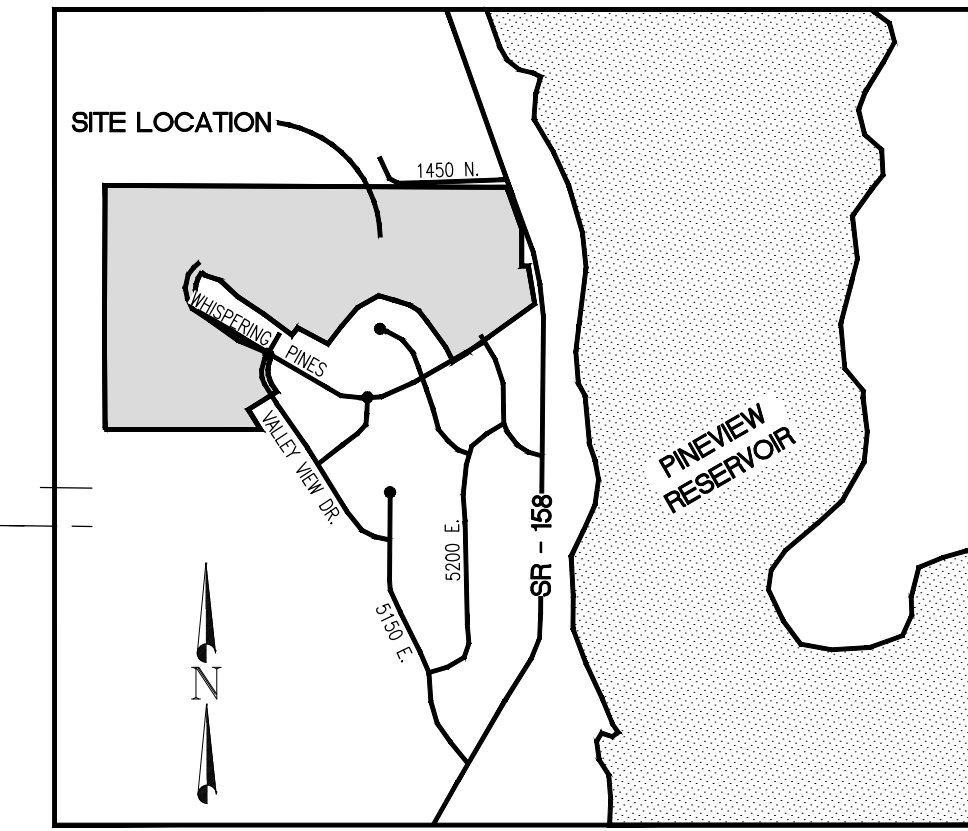
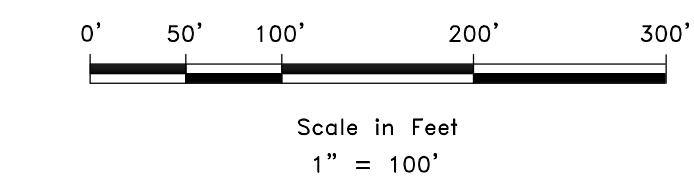
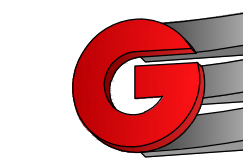
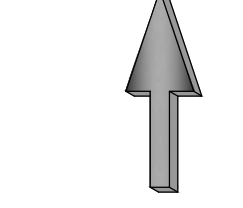


# THE RESERVE AT CRIMSON RIDGE CLUSTER SUBDIVISION PHASE 3B

## LOCATED IN THE NORTH HALF OF SECTION 10, AND THE SOUTH HALF OF SECTION 3 TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH, SEPTEMBER 2020



VICINITY MAP



### LEGEND

- WEBER COUNTY MONUMENT AS NOTED
- SET 24\"/> REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- LOT LINE
- CENTER LINE
- ADJACENT PARCEL
- SECTION LINE
- EASEMENT
- EXISTING FENCE LINE

