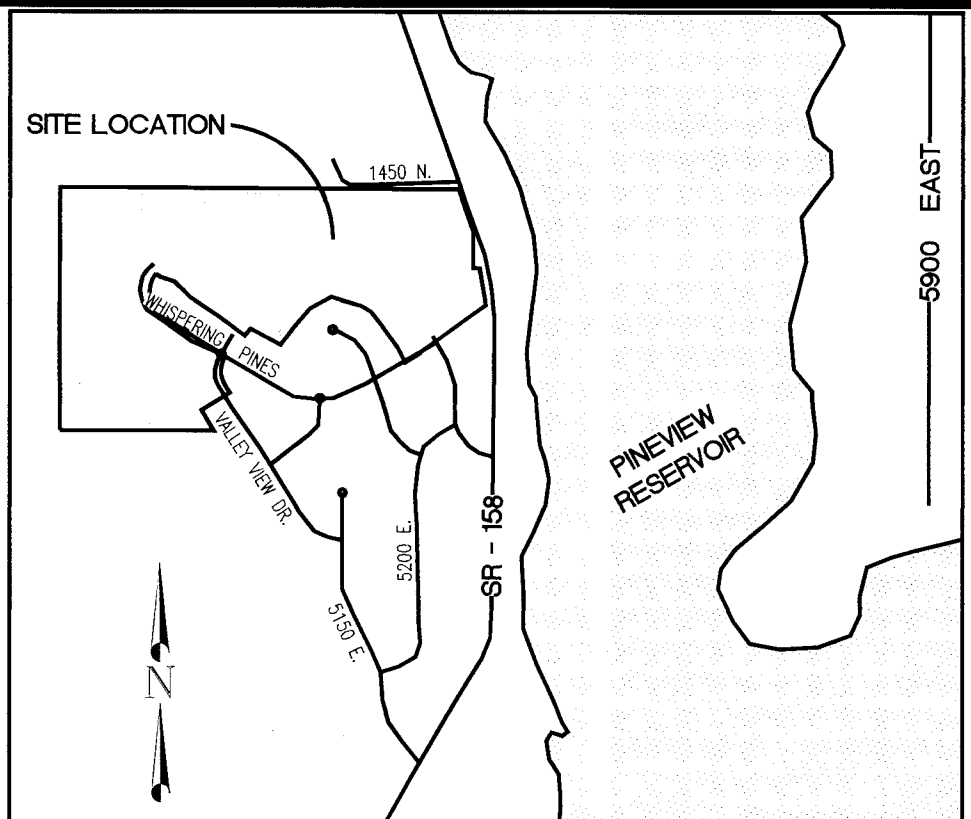
