

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

BRIDGES HOLDING
 COMPANY
 220060045

BRIDGES HOLDING
 COMPANY
 220060055

SOUTHWEST CORNER
 SEC.15 T7N R1E SLB&M
 EAGLE CREST LLC
 220150114

BRIDGES HOLDING
 COMPANY
 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 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.

WEBER COUNTY ATTORNEY
 I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN MY OPINION THEY CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.
 SIGNED THIS ____ DAY OF _____. 2025.

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.
 THE ____ DAY OF _____. 20____

WOLF CREEK WATER AND SEWER IMPROVEMENT DISTRICT
 APPROVED BY WOLF CREEK WATER AND SEWER IMPROVEMENT DISTRICT ON
 MANAGER: ROB THOMAS
 SIGNED THIS ____ DAY OF _____. 2025.

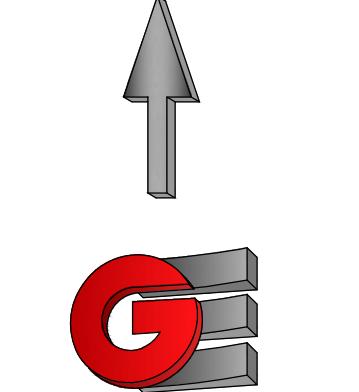
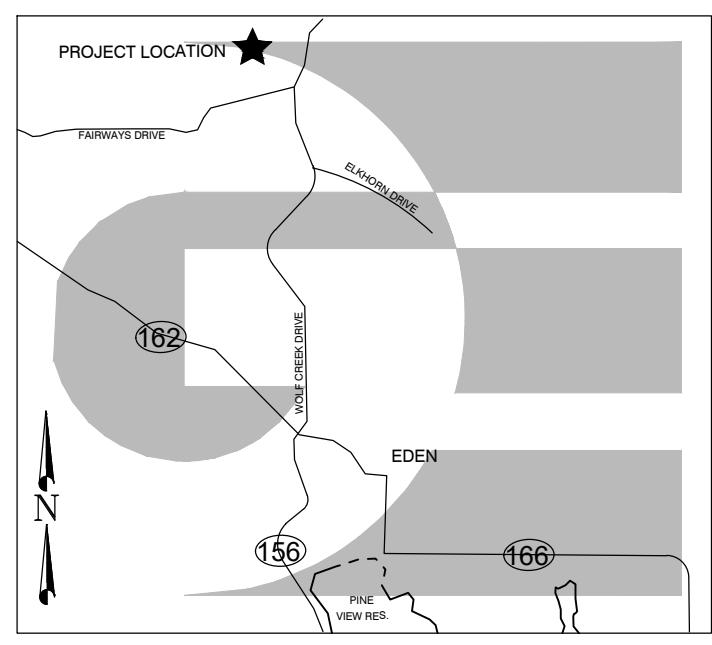
WEBER COUNTY PLANNING COMMISSION APPROVAL
 THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.
 CHAIRMAN, WEBER COUNTY PLANNING COMMISSION
 SIGNED THIS ____ DAY OF _____. 2025.

COUNTY SURVEYOR

COUNTY ATTORNEY

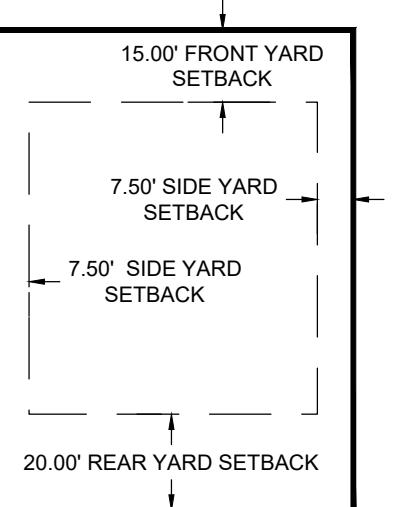
COUNTY ENGINEER

VICINITY MAP



0' 15' 30' 60' 90'
 Scale in Feet
 1" = 30'

TYPICAL BUILDABLE AREA UNLESS DIMENSIONED OTHERWISE

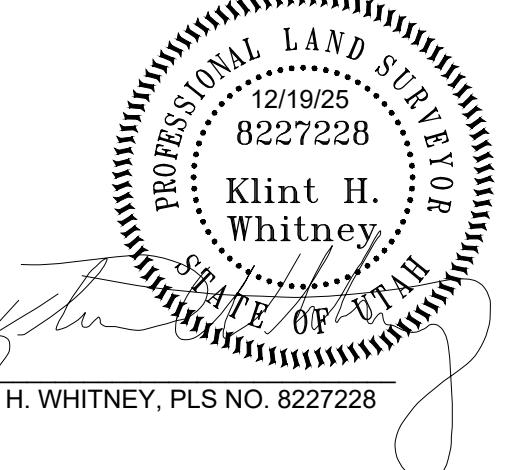


LEGEND

- ◆ WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- EASEMENT
- EXISTING FENCE LINE
- X SIDE YARD SETBACK (LOT 258 ONLY)
- ◆ CENTERLINE MONUMENT TO BE INSTALLED

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 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 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.



