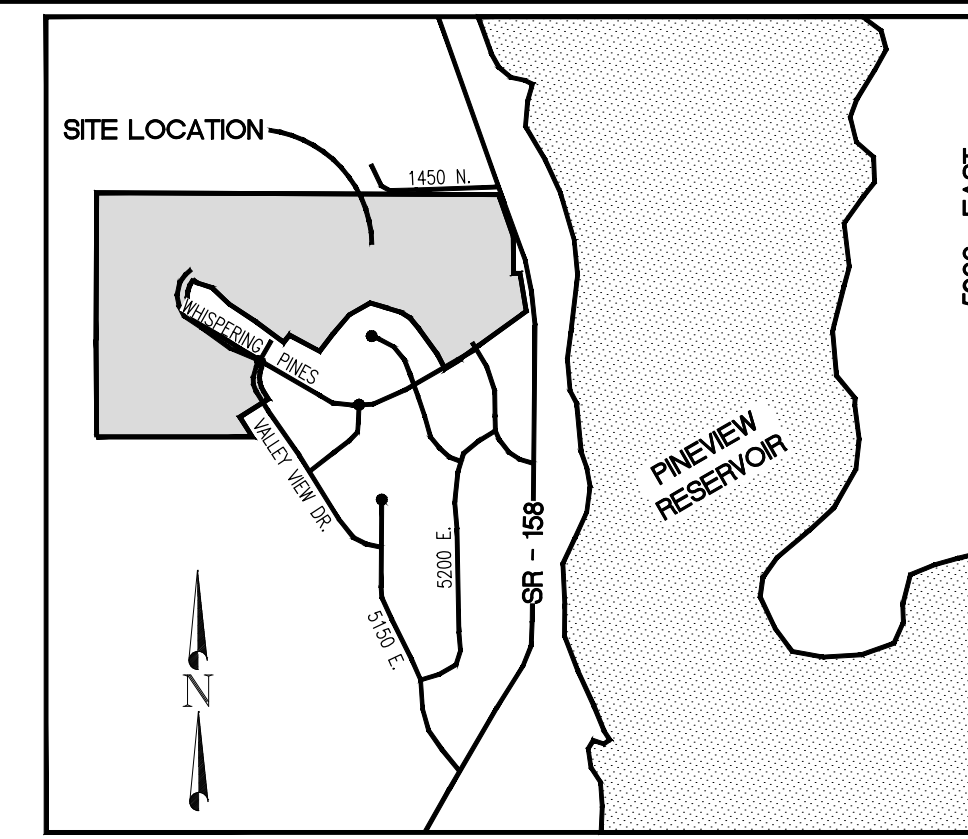


THE RESERVE AT CRIMSON RIDGE PHASE 2

CLUSTER SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER 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



BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER 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 LOCATE NORTH 90°00'00" EAST 798.17 FEET AND SOUTH 00°00'00" EAST 37.80 FEET FROM THE NORTH QUARTER CORNER OF SECTION 10, TOWNSHIP 6 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING BEING THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN SOUTH 89°38'41" EAST); RUNNING THENCE NORTH 35°45'52" WEST 57.86 FEET; THENCE ALONG THE ARC OF A 295.00 FOOT RADIUS CURVE TO THE RIGHT 35.65 FEET, HAVING A CENTRAL ANGLE OF 06°55'30"; CHORD BEARS NORTH 32°18'07" WEST 35.63 FEET; THENCE NORTH 51°37'53" EAST 278.93 FEET; THENCE NORTH 40°13'06" WEST 607.64 FEET; THENCE NORTH 40°42'22" WEST 310.19 FEET; THENCE NORTH 48°18'19" WEST 386.26 FEET; THENCE SOUTH 29°21'53" WEST 358.34 FEET; THENCE ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT 27.00 FEET, HAVING A CENTRAL ANGLE OF 61°52'36"; CHORD BEARS NORTH 76°58'27" WEST 25.71 FEET; THENCE NORTH 45°02'30" WEST 210.44 FEET; THENCE ALONG THE ARC OF A 250.00 FOOT RADIUS CURVE TO THE LEFT 41.41 FEET, HAVING A CENTRAL ANGLE OF 09°29'22"; CHORD BEARS NORTH 49°04'50" WEST 41.36 FEET; THENCE NORTH 64°08'28" EAST 152.56 FEET; THENCE NORTH 23°18'36" EAST 250.13 FEET TO AN EXISTING FENCE LINE; THENCE ALONG SAID EXISTING FENCE LINE THE FOLLOWING THREE (3) COURSES: (1) SOUTH 89°38'44" EAST 101.63 FEET; (2) SOUTH 89°28'56" EAST 436.43 FEET; (3) NORTH 89°31'33" EAST 508.87 FEET TO THE WEST RIGHT-OF-WAY LINE OF HIGHWAY 158; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 19°31'57" EAST 403.00 FEET, (2) SOUTH 00°13'57" EAST 333.69 FEET, (3) SOUTH 89°36'59" EAST 58.25 FEET; (4) SOUTH 09°26'55" EAST 347.95 FEET TO THE NORTH BOUNDARY LINE OF SAID RESERVE AT CRIMSON RIDGE PHASE 1; THENCE LONG SAID NORTH BOUNDARY LINE SOUTH 54°14'07" WEST 53.87 FEET TO THE POINT OF BEGINNING, CONTAINING 19.478 ACRES. ALSO AND TOGETHER WITH A PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN; BEGINNING AT A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER BEING LOCATED SOUTH 00°20'41" EAST 601.40 FEET ALONG THE WEST LINE OF SAID NORTHWEST QUARTER; RUNNING THENCE SOUTH 85°42'49" EAST 1304.26 FEET TO THE BOUNDARY LINE OF SAID RESERVE AT CRIMSON RIDGE PHASE 1; THENCE ALONG THE BOUNDARY LINE OF SAID RESERVE AT CRIMSON RIDGE PHASE 1 FOLLOWING TWO (2) COURSES: (1) SOUTH 32°00'00" EAST 213.36 FEET; (2) NORTH 90°00'00" WEST 1412.00 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE ALONG THE WEST LINE OF SAID NORTHWEST QUARTER NORTH 00°20'41" WEST 278.43 FEET TO THE POINT OF BEGINNING, CONTAINING 7.09 ACRES.