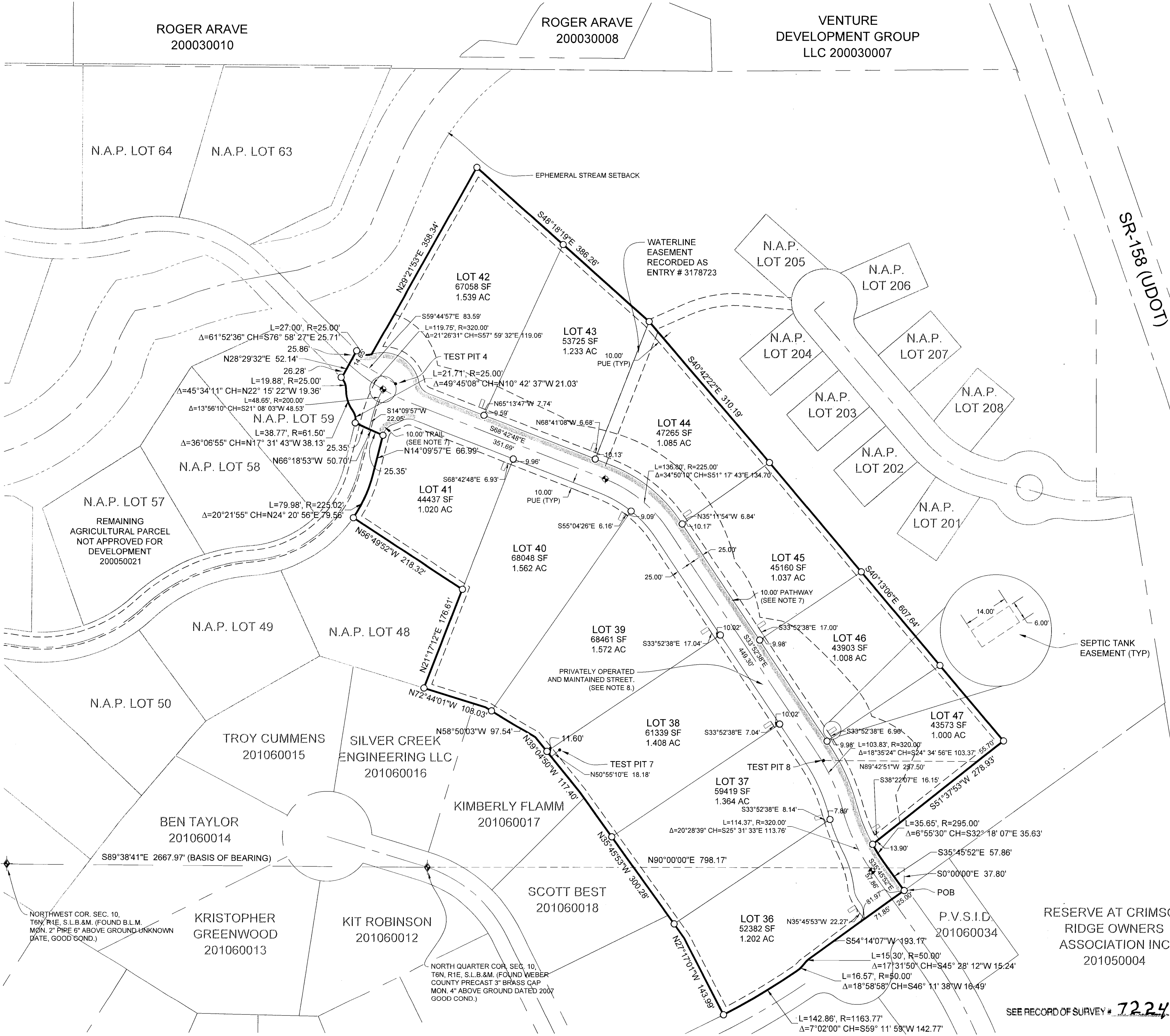