### NOTES

1. SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND ZONE "D" - AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED BUT POSSIBLE. PER FEMA MAP NO. 49057C0239E WITH AN EFFECTIVE DATE OF DECEMBER 16, 2015.
2. CLUSTER SUBDIVISION SETBACKS: FRONT: 20'; SIDE: 8'; REAR: 20'
3. N.A.P. STANDS FOR "NOT A PART OF THIS SUBDIVISION"
4. HOMEOWNERS ARE REFERRED TO THE GEOTECHNICAL STUDY "GEOTECHNICAL INVESTIGATION CRIMSON RIDGE SUBDIVISION PHASE 2 EDEN, UTAH" PREPARED BY CHRISTENSEN GEOTECHNICAL ON MAY 26, 2020 WITH A PROJECT NUMBER OF 227-001. HOUSE CONSTRUCTION SHALL CONFORM TO REPORT PARAMETERS. HOMEOWNERS ARE ENCOURAGED TO SEEK GEOTECHNICAL ON-SITE EVALUATION AS DEEMED DESIRABLE PER REPORT. FOR SOIL TEST PIT LOGS REFER TO THE ABOVE MENTIONED GEOTECHNICAL REPORT.

### ACKNOWLEDGEMENT

STATE OF UTAH )  
 COUNTY OF WEBER )  
 On this \_\_\_\_\_ day of \_\_\_\_\_, 2020, personally appeared before me \_\_\_\_\_, 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/she is the of B & H INVESTMENT PROPERTIES 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 \_\_\_\_\_ acknowledged to me that said Corporation executed the same.

STAMP

NOTARY PUBLIC

### NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE AN EIGHT LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY B&H INVESTMENTS PROPERTIES. 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 NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 89°26'19\"/>

### BOUNDARY DESCRIPTION

A PART OF THE NORTH HALF OF SECTION 10 AND A PART OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE NORTHERLY BOUNDARY LINE OF THE RESERVE AT CRIMSON RIDGE PHASE 1 BEING LOCATED SOUTH 89°38'41\"/>

### 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 THE RESERVE AT CRIMSON RIDGE CLUSTER SUBDIVISION PHASE 2 IN ACCORDANCE WITH SECTION 17-23-17 ARC OF A 277.50 FOOT RADIUS CURVE TO THE LEFT 73.0 FEET, HAVING A CENTRAL ANGLE OF 79°18'16\"/>