VICINITY MAP



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 PHASE 2 CLUSTER SUBDIVISION 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.

SIGNED THIS _____ DAY OF _____, 2020.



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 THOROUGHFARES, 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 SAID SUBDIVISION LOT (UNIT) OWNERS ASSOCIATION, ALL THOSE PART OR PORTIONS OF SAID TRACT OF LAND DESIGNATE AS COMMON AREAS OR OPEN SPACE TO BE USED FOR STORM WATER DETENTION BASINS AND OTHER STORM DRAIN OR DRAINAGE PURPOSES AND FOR A SEWER EFFLUENT DRAINAGE FILED TO BE MAINTAINED AND OPERATED BY WEBER COUNTY AND ALSO GRANT, DEDICATE AND CONVEY LAND DESIGNATED AS COMMON AREA OR OPEN SPACE 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 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, 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 WHICH EVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS AND ALSO GRANT, DEDICATE AND CONVEY LANDS DESIGNATED ON THE PLAT AS POWER EASEMENT TO ROCKY MOUNTAIN POWER, A DIVISION OF PACIFIC CORP. THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF POWER LINES WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS AND ALSO GRANT, DEDICATE AND CONVEY LANDS DESIGNATED ON THE PLAT AS WATERLINE EASEMENT TO CRIMSON RIDGE WATER COMPANY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF WATER LINES WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS AND ALSO GRANT, DEDICATE AND CONVEY LANDS DESIGNATED ON THE PLAT AS IRRIGATION EASEMENT TO CRIMSON RIDGE WATER COMPANY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF IRRIGATION LINES WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS AND ALSO GRANT, DEDICATE AND CONVEY LANDS DESIGNATED ON THE PLAT AS SEPTIC TANK EASEMENT TO WEBER COUNTY, THE SAME TO BE USED FOR MAINTENANCE AND REGULAR INSPECTIONS.

SIGNED THIS ____ DAY OF _____, 2020.

B & H INVESTMENT PROPERTIES LLC

BY: _____

PRINTED NAME/TITLE: _____

NOTES

- 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.
- CLUSTER SUBDIVISION SETBACKS: FRONT: 20'; SIDE: 8'; REAR: 20'
- N.A.P. STANDS FOR "NOT A PART OF THIS SUBDIVISION."
- 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 PILL LOGS REFER TO THE ABOVE MENTIONED GEOTECHNICAL REPORT.
- BASEMENTS ARE RESTRICTED ON LOTS 205 AND 206.

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.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A 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" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE DEDICATED PLAT OF THE RESERVE AT CRIMSON RIDGE CLUSTER SUBDIVISION PHASE 1 RECORDED AS ENTRY NUMBER 219915 WAS ALSO USED TO ESTABLISH THE BOUNDARY.

STAMP

NOTARY PUBLIC

DEVELOPER: B&H INVESTMENT PROPERTIES LLC
110 WEST 1700 NORTH
CENTERVILLE, UTAH 84014
801-295-4193

S1
3

GARDNER ENGINEERING
CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING
5150 SOUTH 275 EAST OGDEN, UT
OFFICE: 801-476-0202 FAX: 801-476-0066