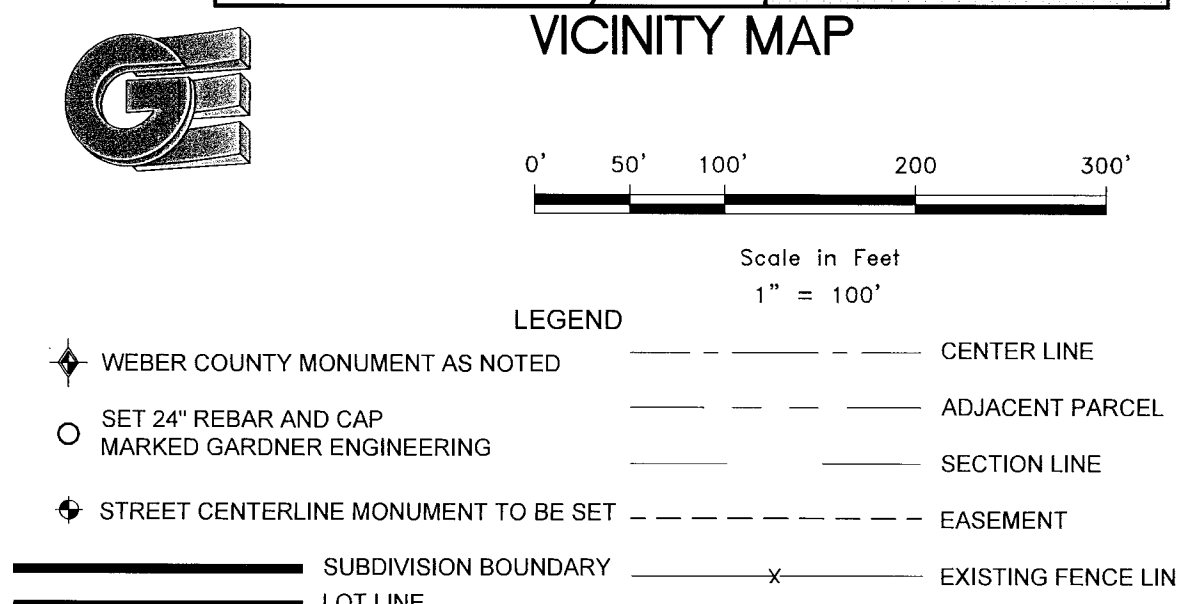
THE RESERVE AT CRIMSON RIDGE PHASE 2A

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, AUGUST 2021



VICINITY MAP



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. 49057C02398 WITH AN EFFECTIVE DATE OF DECEMBER 16, 2015.
- CLUSTER SUBDIVISION SETBACKS: FRONT: 20'; SIDE: 8'; REAR: 20'. MINIMUM SETBACKS SHALL BE MEASURED FROM THE BOUNDARY OF THE COUNTY-OWNED STREET PARCEL.
- N.A.P. STANDS FOR "NOT A PART OF THIS SUBDIVISION."
- HOMEOWNERS ARE REFERRED TO THE GEOTECHNICAL INVESTIGATION "GEOTECHNICAL INVESTIGATION PROPOSED CRIMSON RIDGE - PHASES 2 & 3 5129 EAST WHISPERING PINES LANE EDEN, UTAH" PREPARED BY APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC. ON SEPTEMBER 15, 2020 WITH A PROJECT NUMBER OF 1200541. 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.
- LOT EASEMENT WILL BE VACATED WHEN A CERTIFICATE OF OCCUPANCY IS GIVEN AND THE PROPERTY OWNER UNDERSTANDS THAT WITH THE DESIGN OF THE HOME WILL BE STRUCTURALLY HOLDING BACK THE FILL FOR THE ROADWAY. THIS SHOULD BE CONSIDERED FOR FOUNDATION DESIGN.
- HOMEOWNERS ARE TO REFER TO AND COMPLY WITH ANY RECOMMENDATIONS FOUND IN THE GEOLOGIC HAZARD EVALUATION "GEOLOGIC HAZARDS EVALUATION PROPOSED CRIMSON RIDGE PHASE 2 SUBDIVISION ABOUT 1100 NORTH MORNINGSIDE LANE EDEN, UTAH" BY WEST GEOLOGIC & ENVIRONMENT LLC, ON MAY 15, 2020 WITH A PROJECT NUMBER OF 5378.
- AS REQUIRED IN LUC 108-3-4(03) SIDEWALKS IN THE DEVELOPMENT ARE OPEN FOR PUBLIC PEDESTRIAN USE.
- USE OF A STREET LABELED AS "PRIVATE STREET" IS RESERVED FOR THE EXCLUSIVE AND PRIVATE USE OF ADJOINING LOT OWNERS UNTIL AND UNLESS THE GOVERNING BODY ASSUMES PUBLIC RESPONSIBILITY FOR THE STREET.

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)
On this 28 day of June, 2022, personally appeared before me Steven Fenton, 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 Owner/Manager 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 Steven Fenton acknowledged to me that said Corporation executed the same.

