

Maintenance Agreement

WHEREAS, the Property Owner B & H Investment Properties LLC recognizes that the wet or extended detention facility or facilities (hereinafter referred to as “the facility” or “facilities”) must be maintained for the development called, Harbor View Estates Cluster Subdivision & Crimson Ridge Phase 2 Cluster Subdivision, Lot(s) 201-208, located within the unincorporated area of Weber County, Utah; and, & 36-68

WHEREAS, the Property Owner is the owner of real property more particularly described on the attached Exhibit A as recorded by deed in the records of the Recorder of Weber County (hereinafter referred to as “the Property”), and,

WHEREAS, Weber County (hereinafter referred to as “the County”) and the Property Owner, or its administrators, executors, successors, heirs, or assigns, agree that the health, safety and welfare of the citizens of the County require that the facilities be constructed and maintained on the property, and,

WHEREAS, the Development Regulations require that facility or facilities as shown on the approved development plans and specifications be constructed and maintained by the Property Owner, its administrators, executors, successors, heirs, or assigns.

NOW, THEREFORE, in consideration of the foregoing premises, the mutual covenants contained herein, and the following terms and conditions, the parties hereto agree as follows:

SECTION 1.

The facility or facilities shall be constructed by the Property Owner in accordance with the plans and specifications for the development.

SECTION 2.

The Property Owner, its administrators, executors, successors, heirs or assigns shall maintain the facility or facilities in good working condition acceptable to the County and in accordance with the schedule of long term maintenance activities agreed hereto and attached as Exhibit B.

SECTION 3.

The Property Owner, its administrators, executors, successors, heirs or assigns hereby grants permission to the County, its authorized agents and employees, to enter upon the property and to inspect the facilities whenever the County deems necessary. Whenever possible, the County shall provide notice prior to entry. The Property Owner shall execute a twenty five (25) foot public

access easement in favor of Weber County to allow the County to inspect, observe, maintain, and repair the facility as deemed necessary. A fully executed original easement is attached to this Agreement as Exhibit D and by reference made a part hereof. The Exhibit may be omitted if the easement was granted on the Recorded Plat.

SECTION 4.

In the event the Property Owner, its administrators, executors, successors, heirs or assigns fails to maintain the facility or facilities as shown on the approved plans and specifications in good working order acceptable to the County and in accordance with the maintenance schedule incorporated in this Agreement, the County, with due notice, may enter the property and take whatever steps it deems necessary to return the facility or facilities to good working order. This provision shall not be construed to allow the County to erect any structure of a permanent nature on the property. It is expressly understood and agreed that the County is under no obligation to maintain or repair the facility or facilities and in no event shall this Agreement be construed to impose any such obligation on the County.

SECTION 5.

In the event the County, pursuant to the Agreement, performs work of any nature, or expends any funds in the performance of said work for labor, use of equipment, supplies, materials, and the like, the Property Owner shall reimburse the County, for all the costs incurred by the County hereunder. If not paid within the prescribed time period, the County shall secure a lien/judgment against the real property in the amount of such costs. The actions described in this section are in addition to and not in lieu of any and all legal remedies available to the County as a result of the Property Owner's failure to maintain the facility or facilities.

SECTION 6.

It is the intent of this agreement to insure the proper maintenance of the facility or facilities by the Property Owner; provided, however, that this Agreement shall not be deemed to create or affect any additional liability of any party for damage alleged to result from or caused by stormwater runoff.

SECTION 7.

Sediment accumulation resulting from the normal operation of the facility or facilities will be provided for. The Property Owner will make accommodation for the removal and disposal of all accumulated sediments. Accumulated sediments will be disposed of properly.

SECTION 8.

The Property Owner shall use the standard SMP Operation and Maintenance Inspection Report attached to this agreement as Exhibit C and by this reference made a part hereof for the purpose of a minimal annual inspection of the facility or facilities by a qualified inspector. This annual inspection shall be submitted to the County on or before September 30th of each year, after inspection is completed by a qualified inspector.

SECTION 9.

The Property Owner, its administrators, executors, successors, heirs and assigns hereby indemnifies and holds harmless the County and its authorized agents and employees for any and all damages, accidents, casualties, occurrences or claims which might arise or be asserted against the County from the construction, presence, existence or maintenance of the facility or facilities by the Property Owner or the County. In the event a claim is asserted against the County, its authorized agents or employees, the County shall promptly notify the Property Owner and the Property Owner shall defend at its own expense any suit based on such claim. If any judgment or claims against the County, its authorized agents or employees shall be allowed, the Property Owner shall pay for all costs and expenses in connection herewith.

