

THE RESERVE AT CRIMSON RIDGE PHASE 2B

CLUSTER SUBDIVISION

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, JANUARY 2021

All proposed streets shall be numbered under a definite system approved by the county surveyor and conform as far as practicable to the adopted street naming and numbering system of the county. Unless there are street alignment situations where a street name may be better utilized as a primary identifier. WCO 106-1-8(c)(1); UCA 17-27a-603(1)(c)
See addressing review for Street #

A house number indicating the street address for each lot within the subdivision shall be assigned by the county surveyor. WCO 106-1-8(c)(1)f
The house number marked on each lot so as to face the street frontage. WCO 106-1-8(c)(1)f

When street monuments are required, send "Subdivision Monumentation Letter" to developer of Subdivision to notify of the MIA and its associated costs.
Letter and instructions will be sent with next review

The names, widths, lengths, bearings and curve data on centerlines of proposed streets and alleys. WCO 106-1-8(c)(1); UCA 17-27a-603(1)(b)

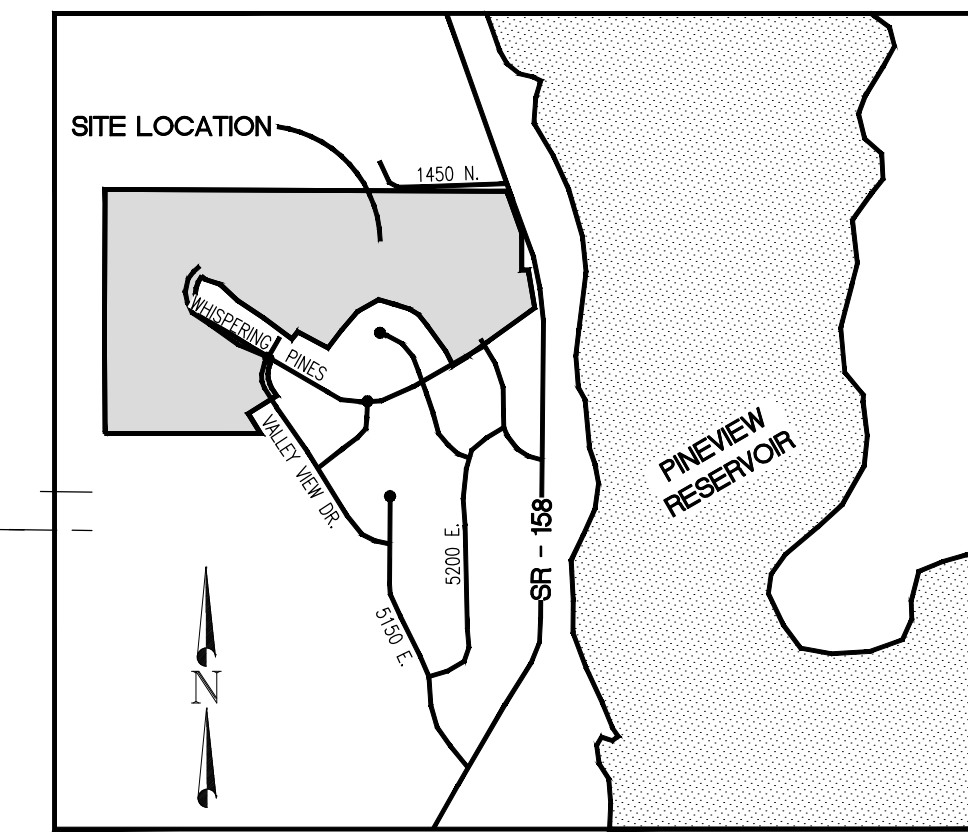
The location, widths, and other dimensions of proposed public streets, private streets, private access rights of way, or alleys with proper labeling of spaces to be dedicated to public or designated as private. WCO 106-1-5(a)(7)

The existing location, widths, and other dimensions of all existing or platted easements within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6)
Missing some ties or other dimensions to septic tank easements, etc.