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

FILED FOR AND RECORDED _____

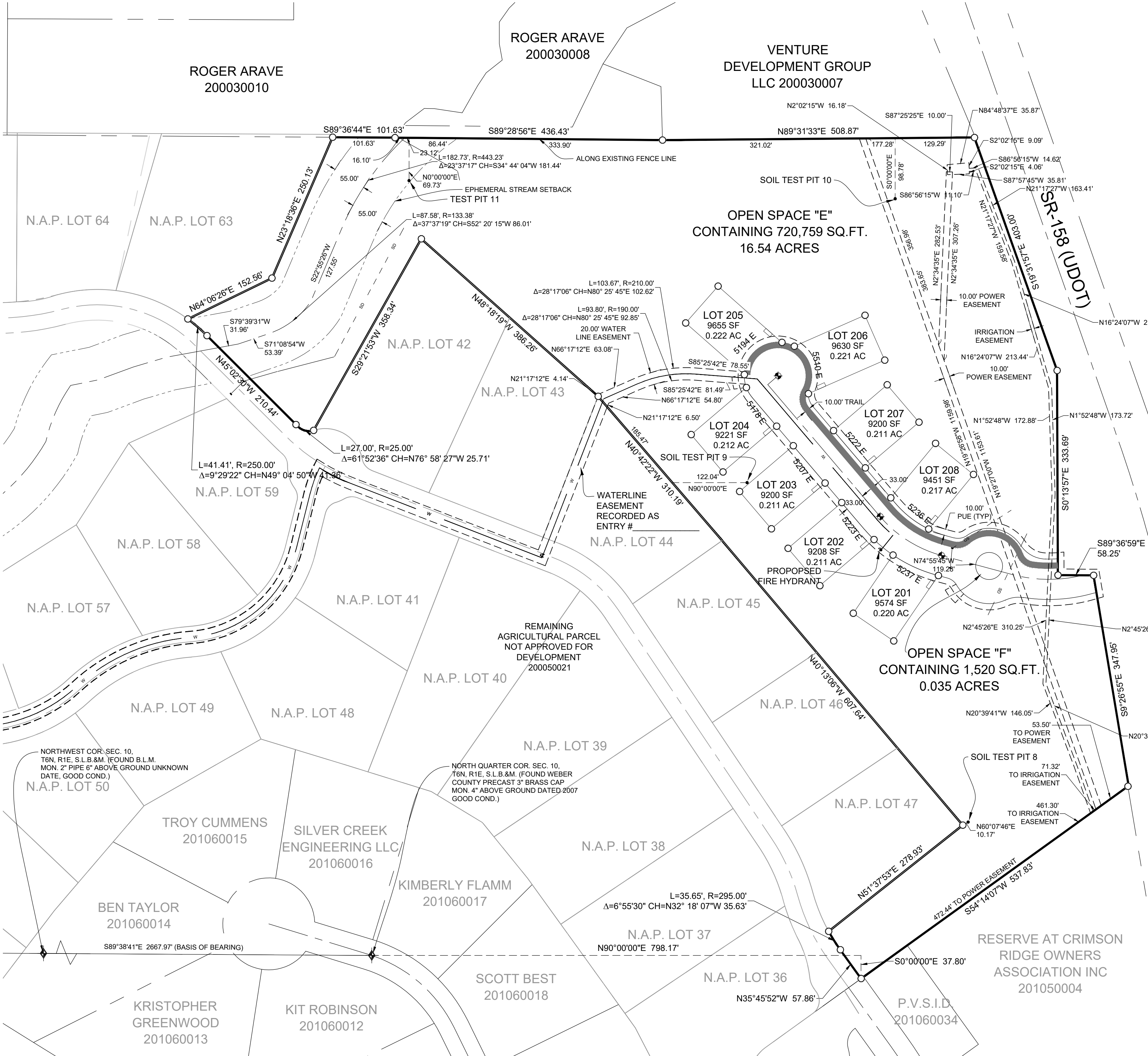
AT _____ IN BOOK _____ OF OFFICIAL _____

RECORDS, PAGE _____ RECORDED _____

FOR _____

COUNTY RECORDER

BY: _____

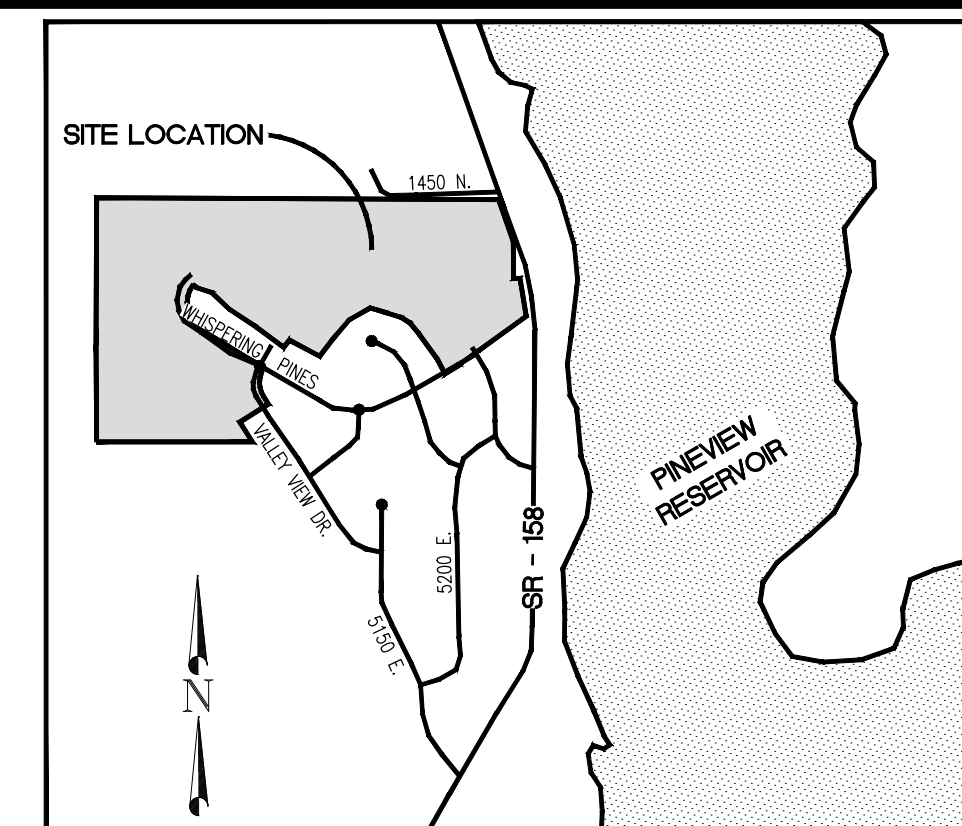


<p>WEBER COUNTY SURVEYOR</p> <p>I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.</p> <p>SIGNED THIS ____ DAY OF _____, 2020.</p> <p>_____ COUNTY SURVEYOR</p>	<p>WEBER COUNTY ATTORNEY</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>WEBER COUNTY ENGINEER</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>WEBER COUNTY COMMISSION ACCEPTANCE</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>ATTEST: _____ NAME/TITLE</p>	<p>WEBER COUNTY PLANNING COMMISSION APPROVAL</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>WEBER - MORGAN HEALTH DEPARTMENT</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>
--	--	---	--	--	--