SECTION 10.

This Agreement shall be recorded among the deed records of the Recorder of Weber County and shall constitute a covenant running with the land and shall be binding on the Property Owner, its administrators, executors, heirs, assigns and any other successors in interest.

SECTION 11.

This Agreement may be enforced by proceedings at law or in equity by or against the parties hereto and their respective successors in interest.

SECTION 12.

Invalidation of any one of the provisions of this Agreement shall in no way effect any other provisions and all other provisions shall remain in full force and effect.

MAINTENANCE AGREEMENT

SO AGREED this 31 day of March 20 21.

WEBER COUNTY

Date: _____

By: _____ Attest: _____
Authorized Representative,

PROPERTY OWNER

Date: 3/31/21 _____

By: [Signature] _____ Title: Manager

Attest: Steven Fenton _____ Title: _____

Attachments:

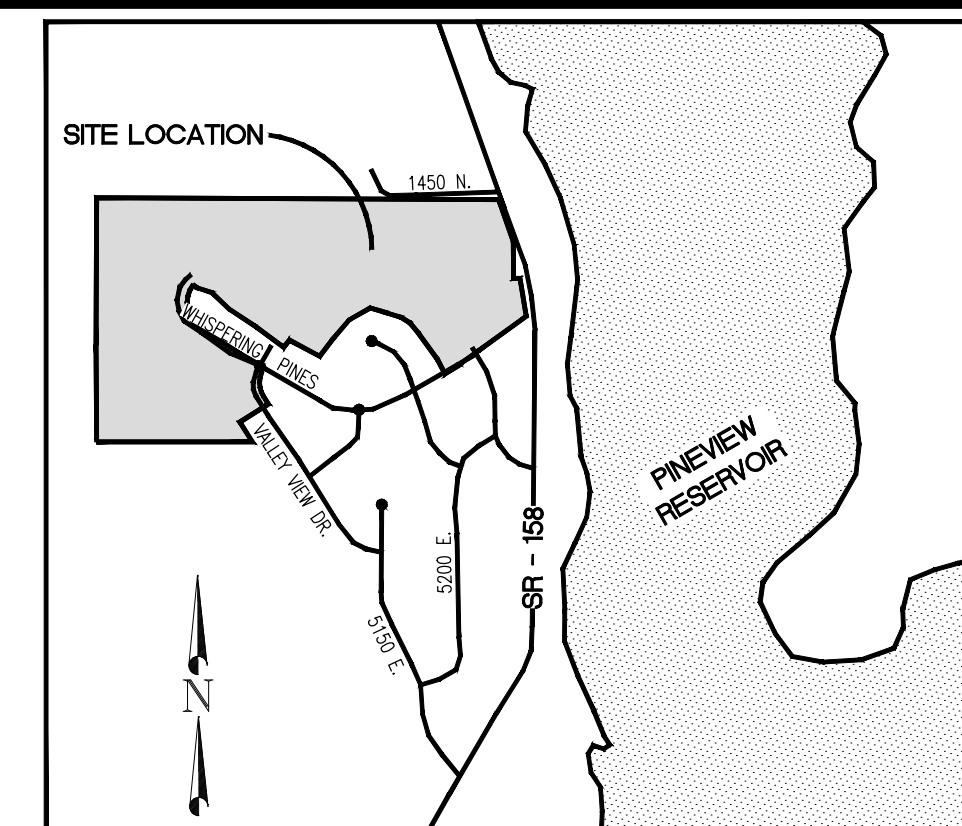
- Exhibit A (Legal Description)
- Exhibit B (Schedule of Long Term Maintenance Activities)
- Exhibit C (Standard SMP Operation and Maintenance Inspection Report)
- Exhibit D (Access Easement) – Only required if easement not granted on plat.