The existing location, widths, and other dimensions of all existing or platted land drains, culverts, watercourses, wetlands, streams, floodplains, flood plain within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6)

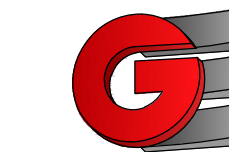
The existing location, widths, and other dimensions of all existing or platted fence lines or other lines of occupation within or immediately adjacent to the tract to be subdivided. WCO 106-1-5(a)(6)

The existing location, widths, and other dimensions of all existing or platted streets or railroad lines within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6)
missing bearings and distance and curve data for center line, existing streets, etc



VICINITY MAP

*Check that distances, bearings, and callsto adjoiners in the boundary description of property surveyed match what is shown on the map.



Scale in Feet
1" = 100'

LEGEND

- ◆ WEBER COUNTY MONUMENT AS NOTED
- SET 2" 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.
5. PLEASE REFER TO "GEOLOGIC HAZARDS EVALUATION PROPOSED CRIMSON RIDGE PHASE 2 SUBDIVISION ABOUT 1100 NORTH MORNINGSIDE LANE EDEN, UTAH" PREPARED BY WESTER GEOLOGIC & ENVIRONMENTAL LLC.

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

The narrative explains and identifies the found monuments or deed elements that controlled the established or reestablished lines. UCA 17-23-17(4)(a)(iii) 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" 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 2199115 WAS ALSO USED TO ESTABLISH THE BOUNDARY.