FIG.0028 - B&H INVESTMENT PROPERTIES CRIMSON RIDGE PHASE 2 SURVEY (VD) RESERVE AT CRIMSON RIDGE PHASE 2.DWG

THE RESERVE AT CRIMSON RIDGE PHASE 2 CLUSTER SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER 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

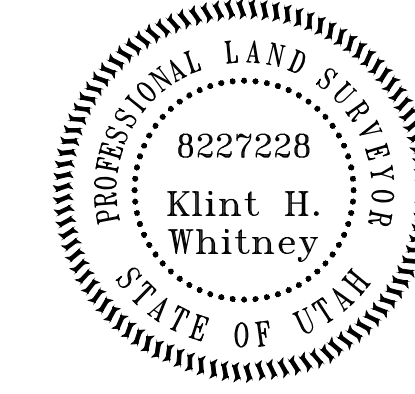
BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER 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 LOCATE NORTH 90°00'00" EAST 798.17 FEET AND SOUTH 00°00'00" EAST 37.80 FEET FROM THE NORTH QUARTER CORNER OF SECTION 10, TOWNSHIP 6 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING BEING THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN SOUTH 89°38'41" EAST); RUNNING THENCE NORTH 35°45'52" WEST 57.86 FEET; THENCE ALONG THE ARC OF A 295.00 FOOT RADIUS CURVE TO THE RIGHT 35.65 FEET, HAVING A CENTRAL ANGLE OF 06°55'30"; CHORD BEARS NORTH 32°18'07" WEST 35.63 FEET; THENCE NORTH 51°37'53" EAST 278.93 FEET; THENCE NORTH 40°13'06" WEST 607.64 FEET; THENCE NORTH 40°42'22" WEST 310.19 FEET; THENCE NORTH 48°18'19" WEST 386.26 FEET; THENCE SOUTH 29°21'53" WEST 358.34 FEET; THENCE ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT 27.00 FEET, HAVING A CENTRAL ANGLE OF 61°52'36"; CHORD BEARS NORTH 76°58'27" WEST 25.71 FEET; THENCE NORTH 45°02'30" WEST 210.44 FEET; THENCE ALONG THE ARC OF A 250.00 FOOT RADIUS CURVE TO THE LEFT 41.41 FEET, HAVING A CENTRAL ANGLE OF 09°29'22"; CHORD BEARS NORTH 49°04'50" WEST 41.36 FEET; THENCE NORTH 64°08'28" EAST 152.56 FEET; THENCE NORTH 23°18'36" EAST 250.13 FEET TO AN EXISTING FENCE LINE; THENCE ALONG SAID EXISTING FENCE LINE THE FOLLOWING THREE (3) COURSES: (1) SOUTH 89°36'44" EAST 101.63 FEET; (2) SOUTH 89°28'56" EAST 436.43 FEET; (3) NORTH 89°31'33" EAST 508.87 FEET TO THE WEST RIGHT-OF-WAY LINE OF HIGHWAY 158; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 19°31'57" EAST 403.00 FEET, (2) SOUTH 00°13'57" EAST 333.69 FEET, (3) SOUTH 89°36'59" EAST 58.25 FEET, (4) SOUTH 09°26'55" EAST 347.95 FEET TO THE NORTH BOUNDARY LINE OF SAID RESERVE AT CRIMSON RIDGE PHASE 1; THENCE LONG SAID NORTH BOUNDARY LINE SOUTH 54°14'07" WEST 537.83 FEET TO THE POINT OF BEGINNING, CONTAINING 19.478 ACRES. ALSO AND TOGETHER WITH A PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN; BEGINNING AT A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER BEING LOCATED SOUTH 00°20'41" EAST 601.40 FEET ALONG THE WEST LINE OF SAID NORTHWEST QUARTER; RUNNING THENCE SOUTH 85°42'49" EAST 1304.26 FEET TO THE BOUNDARY LINE OF SAID RESERVE AT CRIMSON RIDGE PHASE 1; THENCE ALONG THE BOUNDARY LINE OF SAID RESERVE AT CRIMSON RIDGE PHASE 1 FOLLOWING TWO (2) COURSES: (1) SOUTH 32°00'00" EAST 213.36 FEET; (2) NORTH 90°00'00" WEST 1412.00 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE ALONG THE WEST LINE OF SAID NORTHWEST QUARTER NORTH 00°20'41" WEST 278.43 FEET TO THE POINT OF BEGINNING, CONTAINING 7.09 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 THE RESERVE AT CRIMSON RIDGE PHASE 2 CLUSTER SUBDIVISION 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.

SIGNED THIS ____ DAY OF _____, 2020.