Exhibit A
Legal Description

Refer to Harbor View Estates Plat Owner's Dedication

HARBOR VIEW ESTATES 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



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 CLUSTER SUBDIVISION 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°53'30", 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°06'26" 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 HARBOR VIEW ESTATES 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 HARBOR VIEW ESTATES 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 DESIGNATED AS COMMON AREAS 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 ALSO GRANT AND DEDICATE TO WEBER COUNTY A PERPETUAL OPEN SPACE RIGHT AND EASEMENT ON AND OVER THE COMMON AREAS OR OPEN SPACE 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 BE USED FOR STORM WATER DETENTION BASINS AND OTHER STORM DRAIN OR DRAINAGE PURPOSES AND FOR A SEWER EFFLUENT DRAINAGE FIELD TO BE MAINTAINED AND OPERATED BY WEBER COUNTY 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 FOR 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 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 PINEVIEW WEST SEWER IMPROVEMENT DISTRICT, THE SAME TO BE USED FOR MAINTENANCE AND REGULAR INSPECTIONS AND DO HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH, OR ITS DESIGNEE, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS TRAILS THE SAME TO BE USED AS PUBLIC OPEN SPACE.

SIGNED THIS _____ DAY OF _____, 2021.

B & H INVESTMENT PROPERTIES LLC

BY: STEVEN FENTON (OWNER/MANAGER)

BY: KEVIN DEPPE (OWNER/MANAGER)

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)

On this _____ day of _____, 2021, 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.

On this _____ day of _____, 2021, 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.

STAMP

NOTARY PUBLIC

STAMP

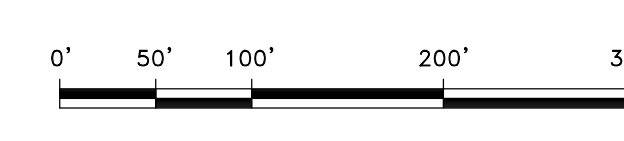
NOTARY PUBLIC

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: _____



LEGEND

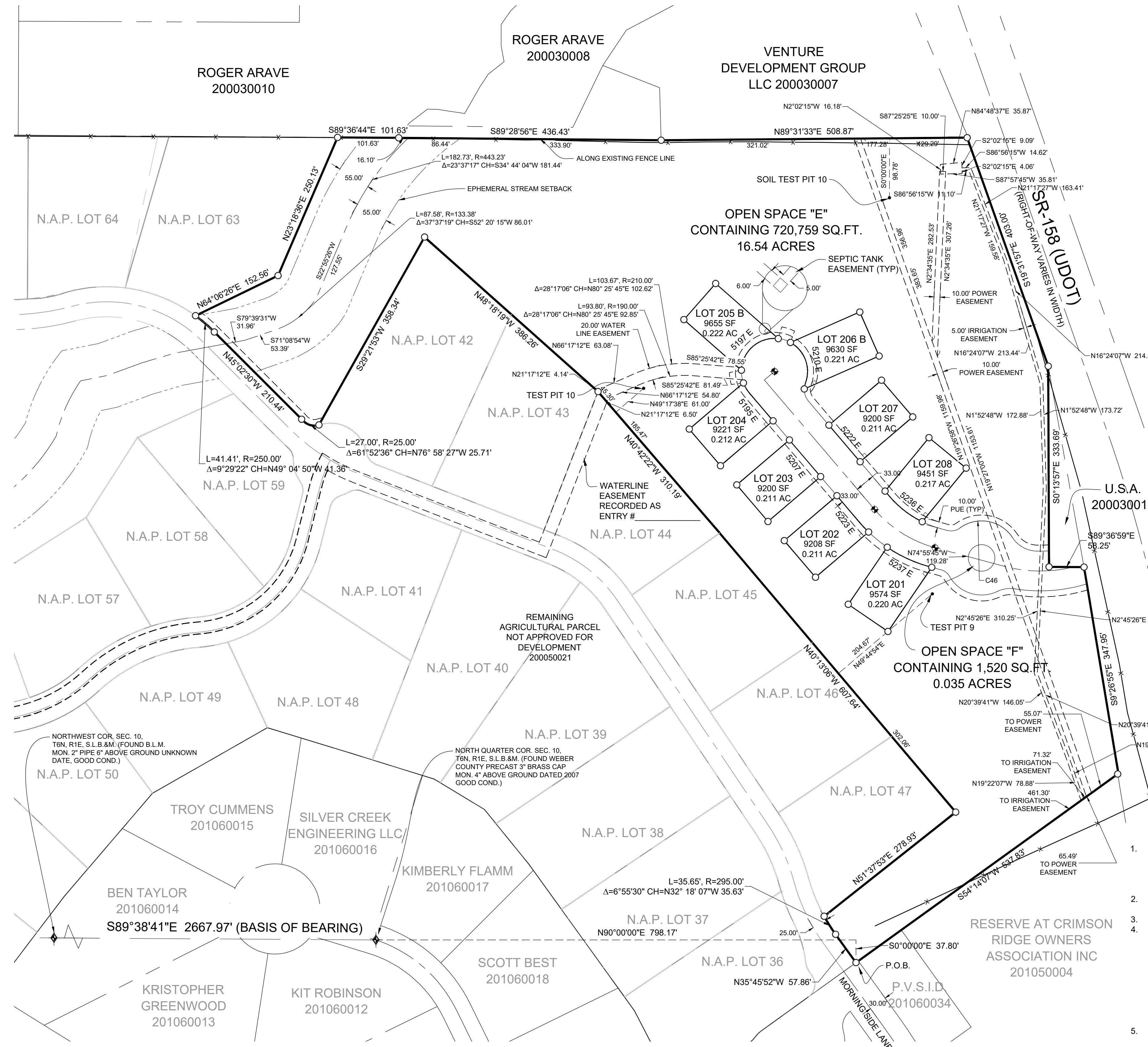
- ◆ WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- ◆ STREET CENTERLINE MONUMENT TO BE SET
- SUBDIVISION BOUNDARY
- LOT LINE
- CENTER LINE
- ADJACENT PARCEL
- - - SECTION LINE
- - - EASEMENT
- EXISTING FENCE