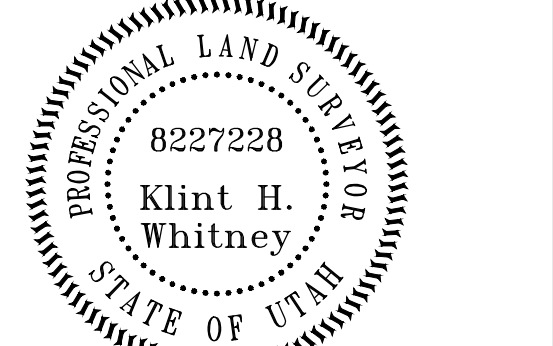
BOUNDARY DESCRIPTION

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" EAST 1049.21 FEET ALONG THE NORTH LINE OF SAID SECTION 10 AND NORTH 00°00'00" EAST 480.71 FEET FROM THE NORTHWEST QUARTER CORNER OF SAID SECTION 10; RUNNING THENCE NORTH 65°33'19" EAST 342.71 FEET; THENCE SOUTH 89°07'03" EAST 451.18 FEET; THENCE SOUTH 87°28'10" EAST 163.09 FEET; THENCE SOUTH 59°06'47" EAST 36.34 FEET; THENCE SOUTH 85°54'18" EAST 16.21 FEET; THENCE NORTH 57°38'44" EAST 193.46 FEET; THENCE NORTH 32°44'13" EAST 158.36 FEET; THENCE NORTH 65°30'50" EAST 175.30 FEET; THENCE SOUTH 45°01'27" EAST 110.02 FEET; THENCE ALONG THE ARC OF A 345.00 FOOT RADIUS CURVE TO THE LEFT 18.24 FEET, HAVING A CENTRAL ANGLE OF 3°01'47" WITH A CHORD BEARING SOUTH 46°32'21" EAST 18.24 FEET TO THE SOUTH WESTERLY BOUNDARY OF THE RESERVE AT CRIMSON RIDGE CLUSTER SUBDIVISION PHASE 2A; THENCE ALONG SAID SOUTH WESTERLY BOUNDARY FOLLOWING EIGHT (8) COURSES: (1) ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT 21.39 FEET, HAVING A CENTRAL ANGLE OF 49°00'52" WITH A CHORD BEARING SOUTH 23°32'48" EAST 20.74 FEET; (2) ALONG THE ARC OF A 61.50 FOOT RADIUS CURVE TO THE LEFT 39.23 FEET, HAVING A CENTRAL ANGLE OF 36°32'48" WITH A CHORD BEARING SOUTH 17°18'47" EAST 38.57 FEET; (3) ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT 21.71 FEET, HAVING A CENTRAL ANGLE OF 49°45'08" WITH A CHORD BEARING SOUTH 10°42'37" EAST 21.03 FEET; (4) SOUTH 66°18'53" EAST 50.70 FEET; (5) SOUTH 14°09'57" WEST 66.99 FEET; (6) ALONG THE ARC OF A 225.02 FOOT RADIUS CURVE TO THE RIGHT 79.98 FEET, HAVING A CENTRAL ANGLE OF 20°21'55" WITH A CHORD BEARING SOUTH 24°20'56" WEST 79.56 FEET; (7) SOUTH 56°49'52" EAST 218.32 FEET; (8) SOUTH 21°17'12" WEST 176.61 FEET TO THE NORTHERLY BOUNDARY LINE OF THE CRIMSON RIDGE PRESERVE CLUSTER SUBDIVISION PHASE 1; THENCE ALONG SAID NORTHERLY BOUNDARY FOLLOWING ELEVEN (11) COURSES: (1) NORTH 72°44'01" WEST 32.26 FEET (2) NORTH 72°59'23" WEST 150.14 FEET; (3) SOUTH 69°16'19" WEST 79.79 FEET; (4) SOUTH 48°30'32" WEST 225.00 FEET; (5) SOUTH 37°16'25" WEST 201.29 FEET; (6) NORTH 58°08'40" WEST 310.33 FEET; (7) SOUTH 40°50'09" WEST 28.36 FEET (8) ALONG THE ARC OF A 1093.32 FOOT RADIUS CURVE TO THE LEFT 77.31 FEET, HAVING A CENTRAL ANGLE OF 4°03'05" WITH A CHORD BEARING SOUTH 38°33'37" WEST 77.29 FEET; (9) NORTH 53°30'13" WEST 311.40 FEET; (10) NORTH 56°20'18" WEST 292.32 FEET; (11) NORTH 46°43'33" WEST 214.66 FEET TO THE POINT OF BEGINNING, CONTAINING 17.96 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 THE NORTHWEST QUARTER CORNER OF SECTION 10; RUNNING THENCE NORTH 0°14'05" EAST 1334.96 FEET; THENCE SOUTH 56°55'15" EAST 1160.48 FEET; THENCE SOUTH 32°04'03" WEST 182.91 FEET TO THE WESTERLY BOUNDARY LINE OF THE PRESERVE AT CRIMSON RIDGE CLUSTER SUBDIVISION PHASE 1; THENCE ALONG SAID WESTERLY BOUNDARY LINE ALONG THE ARC OF A 277.49 FOOT RADIUS CURVE TO THE LEFT 457.60 FEET, HAVING A CENTRAL ANGLE OF 94°29'01" WITH A CHORD BEARING SOUTH 10°15'49" WEST 407.49 FEET; THENCE SOUTH 68°55'14" WEST 1020.32 FEET; THENCE NORTH 0°20'16" WEST 221.39 TO THE POINT OF BEGINNING, CONTAINING 22.25 ACRES MORE OR LESS.

Accurately drawn boundaries, showing distance and bearings of all lines traced or established by the survey, and dimensions of all boundary lines of the subdivision. WCO 106-1-8(c)(1)(d); UCA 17-27a-603(1)(b); UCA 17-23-17(3)(d) Boundary Description does not match 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 2B CLUSTER SUBDIVISION. IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND 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.



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 2B CLUSTER SUBDIVISION 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 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, UP-ON 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 WHICHEVER 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

BY: _____ PRINTED NAME/TITLE:

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 THERETO 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
ATTEST: _____ NAME/TITLE

