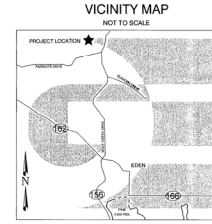


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PARKSIDE P.R.U.D PHASE 3
A PLANNED RESIDENTIAL UNITI DEVELOPMENT
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15,
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH
JULY 2023

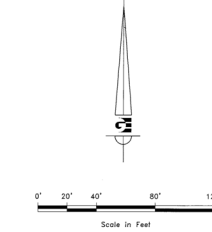


BOUNDARY DESCRIPTION

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 ON THE NORTH BOUNDARY LINE OF PARKSIDE P.R.U.D. PHASE 2B BEING LOCATED SOUTH 89°12'41" EAST 939.14 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER AND NORTH 02°00'00" EAST 473.91 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 15, RUNNING THENCE ALONG THE BOUNDARY OF SAID PARKSIDE P.R.U.D. PHASE 2B THE FOLLOWING: (1) SOUTH 16°00'00" WEST 278.00 FEET; (2) SOUTH 74°44'48" WEST 141.88 FEET; (3) SOUTH 07°12'32" WEST 251.83 FEET; THENCE NORTH 28°53'55" WEST 104.63 FEET; THENCE NORTH 11°03'26" WEST 22.21 FEET; THENCE NORTH 27°14'54" WEST 110.01 FEET; THENCE NORTH 02°00'00" EAST 77.86 FEET; THENCE NORTH 92°29'51" EAST 60.87 FEET; THENCE NORTH 62°00'00" EAST 71.55 FEET; THENCE NORTH 62°00'00" EAST 274.27 FEET; THENCE NORTH 07°07'22" EAST 191.45 FEET TO THE WESTERLY BOUNDARY LINE OF PARKSIDE P.R.U.D. PHASE 1B; THENCE ALONG SAID WESTERLY BOUNDARY LINE FOLLOWING THREE (3) COURSES, (1) SOUTH 29°34'29" EAST 108.87 FEET; (2) SOUTH 30°10'47" EAST 80.50 FEET; (3) SOUTH 33°39'56" EAST 109.40 FEET TO THE POINT OF BEGINNING, CONTAINING 18,227 SQUARE FEET OR 4.184 ACRES 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 PLAN, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREFTER TO BE KNOWN AS PARKSIDE P.R.U.D. PHASE 3 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.



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

Table with columns: LINE #, LENGTH, BEARING. Lists 18 lines (L1-L18) with their respective measurements and bearings.

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 PLAN AND NAME SAID TRACT:

PARKSIDE P.R.U.D. PHASE 3

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 THROUGHFARES FOREVER AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER UPON AND UNDER THE LANDS DESIGNATED ON THIS PLAN 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 WHOEVER 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 SAID 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.