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.4905700239E WITH AN EFFECTIVE DATE OF DECEMBER 16, 2015. FRONT: 20'; SIDE: 8'; REAR: 20'
- CLUSTER SUBDIVISION SETBACKS:
- N.A.P. STANDS FOR "NOT A PART OF THIS SUBDIVISION"
- HOMEOWNERS ARE REFERRED TO THE GEOTECHNICAL STUDY "GEOTECHNICAL INVESTIGATION PROPOSED CRIMSON RIDGE - PHASES 2 & 3 1/2 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.
- LOTS WITH A "B" INDICATE BASEMENTS AND FOUNDATION DRAINS ARE RESTRICTED.
- FILL 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.

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 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.



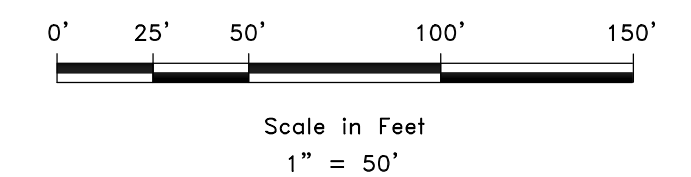
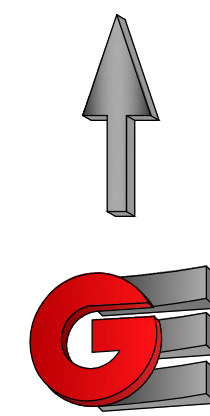
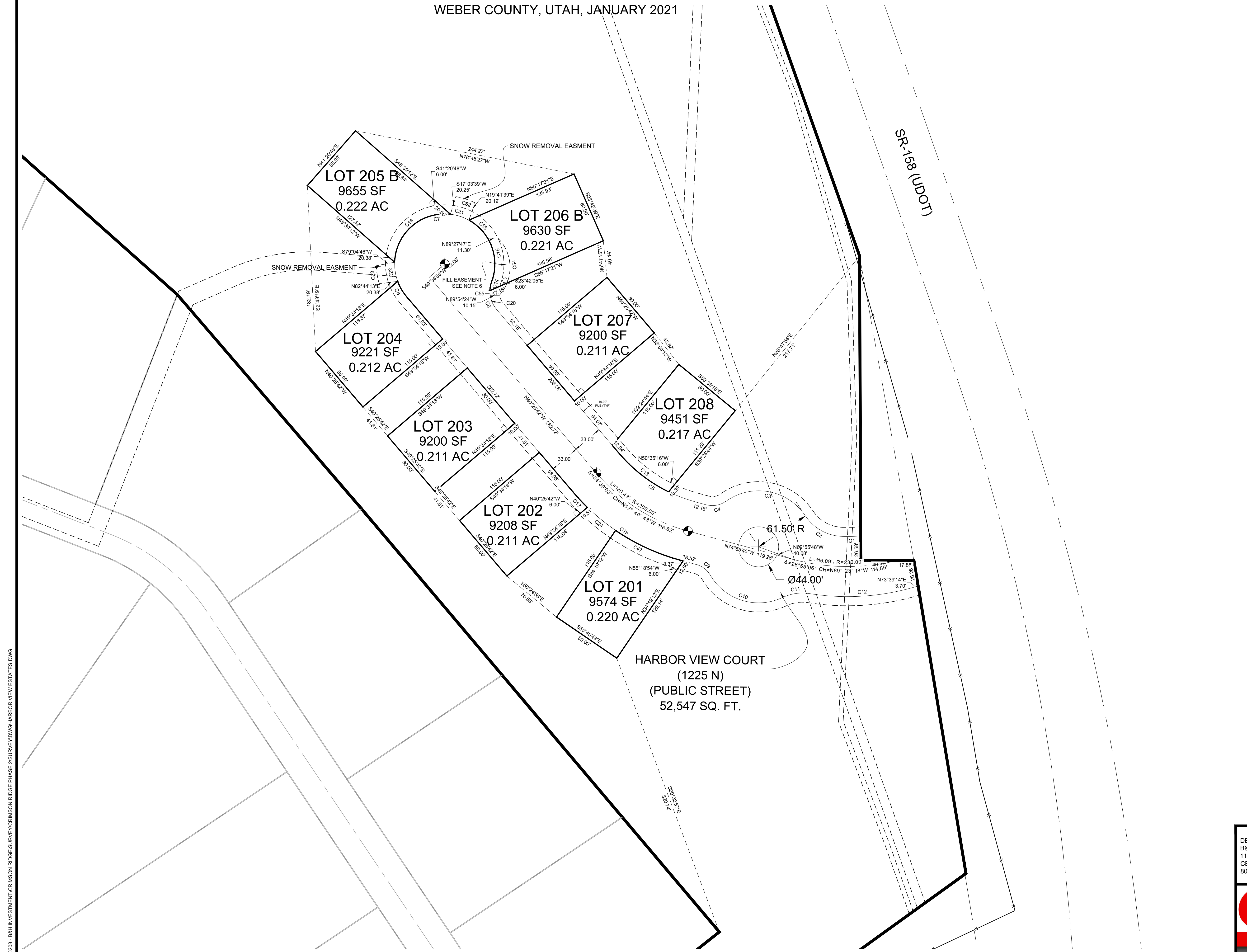
| | | | | | |
|---|---|--|---|---|---|
| <p>WEBER COUNTY SURVEYOR</p> <p>I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.</p> <p>SIGNED THIS _____ DAY OF _____, 2021.</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 _____, 2021.</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 _____, 2021.