SURVEYOR'S CERTIFICATE

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

RECEIVED
 DEC 19 2025
 FILE # 8237

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	52.16	375.00	7°58'09"	N57° 07' 00"E	52.12
C2	61.54	375.00	9°24'09"	S48° 08' 04"W	61.47

**SOUTH QUARTER CORNER
 SEC.15 T7N R1E SLB&M**

NOTES

1. 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.
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.

STAMP

NOTARY PUBLIC

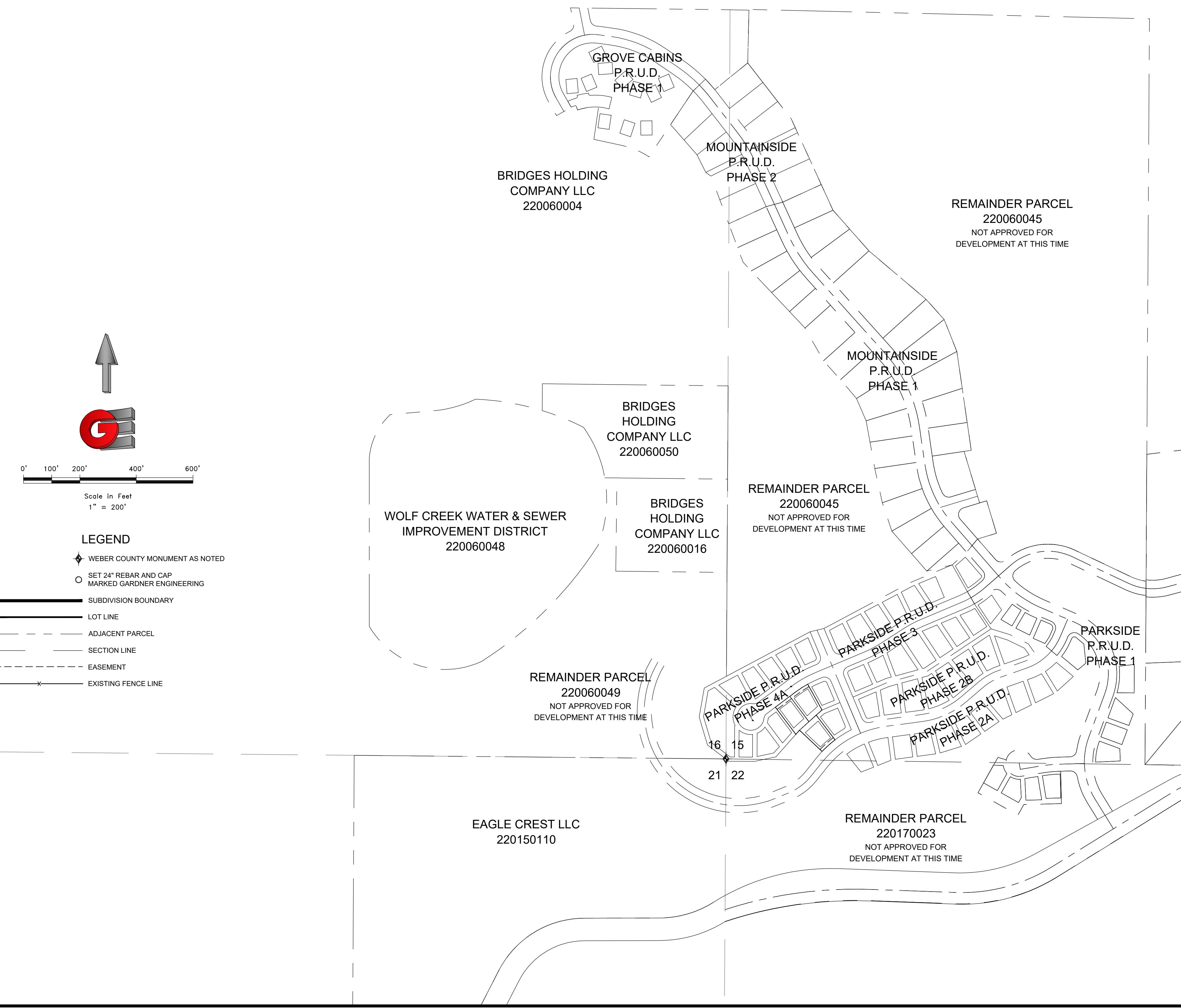
DEVELOPER: BRIDGES OF WOLF CREEK DEVELOPMENT CORP. 3718 NORTH WOLF CREEK DRIVE EDEN, UTAH 801-430-1507	S1	1	COUNTY RECORDER
GARDNER ENGINEERING	CIVIL ■ LAND PLANNING MUNICIPAL ■ LAND SURVEYING	CIVIL ■ LAND PLANNING MUNICIPAL ■ LAND SURVEYING	ENTRY NO. _____ FEE PAID _____ FILED FOR AND RECORDED _____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

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.

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

S2		COUNTY RECORDER ENTRY NO. _____ FEE PAID _____ FILED FOR AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____. RECORDED FOR _____ COUNTY RECORDER BY: _____
2		
 GARDNER ENGINEERING <small>CIVIL - LAND PLANNING MUNICIPAL - LAND SURVEYING</small> <small>5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801.476.0202 FAX: 801.476.0066</small>		