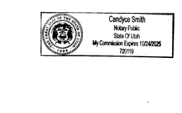
THE BRIDGES HOLDING COMPANY, LLC

SIGNED THIS 6th DAY OF July 2023

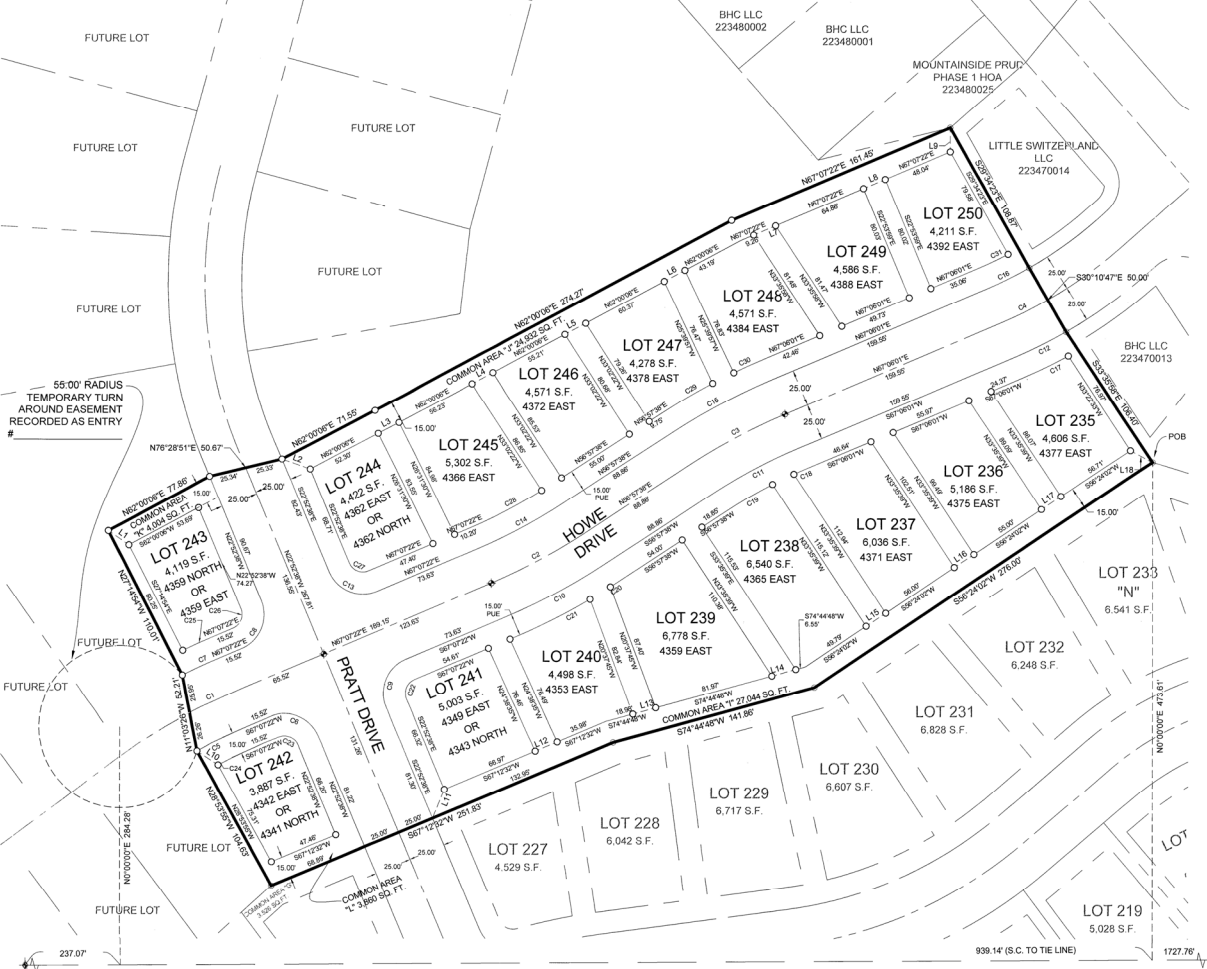
Signature of John Lewis, Managing Member

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF WEBER
On this 6th day of July 2023, the person 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, admitted 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 that JOHN L. LEWIS acknowledged to me that said Corporation executed the same.



Signature of Notary Public



SOUTHWEST CORNER SEC. 15, 17N, 1E, S. 1/8, 1/4, FOUND WEBER COUNTY PRECAST BRASS CAP MONUMENT, 8" ABOVE GROUND (GOOD CONDITION, DATED 1981)
889°12'41"E 2666.90' (BASIS OF BEARING)
939.14' (S.C. TO THE LINE)
1727.76'

WEBER COUNTY SURVEYOR, WEBER COUNTY ATTORNEY, WEBER COUNTY ENGINEER, WEBER COUNTY COMMISSION ACCEPTANCE, WEBER COUNTY PLANNING COMMISSION APPROVAL, NARRATIVE, COUNTY RECORDER, DEVELOPER: BRIDGES OF WOLF CREEK DEVELOPMENT CORP.

GARDNER ENGINEERING CIVIL-LAND PLANNING MUNICIPAL-LAND SURVEYING 5120 SOUTH 325 EAST OGDEN, UT OFFICE 801-476-0022 FAX: 801-476-0066

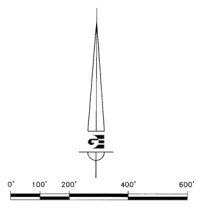
PARKSIDE P.R.U.D. PHASE 3
 A PLANNED RESIDENTIAL UNIT DEVELOPMENT LOCATED IN THE SOUTHWEST QUARTER
 OF SECTION 15, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
 WEBER COUNTY, UTAH
 JULY 2023