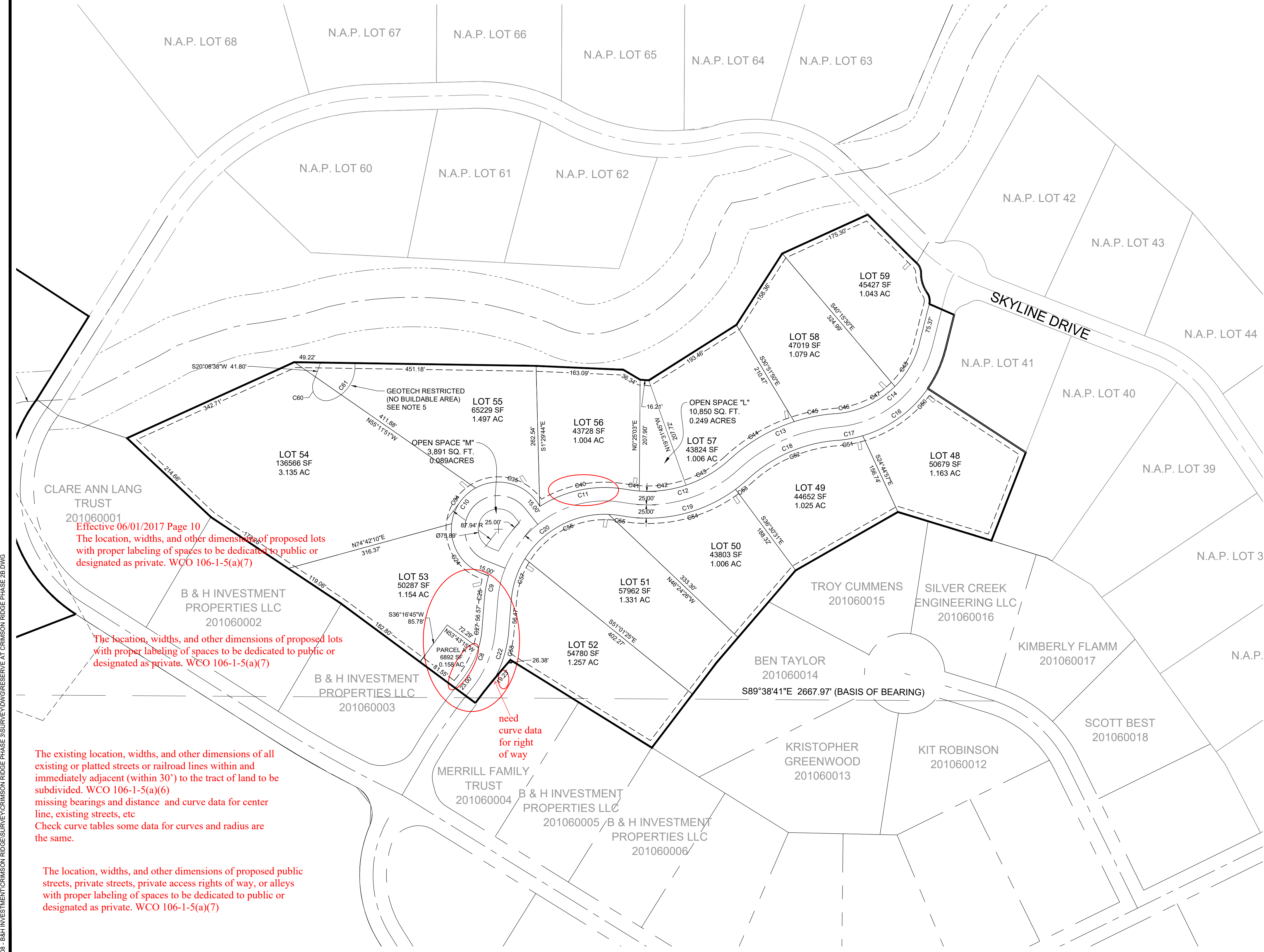
WEBER COUNTY PLANNING COMMISSION APPROVAL
THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.
SIGNED THIS _____ DAY OF _____, 2021.
CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

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.

 CIVIL & LAND PLANNING MUNICIPAL & LAND SURVEYING 5150 SOUTH 875 EAST OGDEN, UT OFFICE: 801-476-0202 FAX: 801-476-0066	DEVELOPER: B&H INVESTMENT PROPERTIES LLC 110 WEST 1700 NORTH CENTERVILLE, 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: _____
	S1 3	

THE RESERVE AT CRIMSON RIDGE PHASE 2B
CLUSTER SUBDIVISION
 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, JANUARY 2021