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)
On this 28 day of June, 2022, personally appeared before me Kevin Deppe, 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 Owner/Manager 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 Kevin Deppe acknowledged to me that said Corporation executed the same.

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 NORTH-TO-SOUTH 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 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 45°11'38" WEST 16.49 FEET; (4) ALONG THE ARC OF A 116.77 FOOT RADIUS CURVE 142.86 FEET, HAVING A CENTRAL ANGLE OF 7°02'00" 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 56°49'52" WEST 218.32 FEET; THENCE ALONG THE ARC OF A 225.02 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 38.77 FEET, HAVING A CENTRAL ANGLE OF 36°08'55" WITH A CHORD BEARING NORTH 17°31'43" WEST 38.13 FEET; THENCE ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT 19.36 FEET, HAVING A CENTRAL ANGLE OF 45°34'11" WITH A CHORD BEARING NORTH 22°15'22" WEST 19.36 FEET; THENCE NORTH 28°29'32" EAST 52.14 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" EAST 25.71 FEET; (2) NORTH 29°21'53" EAST 358.34 FEET; (3) SOUTH 48°18'19" EAST 385.28 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 285.00 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

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 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 FROM THE NORTHWEST CORNER OF SAID SECTION 10; 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 36.83 FEET, HAVING A CENTRAL ANGLE OF 42°11'50" WITH A CHORD BEARING SOUTH 2°16'16" WEST 36.00 FEET; (6) ALONG THE ARC OF A 236.65 FOOT RADIUS CURVE TO THE LEFT, 228.70 FEET, HAVING A CENTRAL ANGLE OF 55°22'10" WITH A CHORD BEARING SOUTH 4°18'54" EAST 219.90 FEET; (7) SOUTH 32°00'00" EAST 82.72 FEET; (8) NORTH 68°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 56, 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 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 ESTABLISH 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 28 DAY OF JUNE, 2022.
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, 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 GRANT, DEDICATE AND CONVEY THE LAND DESIGNATED AS PRIVATE STREETS AND TRAILS TO WEBER COUNTY FOR THE PURPOSE OF FUTURE CONVERSION TO A PUBLIC STREET AT A TIME THE GOVERNING BODY DETERMINES A PUBLIC STREET IS NECESSARY, TO BE USED FOR PUBLIC NON-MORTGORIZED PATHWAY ACCESS AND TO BE MAINTAINED BY A LOT (UNIT) OWNERS ASSOCIATION WHOSE MEMBERSHIP CONSISTS OF SAID OWNERS, THEIR GRANTEEES, SUCCESSORS, OR ASSIGNS UNTIL GOVERNING BODY DETERMINES A PUBLIC STREET IS NECESSARY, 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 AND ALL OTHERS IN THE SUBDIVISION AND ADDITIONALLY DEDICATE AND CONVEY TO WEBER COUNTY A PERPETUAL OPEN SPACE EASEMENT ON, UNDER AND OVER PARCELS AND AREAS DENOTED AS OPEN SPACE PARCELS OR AREAS TO GUARANTEE TO THE PUBLIC THAT THOSE PARCELS AND AREAS REMAIN OPEN AND UNDEVELOPED IN A MANNER CONSISTENT WITH THE APPROVED OPEN SPACE PLAN, 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 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 EASEMENTS TO PINEVIEW WEST SEWER IMPROVEMENT DISTRICT, THE SAME TO BE USED FOR MAINTENANCE AND REGULAR INSPECTIONS AND ALSO GRANT DEDICATE AND CONVEY LANDS DESIGNATED ON THE PLAT AS FILL EASEMENT TO WEBER COUNTY FOR STRUCTURALLY HOLDING BACK FILL FOR THE ROADWAY.