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 THOROUGHFARES, 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 SAID LOT (UNIT) OWNERS ASSOCIATION, ALL THOSE PART OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS COMMON AREAS OR OPEN SPACE TO BE USED FOR STORM WATER DETENTION BASINS AND OTHER STORM DRAIN OR DRAINAGE PURPOSES AND FOR A SEWER EFFLUENT DRAINAGE FILED TO BE MAINTAINED AND OPERATED BY WEBER COUNTY AND ALSO GRANT, DEDICATE AND CONVEY LAND DESIGNATED AS COMMON AREA OR OPEN SPACE 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 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, 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 WHICH EVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS AND ALSO GRANT, DEDICATE AND CONVEY LANDS DESIGNATED ON THE PLAT AS POWER EASEMENT TO ROCKY MOUNTAIN POWER, A DIVISION OF PACIFIC CORP. THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF POWER LINES WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS AND ALSO GRANT, DEDICATE AND CONVEY LANDS DESIGNATED ON THE PLAT AS WATERLINE EASEMENT TO CRIMSON RIDGE WATER COMPANY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF WATER LINES WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS AND ALSO GRANT, DEDICATE AND CONVEY LANDS DESIGNATED ON THE PLAT AS IRRIGATION EASEMENT TO CRIMSON RIDGE WATER COMPANY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF IRRIGATION LINES WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS AND ALSO GRANT, DEDICATE AND CONVEY LANDS DESIGNATED ON THE PLAT AS SEPTIC TANK EASEMENT TO WEBER COUNTY, THE SAME TO BE USED FOR MAINTENANCE AND REGULAR INSPECTIONS.

SIGNED THIS ____ DAY OF _____, 2020.

B & H INVESTMENT PROPERTIES LLC

BY: _____ PRINTED NAME/TITLE: _____

NOTES

- 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.
- CLUSTER SUBDIVISION SETBACKS: FRONT: 20'; SIDE: 8'; REAR: 20'
- N.A.P. STANDS FOR "NOT A PART OF THIS SUBDIVISION."
- 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 PLOT LOGS REFER TO THE ABOVE MENTIONED GEOTECHNICAL REPORT.
- BASEMENTS ARE RESTRICTED ON LOTS 205 AND 206.

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

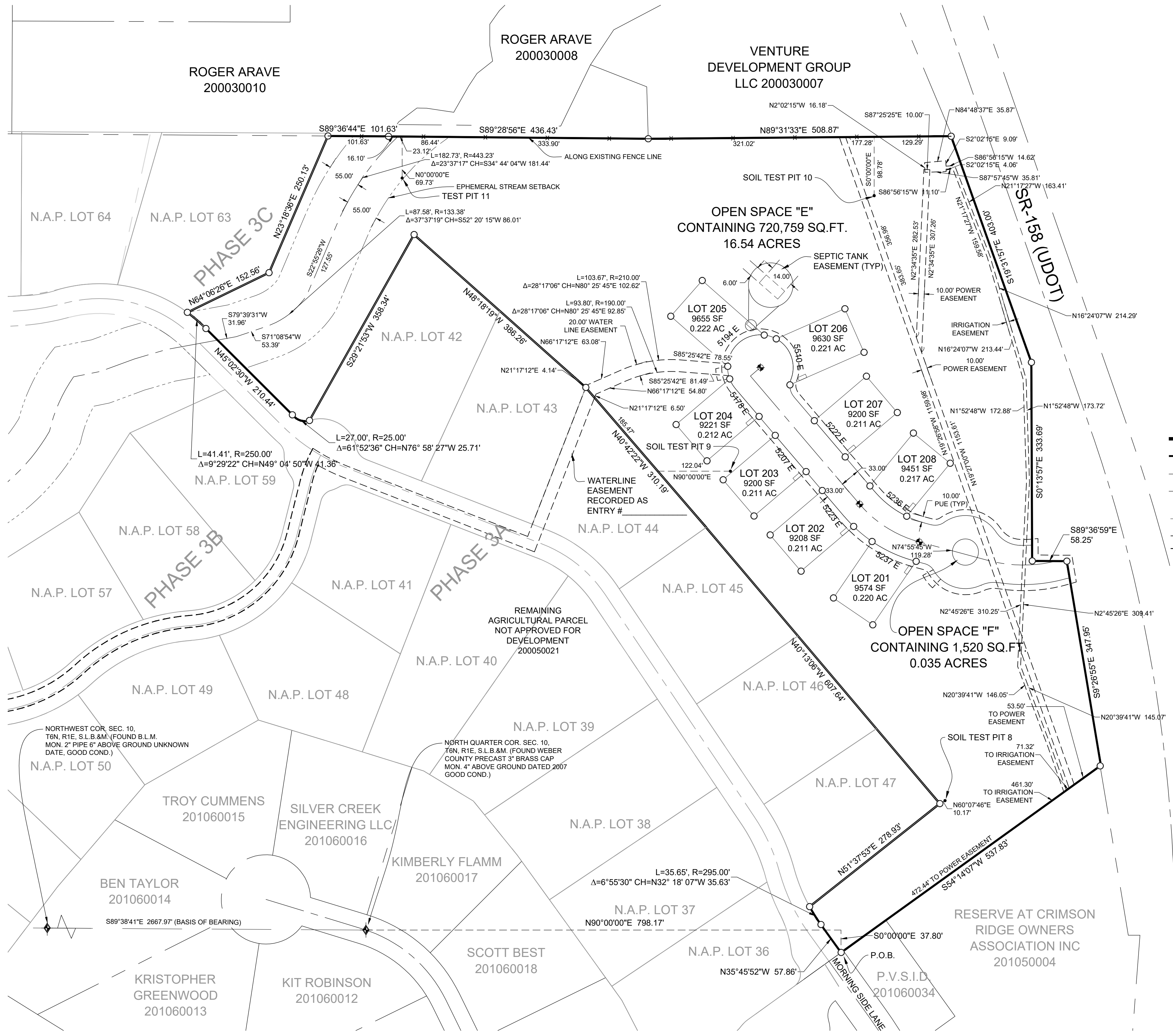
DEVELOPER: B&H INVESTMENT PROPERTIES LLC
110 WEST 1700 NORTH
CENTERTVILLE, UTAH 84014
801-295-4193