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	93.74	225.00	23.87	S16° 30' 27"W	93.07
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	93.64	225.00	23.85	N16° 31' 12"E	92.97
C60	53.93	25.41	121.63	S45° 35' 56"E	44.36
C61	90.36	65.50	79.04	N33° 45' 56"E	83.36



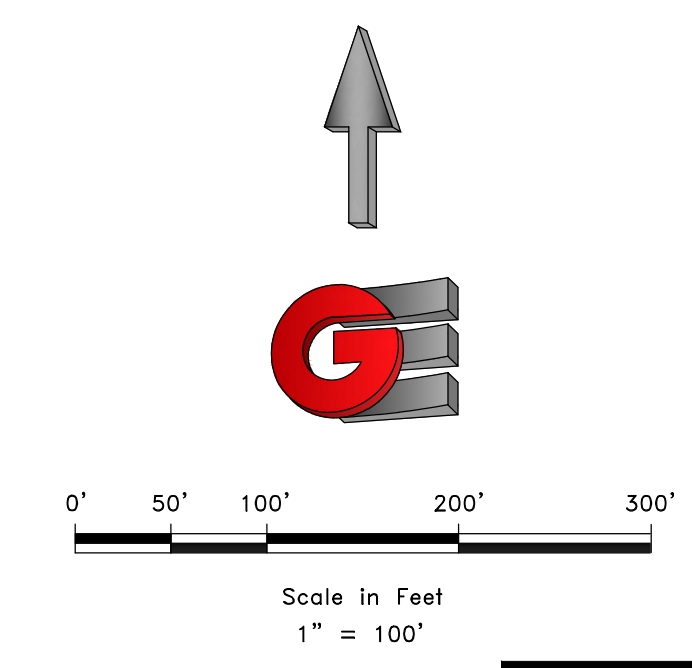
Effective 06/01/2017 Page 10
 The location, widths, and other dimensions of proposed lots with proper labeling of spaces to be dedicated to public or designated as private. WCO 106-1-5(a)(7)

The location, widths, and other dimensions of proposed lots with proper labeling of spaces to be dedicated to public or designated as private. WCO 106-1-5(a)(7)

The existing location, widths, and other dimensions of all existing or platted streets or railroad lines within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6) missing bearings and distance and curve data for center line, existing streets, etc Check curve tables some data for curves and radius are the same.

The location, widths, and other dimensions of proposed public streets, private streets, private access rights of way, or alleys with proper labeling of spaces to be dedicated to public or designated as private. WCO 106-1-5(a)(7)

