

THE RESERVE AT CRIMSON RIDGE PHASE 2A

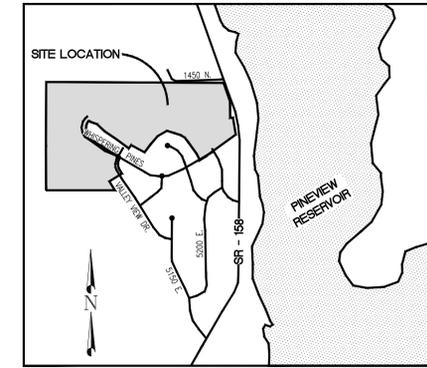
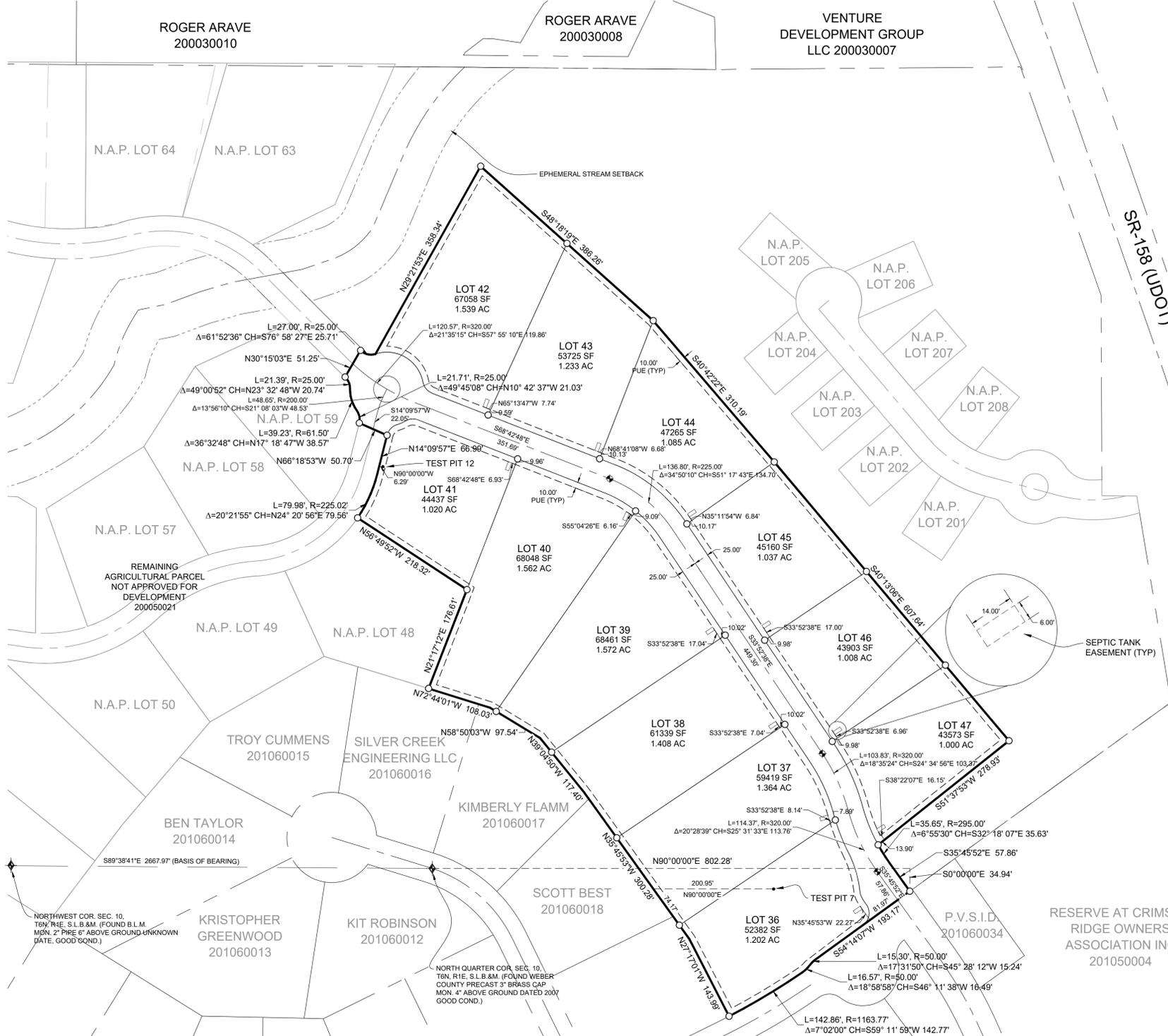
CLUSTER SUBDIVISION