KLINT H. WHITNEY, PLS NO. 8227228

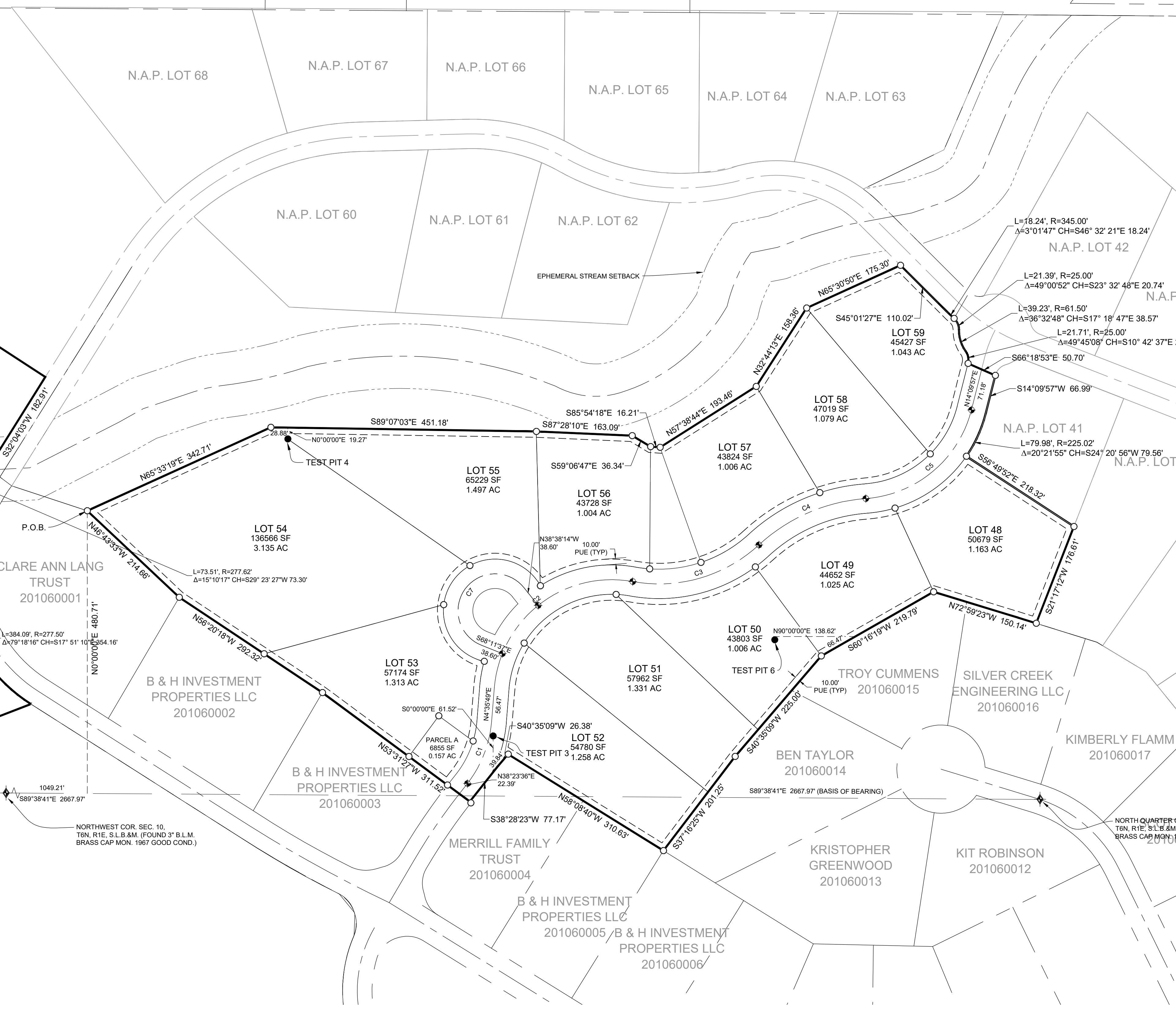
### OWNER'S DEDICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS (PRIVATE STREETS, PRIVATE RIGHT OF WAY) AS SHOWN ON THE PLAT AND NAME SAID TRACT THE RESERVE AT CRIMSON RIDGE CLUSTER SUBDIVISION PHASE 2 AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS; THE SAME TO BE USED AS PUBLIC THROUGHFARES, AND ALSO TO DEDICATE AND RESERVE UNTO THEMSELVES, THEIR HEIRS, THEIR GRANTEEES AND ASSIGNS, A RIGHT-OF-WAY TO BE USED IN COMMON WITH ALL OTHERS WITHIN SAID SUBDIVISION (AND THOSE ADJOINING SUBDIVISIONS THAT MAY BE SUBDIVIDED BY THE UNDERSIGNED OWNERS, THEIR SUCCESSORS, OR ASSIGNS) ON, OVER AND ACROSS ALL THOSE PORTIONS OR PARTS OF SAID TRACT OF LAND DESIGNATED ON SAID PLAT AS PRIVATE STREETS (PRIVATE RIGHTS OF WAY) AS ACCESS TO THE INDIVIDUAL LOTS, TO BE MAINTAINED BY A LOT (UNIT) OWNERS ASSOCIATION WHOSE MEMBERSHIP CONSISTS OF SAID OWNERS, THEIR GRANTEEES, SUCCESSORS, OR ASSIGNS, AND ALSO TO GRANT AND CONVEY TO THE SUBDIVISION LOT (UNIT) OWNERS ASSOCIATION, ALL THOSE PART OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS COMMON AREAS TO BE USED FOR RECREATIONAL AND OPEN SPACE PURPOSES AND THE BENEFIT OF EACH LOT (UNIT) OWNERS ASSOCIATION MEMBER IN COMMON WITH ALL OTHERS IN THE SUBDIVISION AND GRANT AND DEDICATE TO WEBER COUNTY A PERPETUAL OPEN SPACE RIGHT AND 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 TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION PONDS DRAINAGE EASEMENTS AND CANAL MAINTENANCE EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR THOSE THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