COUNTY RECORDER
ENTRY NO. _____ FEE PAID _____
FILED FOR AND RECORDED _____
AT _____ IN BOOK _____ OF OFFICIAL _____
RECORDS, PAGE _____ RECORDED _____
FOR _____
COUNTY RECORDER _____
BY: _____



NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A 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" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE DEDICATED PLAT OF THE RESERVE AT CRIMSON RIDGE CLUSTER SUBDIVISION PHASE 1 RECORDED AS ENTRY NUMBER 219915 WAS ALSO USED TO ESTABLISH THE BOUNDARY.



<p>WEBER COUNTY SURVEYOR</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>WEBER COUNTY ATTORNEY</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>WEBER COUNTY ENGINEER</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>WEBER COUNTY COMMISSION ACCEPTANCE</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>WEBER COUNTY PLANNING COMMISSION APPROVAL</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>WEBER - MORGAN HEALTH DEPARTMENT</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>
--	--	---	--	--	--

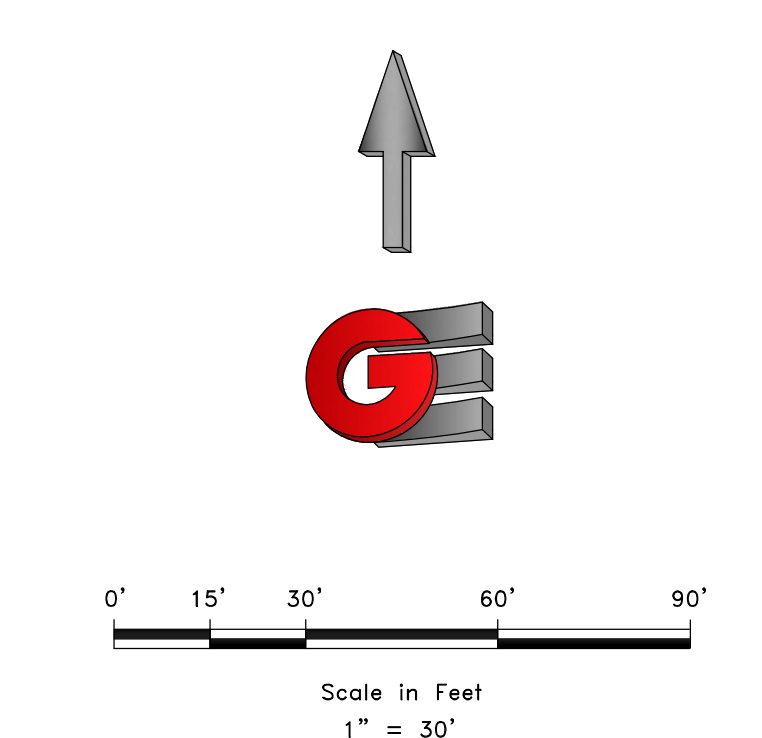
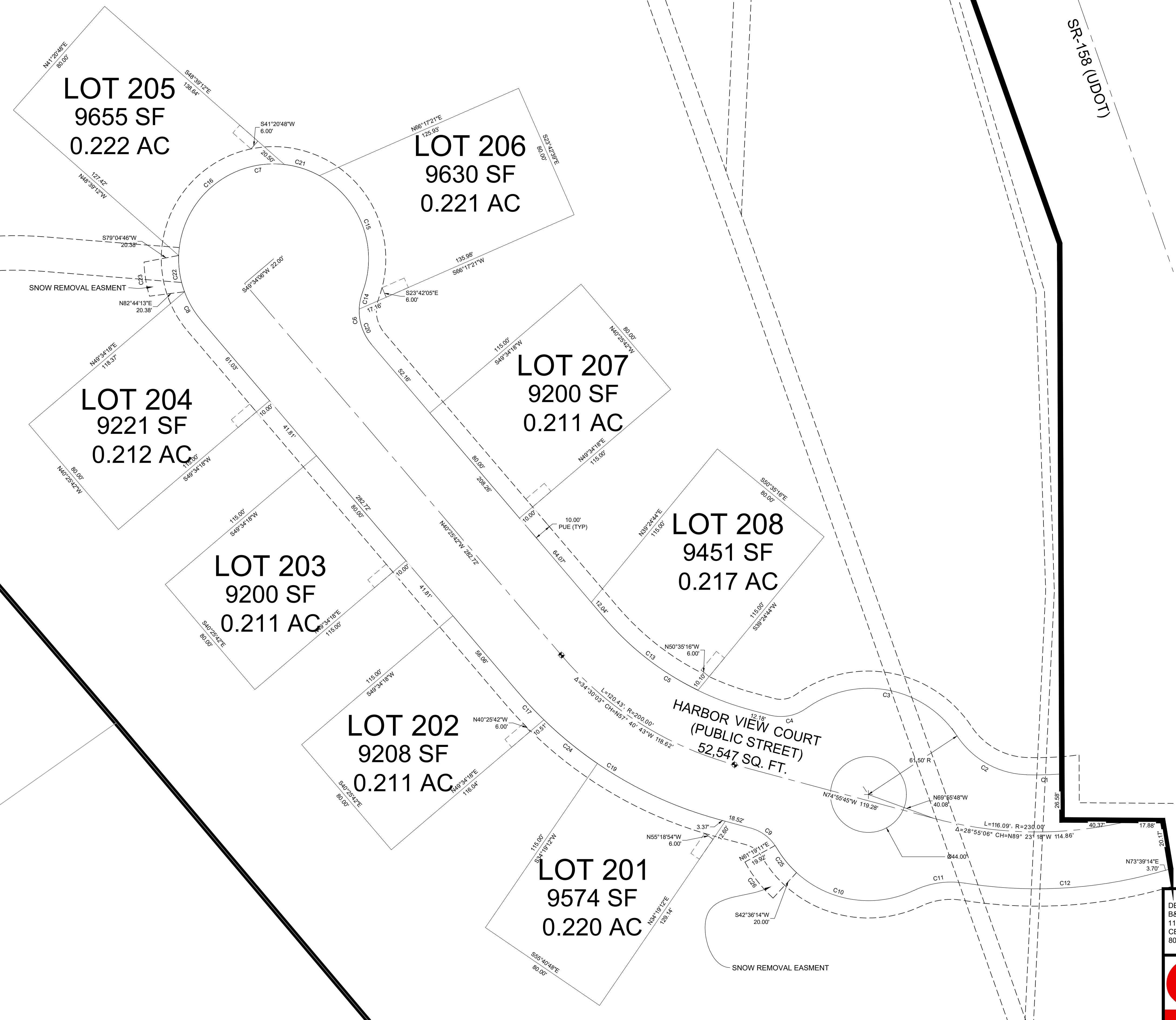
FIGURE 2: B&H INVESTMENT PROPERTIES CRIMSON RIDGE PHASE 2 SURVEYOR RESERVE AT CRIMSON RIDGE PHASE 2.DWG

