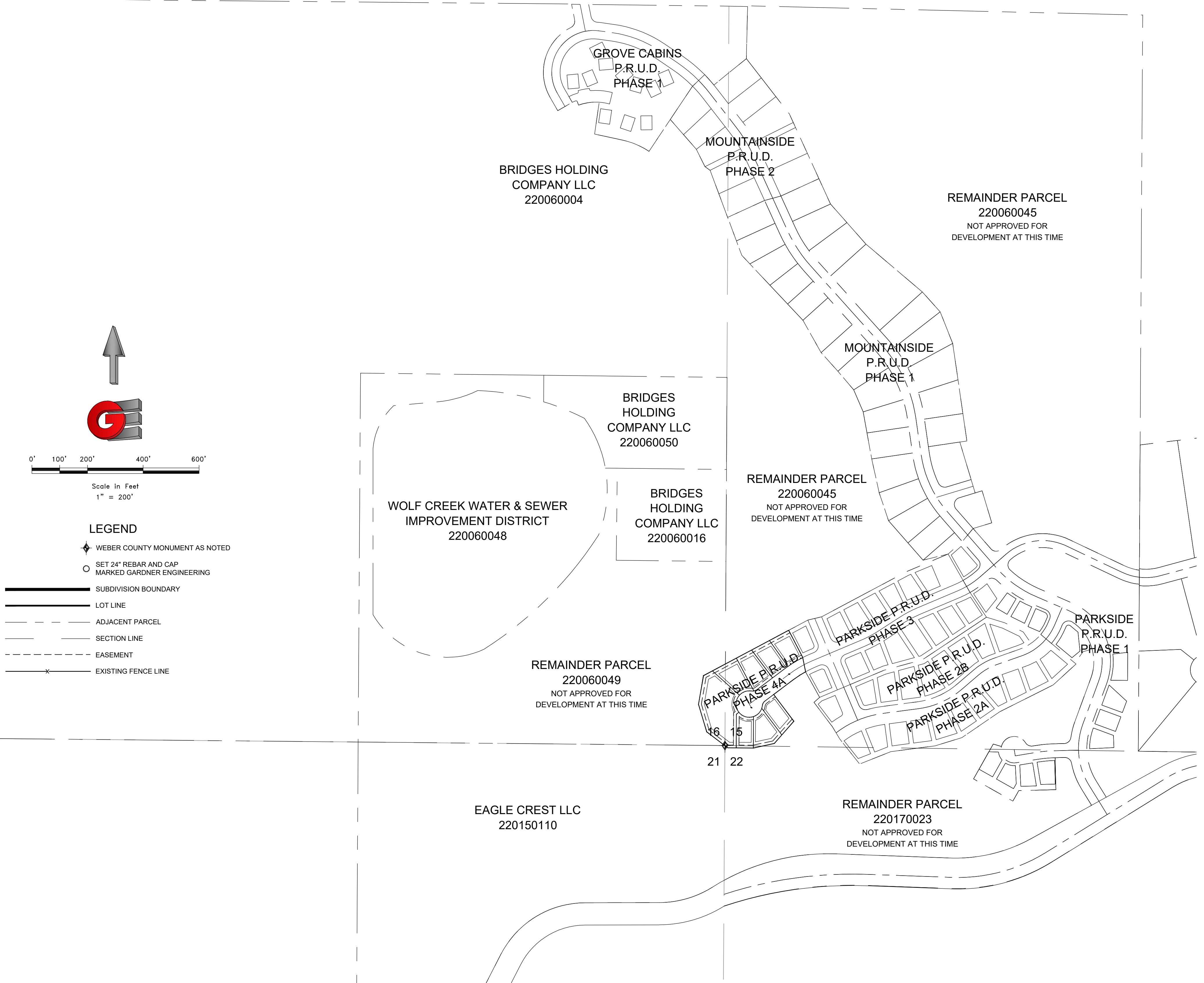
NOTARY PUBLIC

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY LEWIS HOMES. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON 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.

| | | |
|--|---------|--|
| DEVELOPER: BRIDGES OF WOLF CREEK DEVELOPMENT CORP. 3718 NORTH WOLF CREEK DRIVE EDEN, UTAH 801-430-1507 | S1 1 | COUNTY RECORDER ENTRY NO. _____ FEE PAID _____ FILED FOR AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL _____ RECORDS, PAGE _____ RECORDED _____ FOR _____ COUNTY RECORDER _____ BY: _____ |
| GARDNER ENGINEERING CIVIL • LAND PLANNING MUNICIPAL • LAND SURVEYING 1580 W 2100S, WEST HAVEN, UT 84401 P 801.476.0202 F 801.476.0066 | | |

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|--|-----------------------|------------------------------------|--|
| 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: _____ | | | |

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

R:\2021 - LEWIS VONESTHE BRIDGES\1. PARKSIDE SURVEY\DWG\PARKSIDE PH4A PLAT.DWG