SIGNED THIS 28 DAY OF June, 2022.
B & H INVESTMENT PROPERTIES LLC
BY: KEVIN DEPPE (OWNER/MANAGER)
BY: STEVEN FENTON (OWNER/MANAGER)

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 23 DAY OF June, 2022.
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 GUARANTEE IS SUFFICIENT FOR THE FORCE AND EFFECT.
SIGNED THIS 24 DAY OF June, 2022.
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 27 DAY OF June, 2022.
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 28 DAY OF June, 2022.
CHAIRMAN, WEBER COUNTY COMMISSION
ATTEST: Rita Hobbs CLERK
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 28 DAY OF June, 2022.
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 28 DAY OF June, 2022.
DIRECTOR WEBER-MORGAN HEALTH DEPT.

THE PURPOSE OF THIS SURVEY WAS TO CREATE A TWELVE 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 NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 89°38'41" EAST 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.

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

S1
3

COUNTY RECORDER
ENTRY NO. 343201 FEE PAID 178.00
FILED FOR AND RECORDED 28 JUN 22
AT 11:25 IN BOOK 93 OF OFFICIAL
RECORDS, PAGE 39 RECORDED
FOR B & H INVESTMENT
LEANN H. KILTS
COUNTY RECORDER
BY: APR

GARDNER ENGINEERING
CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

017-26

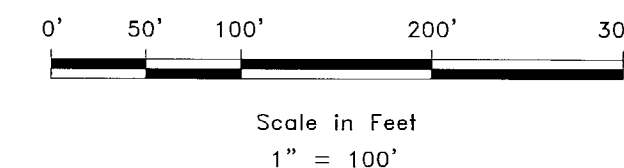
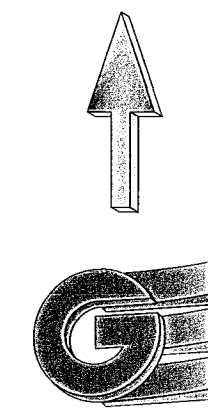
THE RESERVE AT CRIMSON RIDGE PHASE 2A

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, AUGUST 2021



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	69.78	295.00	13.55	N22° 03' 48"W	69.62
C2	111.94	345.00	18.59	N24° 34' 56"W	111.45
C4	152.00	250.00	34.84	N51° 17' 43"W	149.67
C6	25.20	25.00	57.75	N39° 50' 21"W	24.14
C7	104.06	61.50	96.95	N59° 26' 19"W	92.08
C8	25.89	25.00	59.34	N43° 50' 05"E	24.75
C9	14.73	61.50	13.72	N66° 38' 32"E	14.69
C10	22.47	25.00	51.51	N85° 32' 01"E	21.72
C12	121.60	200.00	34.84	S51° 17' 43"E	119.74
C14	95.72	295.00	18.59	S24° 34' 56"E	95.30
C15	68.97	345.00	11.45	S21° 00' 51"E	68.86
C16	66.32	189.00	20.11	S16° 41' 18"E	65.98
C17	15.89	36.00	25.30	S19° 17' 00"E	15.77
C18	0.67	11.00	3.47	S33° 39' 56"E	0.67
C20	39.11	25.00	89.64	S9° 25' 04"W	35.24
C21	111.94	345.00	18.59	S24° 34' 56"E	111.45
C22	69.78	295.00	13.55	S22° 03' 48"E	69.62
C23	152.00	250.00	34.84	S51° 17' 43"E	149.67
C24	25.20	25.00	57.75	N39° 50' 21"W	24.14
C25	104.06	61.50	96.95	N59° 26' 19"W	92.08
C26	60.80	200.00	17.42	N60° 00' 15"W	60.57
C27	60.80	200.00	17.42	S42° 35' 10"E	60.57
C28	10.35	345.00	1.72	N16° 08' 47"W	10.35
C29	95.72	295.00	18.59	N24° 34' 56"W	95.30
C30	58.62	345.00	9.74	S21° 52' 24"E	58.55
C42	118.57	108.86	62.41	S40° 13' 47"E	112.80
C47	25.51	637.97	2.29	S57° 12' 42"E	25.51
C48	51.13	220.22	13.30	S80° 10' 12"E	51.02
C49	326.62	292.23	64.04	S45° 02' 29"E	309.89
C50	103.05	168.71	35.00	S24° 09' 40"E	101.46
C52	50.89	101.98	28.59	S57° 11' 16"E	50.36
C53	105.65	874.95	6.92	S44° 34' 55"E	105.59
C54	67.78	135.84	28.59	S31° 59' 46"E	67.08
C55	94.06	153.94	35.01	S56° 39' 21"E	92.60