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, JANUARY 2021

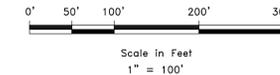
ROGER ARAVE
200030010

ROGER ARAVE
200030008

VENTURE
DEVELOPMENT GROUP
LLC 200030007



VICINITY MAP



LEGEND

- ◆ WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- ◆ STREET CENTERLINE MONUMENT TO BE SET
- 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, 2021 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 _____, 2021, 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 BY: PRINTED NAME/TITLE:

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°28'19" WEST WEBER COUNTY, UTAH, NAD 83 STATE PLANE GRID BEARING. THE DEDICATED PLAT OF THE RESERVE AT CRIMSON RIDGE CLUSTER SUBDIVISION PHASE 1 RECORDED AS ENTRY NUMBER 2199115 WAS ALSO USED TO ESTABLISH THE BOUNDARY.

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 RIGHT-OF-WAY 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°30'41" EAST). RUNNING THENCE ALONG THE NORTHERLY BOUNDARY OF THE RESERVE AT CRIMSON RIDGE PHASE 1 CLUSTER SUBDIVISION FOLLOWING NINE (9) COURSES: (1) SOUTH 54°14'07" WEST 193.17 FEET; (2) ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE LEFT 15.30 FEET, HAVING A CENTRAL ANGLE OF 17°31'50" WITH A CHORD BEARING SOUTH 45°28'12" WEST 15.24 FEET; (3) ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE RIGHT 16.57 FEET, HAVING A CENTRAL ANGLE OF 18°58'58" WITH A CHORD BEARING SOUTH 46°11'38" WEST 16.49 FEET; (4) ALONG THE ARC OF A 1163.77 FOOT RADIUS CURVE 142.86 FEET, HAVING A CENTRAL ANGLE OF 6°57'20" WITH A CHORD BEARING SOUTH 59°11'59" WEST 142.77 FEET; (5) NORTH 27°17'01" WEST 143.99 FEET; (6) NORTH 35°45'53" WEST 300.28 FEET; (7) NORTH 39°04'50" WEST 117.40 FEET; (8) NORTH 58°50'03" WEST 97.54 FEET; (9) NORTH 72°44'01" WEST 108.03 FEET; THENCE NORTH 21°17'12" EAST 176.61 FEET; THENCE NORTH 58°49'52" WEST 218.32 FEET; THENCE ALONG THE ARC OF A 226.02 FOOT RADIUS CURVE TO THE LEFT 79.98 FEET, HAVING A CENTRAL ANGLE OF 20°21'55" WITH A CHORD BEARING NORTH 24°20'56" EAST 79.56 FEET; THENCE NORTH 14°09'57" EAST 66.99 FEET; THENCE NORTH 66°18'53" WEST 50.70 FEET; THENCE ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT 21.71 FEET, HAVING A CENTRAL ANGLE OF 49°45'08" WITH A CHORD BEARING NORTH 10°42'37" WEST 21.03 FEET; THENCE ALONG THE ARC OF A 61.50 FOOT RADIUS CURVE TO THE RIGHT 39.23 FEET, HAVING A CENTRAL ANGLE OF 36°32'48" WITH A CHORD BEARING NORTH 17°18'47" WEST 38.57 FEET; THENCE ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT 21.39 FEET, HAVING A CENTRAL ANGLE OF 49°00'52" WITH A CHORD BEARING NORTH 23°32'48" WEST 20.74 FEET; THENCE NORTH 30°15'03" EAST 51.25 FEET TO THE SOUTHERLY BOUNDARY OF HARBOR VIEW ESTATES CLUSTER SUBDIVISION, THENCE ALONG SAID SOUTHERLY BOUNDARY FOLLOWING EIGHT (8) COURSES: (1) ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT 27.00 FEET, HAVING A CENTRAL ANGLE OF 61°52'36" WITH A CHORD BEARING SOUTH 76°58'27" WEST 25.71 FEET; (2) NORTH 29°21'53" EAST 358.34 FEET; (3) SOUTH 48°18'19" EAST 386.26 FEET; (4) SOUTH 40°42'22" EAST 310.19 FEET; (5) SOUTH 40°13'06" EAST 607.64 FEET; (6) SOUTH 51°37'53" WEST 278.93 FEET; (7) ALONG THE ARC OF A 295.00 FOOT RADIUS CURVE TO THE RIGHT 35.65 FEET, HAVING A CENTRAL ANGLE OF 6°55'30" WITH A CHORD BEARING SOUTH 32°18'07" EAST 35.63 FEET; (8) SOUTH 35°45'52" EAST 57.86 FEET TO THE POINT OF BEGINNING. CONTAINING 16.750 ACRES CONTAINING ALSO AND TOGETHER WITH A PART OF THE NORTHWEST QUARTER OF SECTION 10 AND A PART OF THE SOUTHWEST QUARTER OF SECTION 3, 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 221.38 FEET ALONG THE WEST LINE OF SAID NORTHWEST QUARTER; RUNNING THENCE NORTH 68°55'14" EAST 1020.29 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 EIGHT (8) COURSES: (1) SOUTH 57°30'19" EAST 424.54 FEET; (2) ALONG THE ARC OF A 1991.16 FOOT RADIUS CURVE TO THE RIGHT 191.25 FEET, HAVING A CENTRAL ANGLE OF 5°30'12" WITH A CHORD BEARING SOUTH 60°15'25" EAST 191.18 FEET; (3) ALONG THE ARC OF A 49.99 FOOT RADIUS CURVE TO THE RIGHT 41.41 FEET, HAVING A CENTRAL ANGLE OF 47°27'44" WITH A CHORD BEARING SOUTH 39°16'39" EAST 40.24 FEET; (4) ALONG THE ARC OF A 61.48 FOOT RADIUS CURVE TO THE RIGHT 3.52 FEET, HAVING A CENTRAL ANGLE OF 3°16'52" WITH A CHORD BEARING SOUTH 17°11'13" EAST 3.52 FEET; (5) ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE RIGHT 38.83 FEET, HAVING A CENTRAL ANGLE OF 42°11'50" WITH A CHORD BEARING SOUTH 21°16'18" WEST 38.00 FEET; (6) ALONG THE ARC OF A 236.65 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 55°22'10" WITH A CHORD BEARING SOUTH 41°18'54" EAST 219.90 FEET; (7) SOUTH 32°00'00" EAST 82.73 FEET; (8) SOUTH 58°00'00" WEST 305.00 FEET; THENCE NORTH 85°42'49" WEST 1304.26 TO THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE ALONG THE WEST LINE OF SAID NORTHWEST QUARTER NORTH 00°20'41" WEST 380.03 FEET TO THE POINT OF BEGINNING. CONTAINING 21.19 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, HEREFTER TO BE KNOWN AS THE RESERVE AT CRIMSON RIDGE PHASE 2A 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 _____, 2021.



