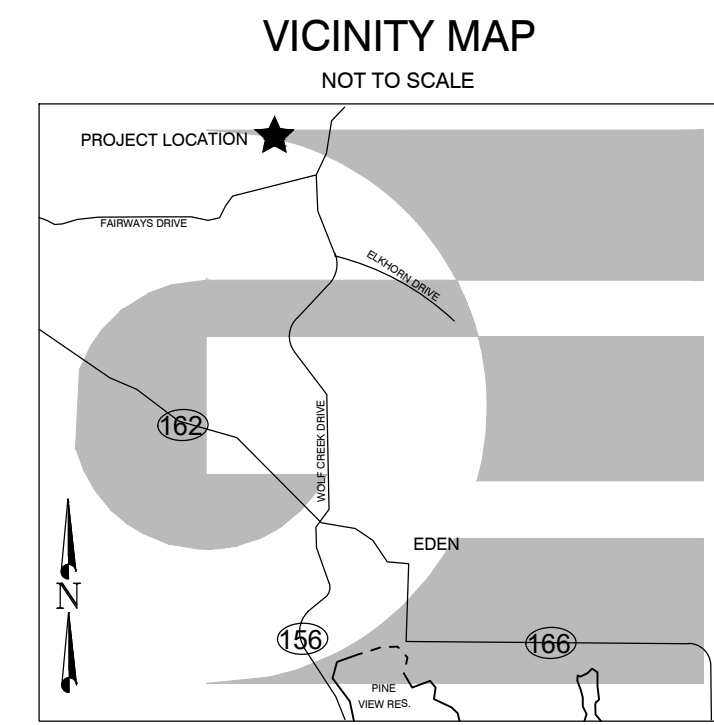


PARKSIDE P.R.U.D. PHASE 4B
A PLANNED RESIDENTIAL UNIT DEVELOPMENT
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15,
 TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
 WEBER COUNTY, UTAH
 OCTOBER 2025



BOUNDARY DESCRIPTION

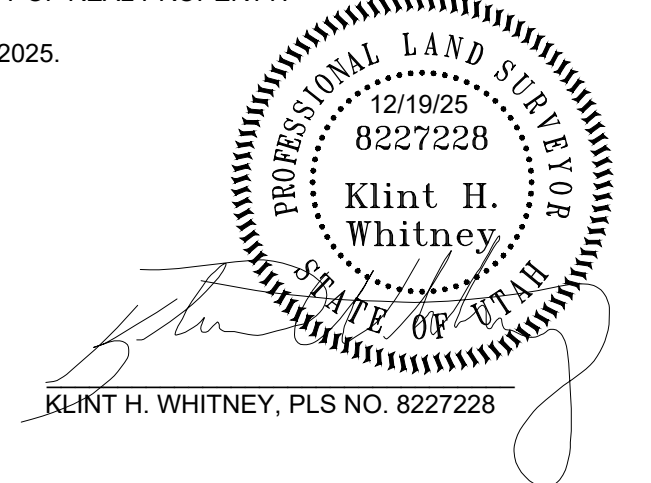
A PART OF THE SOUTHWEST QUARTER OF SECTION 15, THE SOUTHEAST QUARTER OF SECTION 16, AND THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING LOCATED SOUTH 89°12'43" EAST 247.46 FEET ALONG THE SOUTH SECTION LINE OF SAID SOUTHWEST QUARTER SECTION AND NORTH 00°00'00" EAST 90.34 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 15; RUNNING THENCE NORTH 36°52'04" WEST 120.55 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF HOWE DRIVE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) NORTH 53°07'56" EAST 88.86 FEET; (2) ALONG THE ARC OF A 375.00 FOOT RADIUS CURVE TO THE LEFT 61.54 FEET, HAVING A CENTRAL ANGLE OF 07°53'08"; CHORD BEARS NORTH 57°07'00" EAST 52.12 FEET; THENCE SOUTH 28°52'40" EAST 104.61 FEET; THENCE SOUTH 48°07'00" WEST 27.25 FEET; THENCE SOUTH 37°09'52" EAST 110.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF PADDLEFOOT DRIVE; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE ALONG THE ARC OF A 375.00 FOOT RADIUS CURVE TO THE LEFT 61.54 FEET, HAVING A CENTRAL ANGLE OF 09°24'09"; CHORD BEARS SOUTH 48°08'04" WEST 61.47 FEET; THENCE NORTH 46°34'01" WEST 110.00 FEET; THENCE SOUTH 41°29'50" WEST 19.87 FEET TO THE POINT OF BEGINNING. CONTAINING 0.519 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 UTAH DEPARTMENT OF HERITAGE AND ARTS, I HAVE BEEN AUTHORIZED TO SUBDIVIDE THE LANDS AND INTERESTS SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS PARKSIDE P.R.U.D. PHASE 4B 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 DEFINE THE BOUNDARIES OF THE PROPERTY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LATEST EASE CODE; AND THAT THE INFORMATION SHOWN HEREON HAS BEEN THOROUGHLY AND ACCURATELY ESTABLISHED BY THE LAND SURVEYOR 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:

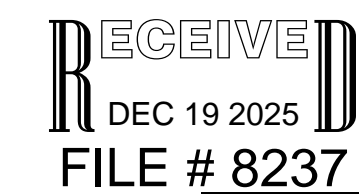
PARKSIDE P.R.U.D. PHASE 4B

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

NOTES

1. SUBJECT PROPERTY FALLS WITHIN FLOOD 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. REBAR AND CAP TO BE SET AT REAR LOT CORNERS. CURB NAIL TO BE SET IN CURB AT FRONT PROPERTY LINE EXTENSION.
3. 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.
4. NIGHTLY RENTALS ARE ALLOWED
5. 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
6. ALL PUBLIC UTILITY EASEMENTS (P.U.E.) ARE 10.00' UNLESS DIMENSIONED OTHERWISE.

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.

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

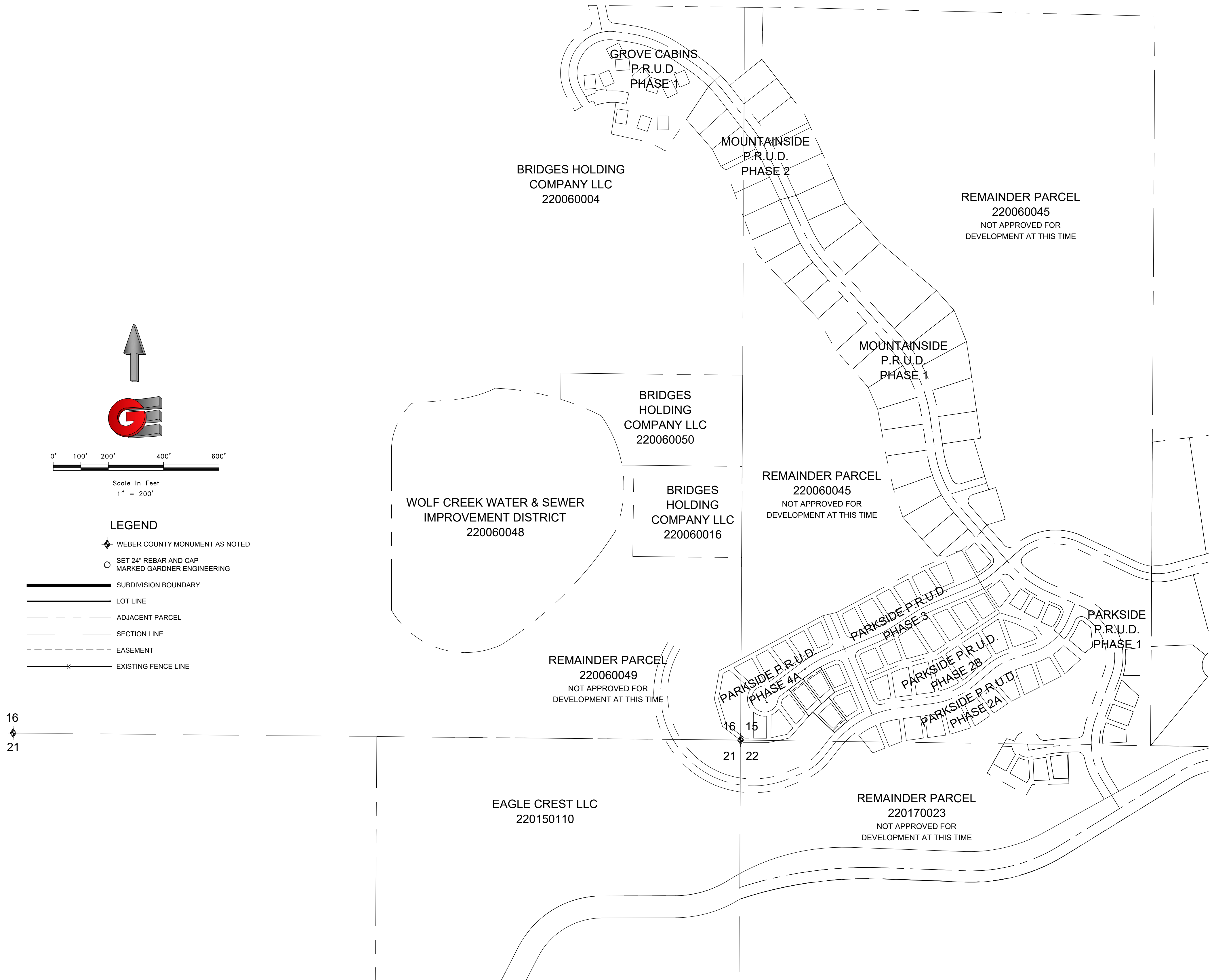
SIGNED THIS DAY OF , 2025.

CHAIRMAN, WEBER COUNTY PLANNING
COMMISSION

\\1201 - LEWIS HOMES\THE BRIDGES\ PHASE 4 - PARKSIDE\SURVEY\DWG\PARKSIDE PH4B PLAT V3.DWG

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

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



RECEIVED
DEC 19 2025
FILE # 8237

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