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

SEE RECORD OF SURVEY # 7224

DEVELOPER: B&H INVESTMENT PROPERTIES LLC 110 WEST 1700 NORTH CENTERTVILLE, UTAH 84014 801-295-4193	S2 3	COUNTY RECORDER ENTRY NO. <u>324201</u> FEE PAID <u>178.00</u> FILED FOR AND RECORDED <u>28 JUN 22</u> AT <u>11:25</u> IN BOOK <u>93</u> OF OFFICIAL RECORDS, PAGE <u>10</u> , RECORDED FOR <u>B&H INVESTMENT</u> <u>LEANN H KILTS</u> COUNTY RECORDER BY: <u>[Signature]</u>
GARDNER ENGINEERING CIVIL • LAND PLANNING MUNICIPAL • LAND SURVEYING 5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801.476.0202 FAX: 801.476.0066		

117- Eb

R:\0208 - B&H INVESTMENT\CRIMSON RIDGE\SURVEY\CRIMSON RIDGE PHASE 3\SURVEY\DWG\RESERVE AT CRIMSON RIDGE PHASE 2A.DWG

WELL AND RESERVOIRS
EASEMENT ENTRY #
2033685

NORTHWEST COR. SEC. 10
T&N, R1E, S1&B&M. (FOUND B.L.M.
MON. 2" PIPE 6" ABOVE GROUND UNKNOWN
DATE, GOOD COND.)

PHASE 2A OPEN SPACE "H" CONTAINING 21.19 ACRES

PHASE 2A

LOT 42
8755 SF
1.59 AC

LOT 43
9373 SF
1.23 AC

LOT 44
4755 SF
1.09 AC

LOT 41
4443 SF
1.02 AC

LOT 40
4848 SF
1.02 AC

LOT 39
8843 SF
1.57 AC

LOT 45
4510 SF
1.03 AC

LOT 46
4303 SF
1.00 AC

LOT 38
8139 SF
1.49 AC

LOT 37
5949 SF
1.36 AC

LOT 36
5382 SF
1.22 AC

LOT 47
4353 SF
1.00 AC

NORTH QUARTER COR. SEC. 10
T&N, R1E, S1&B&M. (GOOD WEISER
COUNTY PRECAST 3" BRASS CAP
MON. 4" ABOVE GROUND DATED 2007
GOOD COND.)

S89°38'41"E 2667.97' (BASIS OF BEARING)

S57°30'19"E 424.54'

N68°55'14"E 1020.29'

L=41.41', R=49.99'
Δ=47°27'44" CH=S39° 16' 39"E 40.24'

L=228.70', R=236.65'
Δ=55°22'10" CH=S4° 18' 54"E 219.90'

L=191.25', R=1991.18'
Δ=5°30'12" CH=S80° 15' 25"E 191.18'
L=3.52', R=61.48'
Δ=3°16'52" CH=S17° 11' 13"E 3.52'

L=36.83', R=50.00'
Δ=42°11'50" CH=S2° 16' 16"W 36.00'

S32°00'00"E 82.73'

S68°00'00"W 305.00'

N85°42'49"W 1304.26'



LEGEND

WEBER COUNTY MONUMENT AS NOTED

- SEE RECORD OF SURVEY # 7224

S3
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ENTRY NO. 3243201 FEE PAID 178⁰⁰

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