B & H INVESTMENT PROPERTIES LLC

BY: \_\_\_\_\_ PRINTED NAME/TITLE: \_\_\_\_\_



<p><b>WEBER COUNTY SURVEYOR</b></p> <p>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.</p> <p>SIGNED THIS _____ DAY OF _____, 2020.</p> <p>_____ COUNTY SURVEYOR</p>	<p><b>WEBER COUNTY ATTORNEY</b></p> <p>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.</p> <p>SIGNED THIS _____ DAY OF _____, 2020.</p> <p>_____ COUNTY ATTORNEY</p>	<p><b>WEBER COUNTY ENGINEER</b></p> <p>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.</p> <p>SIGNED THIS _____ DAY OF _____, 2020.</p> <p>_____ COUNTY ENGINEER</p>	<p><b>WEBER COUNTY COMMISSION ACCEPTANCE</b></p> <p>THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH.</p> <p>SIGNED THIS _____ DAY OF _____, 2020.</p> <p>_____ CHAIRMAN, WEBER COUNTY COMMISSION</p>	<p><b>WEBER COUNTY PLANNING COMMISSION APPROVAL</b></p> <p>THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.</p> <p>SIGNED THIS _____ DAY OF _____, 2020.</p> <p>_____ CHAIRMAN, WEBER COUNTY PLANNING COMMISSION</p>	<p><b>WEBER - MORGAN HEALTH DEPARTMENT</b></p> <p>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.</p> <p>SIGNED THIS _____ DAY OF _____, 2020.</p> <p>_____ DIRECTOR WEBER-MORGAN HEALTH DEPT.</p>
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DEVELOPER:  
B&H INVESTMENT PROPERTIES LLC  
110 WEST 1700 NORTH  
CENTERTVILLE, UTAH 84014  
801-295-4193

**S1**

**3**

**COUNTY RECORDER**

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_

FILED FOR AND RECORDED \_\_\_\_\_

AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF OFFICIAL \_\_\_\_\_

RECORDS, PAGE \_\_\_\_\_ RECORDED \_\_\_\_\_

FOR \_\_\_\_\_

COUNTY RECORDER

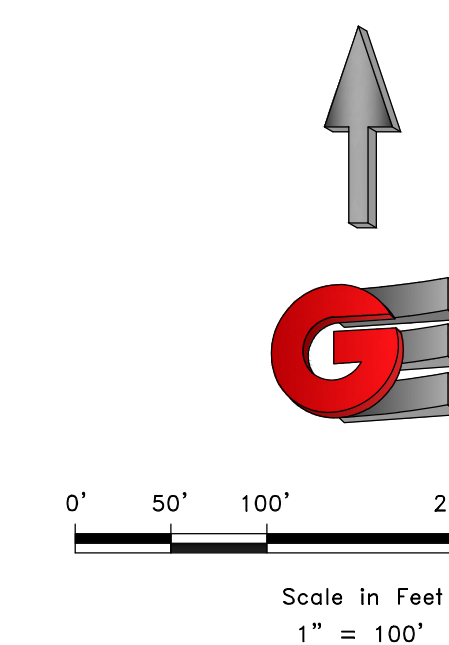
BY: \_\_\_\_\_

**GARDNER ENGINEERING**  
CIVIL & LAND PLANNING  
MUNICIPAL & LAND SURVEYING  
5150 SOUTH 875 EAST OGDEN, UT  
OFFICE: 801-476-0202 FAX: 801-476-0066

FIG.0208 - B&H INVESTMENT PROPERTIES CRIMSON RIDGE PRESERVE AT CRIMSON RIDGE PHASE 3B.DWG

**THE RESERVE AT CRIMSON RIDGE CLUSTER SUBDIVISION PHASE 3B**  
 LOCATED IN THE NORTH HALF OF SECTION 10, AND THE SOUTH HALF OF SECTION 3  
 TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,  
 WEBER COUNTY, UTAH, SEPTEMBER 2020