NOTES

- SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA MAP NO. 490570228P WITH AN EFFECTIVE DATE OF DECEMBER 16, 2006.
- "X" DESIGNATION DESIGNATES THAT RESTRICTED LOTS MAY HAVE TO COMPLETE ADDITIONAL GEOLOGIC AND/OR GEOTECHNICAL INVESTIGATION PRIOR TO APPLYING FOR A BUILDING PERMIT WITH WEBER COUNTY.
- REAR AND CAP TO BE SET AT REAR LOT CORNERS. CURB MAIL TO BE SET IN CURB AT FRONT LOT LINE EXTENSION.
- ALL AREAS NOT WITHIN THE BOUNDARIES OF THE FOURTEEN (14) 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 DRIVENWAYS ARE RESERVED FOR THE USE OF THE LOT TO WHICH IT IS APPURTENANT.
- RIGHTS OF WAY ARE RESERVED FOR THE USE OF THE LOT TO WHICH IT IS APPURTENANT.
- PARKSIDE P.R.U.D. PHASE 1 IS LOCATED WITHIN A NATURAL HAZARDOUS AREA. A GEOTECHNICAL INVESTIGATION HAS BEEN PERFORMED BY GSH ENGINEERING, JOB NUMBER 1901-096-18 DATED 3.8.9.2018. LOTS (NON-NUMBERED) WITH AN "X" 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.
- THE APPROVED MINIMUM SINGLE FAMILY BUILDINGS SETBACKS ARE:
 FRONT - 15.00 FEET FROM RIGHT-OF-WAY LINE
 REAR - 15.00 FEET FROM SUBDIVISION BOUNDARY LINE
 INTERIOR SIDE NO CLOSER THE 15.00 FEET TO ADJACENT LOT
 SIDE FACING STREET ON CORNER LOT - 15.00 FEET FROM RIGHT-OF-WAY LINE
 SIDE 7.5 FEET FROM SUBDIVISION BOUNDARY LINE

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CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	33.75	400.00	4.83	N64° 42' 21"E	33.74
C2	70.95	400.00	10.16	N62° 02' 30"E	70.85
C3	70.79	400.00	10.14	N62° 01' 49"E	70.70
C4	35.20	300.00	6.72	N63° 44' 22"E	35.18
C5	39.41	375.00	6.02	S64° 06' 43"W	39.39
C6	39.27	25.00	90.00	N67° 52' 38"W	35.36
C7	28.67	425.00	3.86	N65° 11' 26"E	28.66
C8	16.77	25.00	90.00	N22° 07' 22"E	35.36
C9	39.27	25.00	90.00	S22° 07' 22"W	35.36
C10	75.38	425.00	10.16	S62° 02' 30"W	75.28
C11	66.37	375.00	10.14	S62° 01' 49"W	66.28
C12	38.38	325.00	6.77	S63° 43' 01"W	38.36
C13	39.27	25.00	90.00	S67° 52' 38"E	35.36
C14	66.51	375.00	10.16	N62° 02' 30"E	66.42
C15	75.21	425.00	10.14	N62° 01' 49"E	75.12
C16	32.03	279.90	6.56	N63° 44' 31"E	32.01
C17	33.38	340.00	5.62	S64° 17' 17"W	33.36
C18	10.33	360.00	1.64	S66° 16' 43"W	10.33
C19	37.24	360.00	5.93	S59° 55' 25"W	37.22
C20	4.20	440.00	0.55	S57° 14' 02"W	4.20
C21	60.56	440.00	7.89	S63° 34' 18"W	60.51
C22	15.71	10.00	90.00	S22° 07' 22"W	14.14
C23	15.71	10.00	90.00	N67° 52' 38"W	14.14
C24	29.87	360.00	4.75	S64° 44' 44"W	29.86
C25	21.85	440.00	2.84	N65° 42' 01"E	21.84
C26	15.71	10.00	90.00	N22° 07' 22"E	14.14
C27	15.71	10.00	90.00	S67° 52' 38"E	14.14
C28	55.95	360.00	8.91	N62° 40' 12"E	55.90
C29	40.62	440.00	5.29	N59° 36' 19"E	40.61
C30	21.24	440.00	2.77	N65° 43' 02"E	21.24
C31	22.25	264.90	4.81	N64° 36' 41"E	22.25



LEGEND

- WEBER COUNTY MONUMENT AS NOTED
- SET OUT REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- EASEMENT
- EXISTING FENCE LINE



DEVELOPER: BRIDGES OF WOLF CREEK DEVELOPMENT CORP. 3718 NORTH WOLF CREEK DRIVE EDEN, UT 84310 801-430-1507	S2 2	COUNTY RECORDER ENTRY NO. 521005 FEE PAID FILED FOR AND RECORDED 15 JUL 2023 AT _____ IN BOOK 96 OF OFFICIAL RECORDS, PAGE 0142 RECORDED FOR _____ COUNTY RECORDER BY: <i>[Signature]</i>
	 CIVIL-LAND PLANNING MUNICIPAL-LAND SURVEYING 5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801-476-0202 FAX: 801-476-0066	

UT-101 - LEWIS HOME ET AL - BRIDGES OF WOLF CREEK PHASE 3 - PARKSIDE P.R.U.D. PHASE 3 - 15-16-23.DWG