THE RESERVE AT CRIMSON RIDGE PHASE 2

CLUSTER SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER 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	20.46	197.00	5.95	N88° 43' 59"E	20.45
C2	47.89	50.00	54.88	S60° 51' 09"E	46.08
C3	99.24	61.50	92.46	S79° 38' 26"E	88.82
C4	22.23	25.00	50.94	N79° 36' 04"E	21.50
C5	100.56	167.00	34.50	S57° 40' 43"E	99.05
C6	32.02	30.00	61.16	S9° 50' 52"E	30.52
C7	231.50	55.00	241.16	N80° 09' 05"E	94.70
C8	19.36	55.00	20.17	S30° 20' 36"E	19.26
C9	19.50	25.00	44.69	N52° 35' 00"W	19.01
C10	91.43	61.50	85.18	N72° 49' 31"W	83.24
C11	30.13	50.00	34.53	S81° 51' 10"W	29.68
C12	116.89	263.00	25.46	S86° 23' 10"W	115.93
C13	68.70	161.60	24.36	N52° 22' 20"W	68.18
C14	9.87	32.94	17.17	N11° 17' 51"E	9.84
C15	78.60	55.00	81.88	N20° 12' 24"W	72.08
C16	90.72	55.00	94.51	S49° 19' 47"W	80.78
C17	21.97	233.00	5.40	N43° 07' 48"W	21.97
C19	140.30	233.00	34.50	N57° 40' 43"W	138.19
C20	22.14	30.00	42.29	N19° 16' 59"W	21.64
C21	21.38	55.00	22.27	N72° 16' 49"W	21.24
C22	21.44	55.00	22.33	S9° 05' 29"E	21.30
C23	20.06	75.00	15.32	S9° 05' 30"E	20.00
C24	40.05	233.00	9.85	S50° 45' 21"E	40.00
C25	18.42	61.50	17.16	S38° 49' 00"E	18.35
C26	26.62	81.50	18.72	S38° 02' 18"E	26.50