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	115.65	200.00	33.13	N21° 09' 46"E	114.05
C2	334.13	200.00	95.72	N52° 27' 26"E	296.60
C3	231.44	250.00	53.04	N73° 47' 46"E	223.27
C4	201.92	300.00	38.56	N66° 33' 25"E	198.13
C5	250.19	200.00	71.67	N50° 00' 09"E	234.19
C7	230.22	62.94	209.56	S36° 35' 04"W	121.72
C8	101.08	167.99	34.47	N21° 09' 22"E	99.56
C9	42.53	225.00	10.83	N10° 00' 43"E	42.47
C10	321.65	87.94	209.56	N36° 35' 04"E	170.07
C11	167.19	225.00	42.58	N79° 01' 47"E	163.37
C12	208.30	225.00	53.04	N73° 47' 46"E	200.94
C13	218.75	325.00	38.56	N66° 33' 25"E	214.65
C14	218.92	175.00	71.67	N50° 00' 11"E	204.92
C16	152.93	225.01	38.94	S54° 00' 14"W	150.00
C17	48.56	225.02	12.36	S79° 39' 25"W	48.46
C18	185.10	275.01	38.56	S66° 33' 25"W	181.62
C19	254.59	275.00	53.04	S73° 47' 46"W	245.59
C20	292.36	175.00	95.72	S52° 27' 26"W	259.53
C22	96.76	225.00	24.64	S16° 53' 31"W	96.02
C24	130.01	87.94	84.70	S35° 34' 11"E	118.49
C25	43.80	225.00	11.15	S10° 10' 26"W	43.73
C27	36.69	175.00	12.01	S10° 36' 12"W	36.62
C34	83.05	87.94	54.11	N33° 49' 56"E	80.00
C35	138.45	87.94	90.20	N74° 00' 44"W	124.59
C40	168.46	225.00	42.90	N78° 52' 04"E	164.56
C41	24.49	225.00	6.24	S82° 48' 05"E	24.48
C42	88.38	225.00	22.51	N82° 49' 39"E	87.81
C43	95.43	225.00	24.30	S59° 25' 29"W	94.71
C44	140.61	325.00	24.79	S59° 40' 07"W	139.51
C45	78.15	325.00	13.78	S78° 57' 03"W	77.96
C46	20.29	175.00	6.64	S82° 31' 05"W	20.28
C47	104.63	175.00	34.26	S62° 04' 09"W	103.08
C48	94.00	175.00	30.77	N29° 33' 14"E	92.87
C50	152.93	225.01	38.94	S54° 00' 14"W	150.00
C51	48.56	225.00	12.36	N79° 39' 25"E	48.46
C52	185.10	275.00	38.56	N66° 33' 25"E	181.62
C53	29.84	275.00	6.22	N50° 22' 59"E	29.82
C54	224.75	275.00	46.83	N76° 54' 16"E	218.55
C55	24.01	175.00	7.86	S83° 36' 48"E	23.99
C56	185.30	175.00	60.67	S62° 07' 17"W	176.77
C57	83.05	175.00	27.19	N18° 11' 31"E	82.27
C58	96.66	225.00	24.62	N16° 54' 17"E	95.92