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 PHASE 2A 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 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 DESIGNATE 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 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 STAT 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 SEPTIC TANK EASEMENT TO PINEVIEW WEST SEWER IMPROVEMENT DISTRICT, THE SAME TO BE USED FOR MAINTENANCE AND REGULAR INSPECTIONS.

SIGNED THIS _____ DAY OF _____, 2021.

B & H INVESTMENT PROPERTIES LLC

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 _____, 2021.

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 HERETO AND NOW IN FORCE AND EFFECT.

SIGNED THIS _____ DAY OF _____, 2021.

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 _____, 2021.

COUNTY ENGINEER

WEBER COUNTY COMMISSION ACCEPTANCE

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.

SIGNED THIS _____ DAY OF _____, 2021.

CHAIRMAN, WEBER COUNTY COMMISSION

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 _____, 2021.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER - MORGAN HEALTH DEPARTMENT

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.

SIGNED THIS _____ DAY OF _____, 2021.

DIRECTOR WEBER-MORGAN HEALTH DEPT.

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

S1
3

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

COUNTY RECORDER

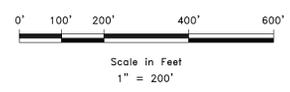
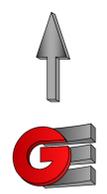
ENTRY NO. _____ FEE PAID _____
FILED FOR AND RECORDED _____
AT _____ IN BOOK _____ OF OFFICIAL _____
RECORDS, PAGE _____ RECORDED _____
FOR _____
COUNTY RECORDER _____
BY: _____

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

THE RESERVE AT CRIMSON RIDGE PHASE 2A

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, JANUARY 2021



- 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:\0208 - B&H INVESTMENT\CRIMSON RIDGE\SURVEY\CRIMSON RIDGE PHASE 2A.DWG

DEVELOPER: B&H INVESTMENT PROPERTIES LLC 110 WEST 1700 NORTH CENTERVILLE, UTAH 84014 801-295-4193	S3 3	COUNTY RECORDER ENTRY NO. _____ FEE PAID _____ FILED FOR AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____ RECORDED FOR _____ COUNTY RECORDER BY: _____
	<p>GARDNER ENGINEERING CIVIL • LAND PLANNING MUNICIPAL • LAND SURVEYING 5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801-476-0202 FAX: 801-476-0066</p>	