need curve data for right of way



- 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

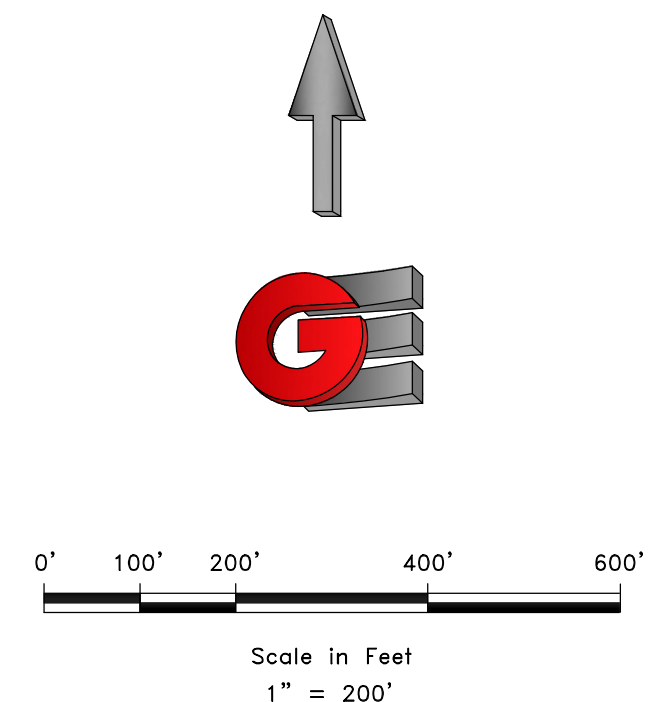
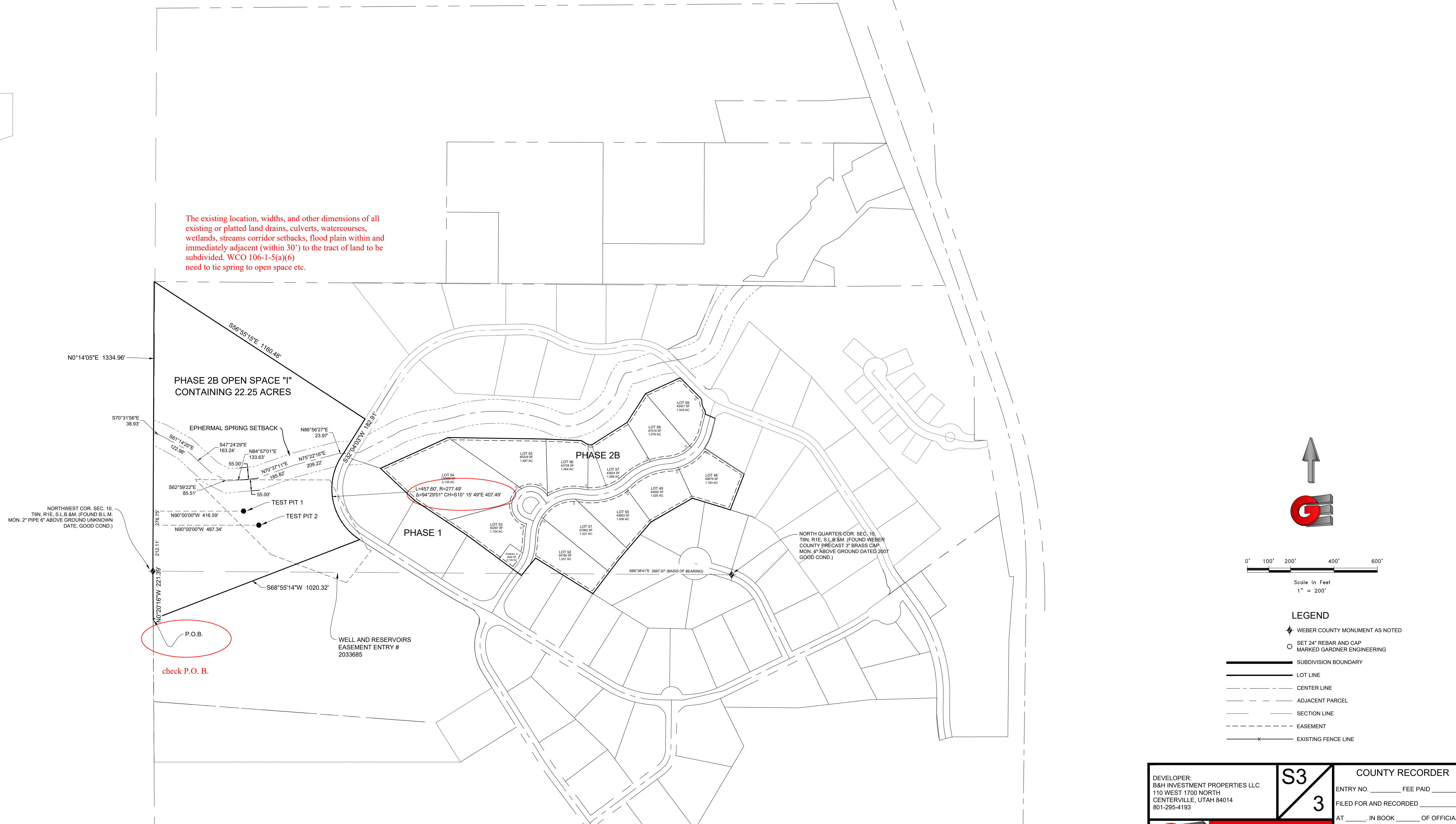
P:\0208 - B&H INVESTMENT - CRIMSON RIDGE\RESERVE AT CRIMSON RIDGE PHASE 2B.DWG

THE RESERVE AT CRIMSON RIDGE PHASE 2B

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LEGEND

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