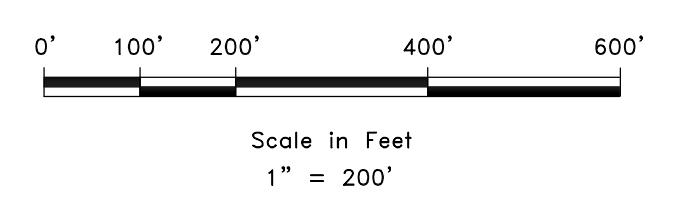
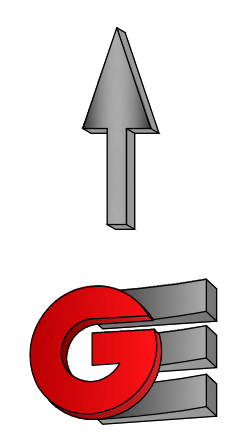
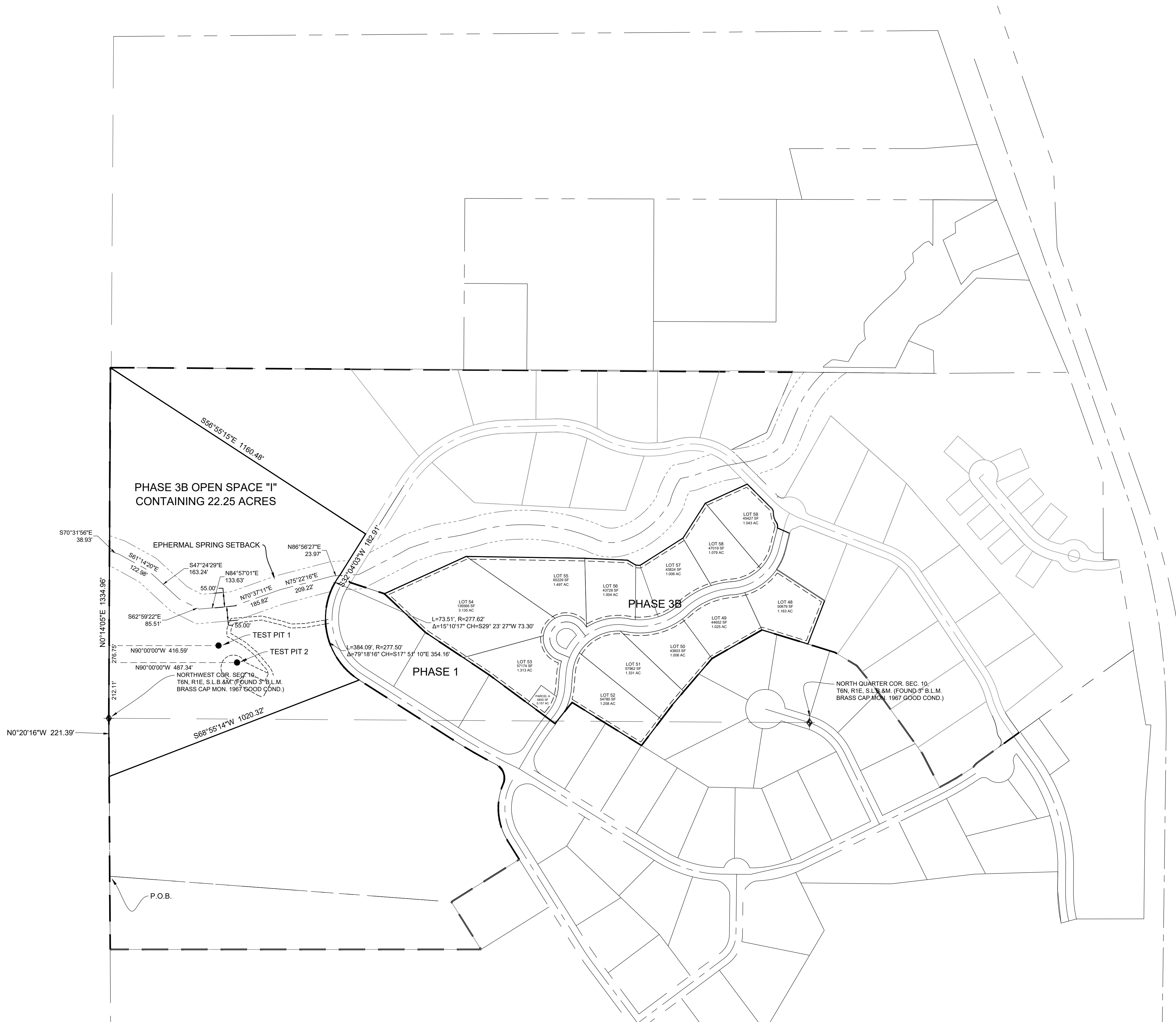
- LEGEND**
- ◆ WEBER COUNTY MONUMENT AS NOTED
  - SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
  - SUBDIVISION BOUNDARY
  - LOT LINE
  - - - CENTER LINE
  - - - ADJACENT PARCEL
  - - - SECTION LINE
  - - - EASEMENT
  - x — EXISTING FENCE LINE

P:\2020\B&H INVESTMENT\CRIMSON RIDGE\SUBDIVISION\RESERVE AT CRIMSON RIDGE PHASE 3B.DWG

DEVELOPER: B&H INVESTMENT PROPERTIES LLC 110 WEST 1700 NORTH CENTERVILLE, UTAH 84014 801-295-4193	<b>S2</b> <b>3</b>	COUNTY RECORDER ENTRY NO. _____ FEE PAID _____ FILED FOR AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL _____ RECORDS, PAGE _____ RECORDED _____ FOR _____ COUNTY RECORDER _____ BY: _____
		<p><b>GARDNER ENGINEERING</b>                  CIVIL • LAND PLANNING                  MUNICIPAL • LAND SURVEYING                  5150 SOUTH 375 EAST OGDEN, UT                  OFFICE: 801-476-0202 FAX: 801-476-0066</p>

# THE RESERVE AT CRIMSON RIDGE CLUSTER SUBDIVISION PHASE 3B

LOCATED IN THE NORTH HALF OF SECTION 10, AND THE SOUTH HALF OF SECTION 3  
TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,  
WEBER COUNTY, UTAH, SEPTEMBER 2020



### LEGEND

- WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- LOT LINE
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- EXISTING FENCE LINE

R:\0208 - B&H INVESTMENT\CRIMSON RIDGE\SUBDIVISION\CRIMSON RIDGE PHASE 3B\DWG

DEVELOPER: B&H INVESTMENT PROPERTIES LLC 110 WEST 1700 NORTH CENTERVILLE, UTAH 84014 801-295-4193	<b>S3</b> <hr/> <b>3</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 375 EAST OGDEN, UT OFFICE: 801-476-0202 FAX: 801-476-0066		