- 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

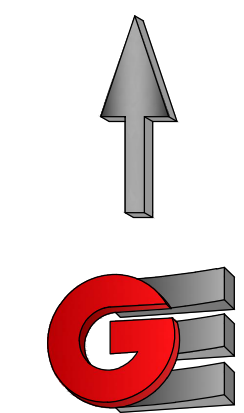
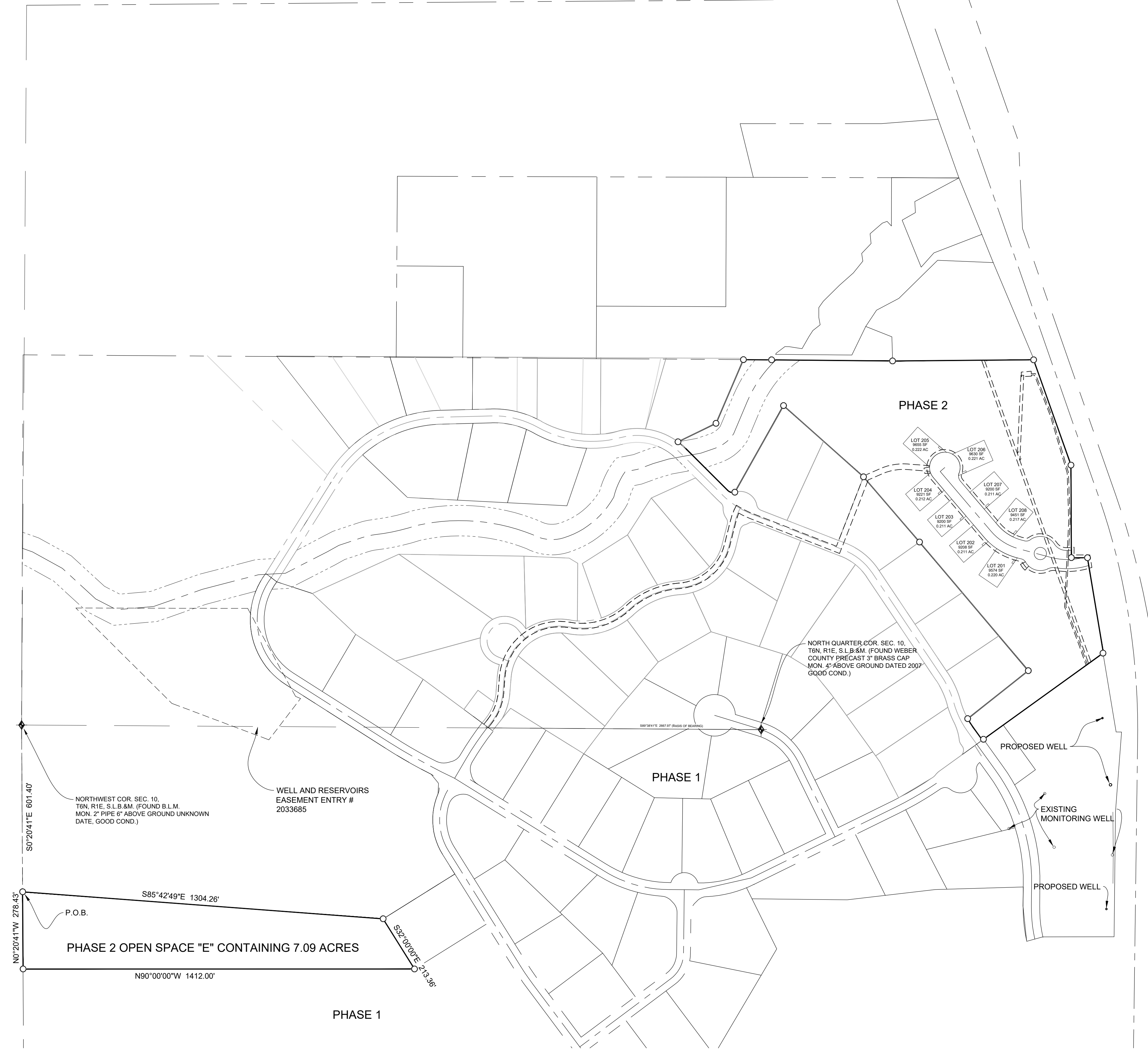
DEVELOPER: B&H INVESTMENT PROPERTIES LLC 110 WEST 1700 NORTH CENTERVILLE, UTAH 84014 801-295-4193	S2 3	COUNTY RECORDER ENTRY NO. _____ FEE PAID _____ FILED FOR AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____ RECORDED FOR _____ COUNTY RECORDER BY: _____
		CIVIL • LAND PLANNING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

P:\0208 - B&H INVESTMENT\CRIMSON RIDGE\SUBDIVISION\CRIMSON RIDGE PHASE 2\RESERVE AT CRIMSON RIDGE PHASE 2.DWG

THE RESERVE AT CRIMSON RIDGE PHASE 2

CLUSTER SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER 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



Scale in Feet
1" = 200'

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

NORTHWEST COR. SEC. 10,
T6N, R1E, S.L.B.&M. (FOUND B.L.M.
MON. 2" PIPE 6" ABOVE GROUND UNKNOWN
DATE, GOOD COND.)

WELL AND RESERVOIRS
EASEMENT ENTRY #
2033685

NORTH QUARTER COR. SEC. 10,
T6N, R1E, S.L.B.&M. (FOUND WEBER
COUNTY PRECAST 3" BRASS CAP
MON. 4" ABOVE GROUND DATED 2007
GOOD COND.)

P.O.B.
S85°42'49"E 1304.26'

PHASE 2 OPEN SPACE "E" CONTAINING 7.09 ACRES

N90°00'00"W 1412.00'

PHASE 1

DEVELOPER: B&H INVESTMENT PROPERTIES LLC 110 WEST 1700 NORTH CENTERVILLE, UTAH 84014 801-295-4193	S3	COUNTY RECORDER
	3	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		

P:\0208 - B&H INVESTMENT\CRIMSON RIDGE\SUBDIVISION\CRIMSON RIDGE PHASE 2\RESERVE AT CRIMSON RIDGE PHASE 2.DWG