</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 _____, 2021.</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 _____, 2021.</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 _____, 2021.</p> <p>_____ DIRECTOR WEBER-MORGAN HEALTH DEPT.</p> |
|---|---|--|---|---|---|

FIGURE 2021 - B&H INVESTMENT PROPERTIES CRIMSON RIDGE PHASE 2 SURVEY (NAD 83) HARBOR VIEW ESTATES DWG

HARBOR VIEW ESTATE 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

| 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 | 68.66 | 167.00 | 23.56 | N52° 12' 24"E | 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 |
| C47 | 78.28 | 233.00 | 19.25 | N65° 18' 17"W | 77.91 |
| C52 | 22.25 | 75.80 | 16.82 | N72° 06' 06"W | 22.17 |
| C53 | 28.98 | 55.00 | 30.18 | N46° 03' 13"W | 28.64 |
| C54 | 69.16 | 45.61 | 86.88 | S1° 21' 02"E | 62.73 |
| C55 | 5.19 | 30.00 | 9.91 | S3° 05' 35"E | 5.18 |



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

P:\0208 - B&H INVESTMENT\CRIMSON RIDGE\PHASE 2\SURVEY\DWG\HARBOR VIEW ESTATES.DWG

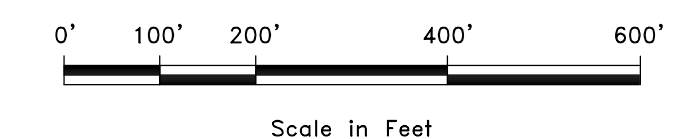
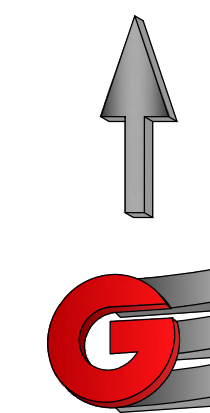
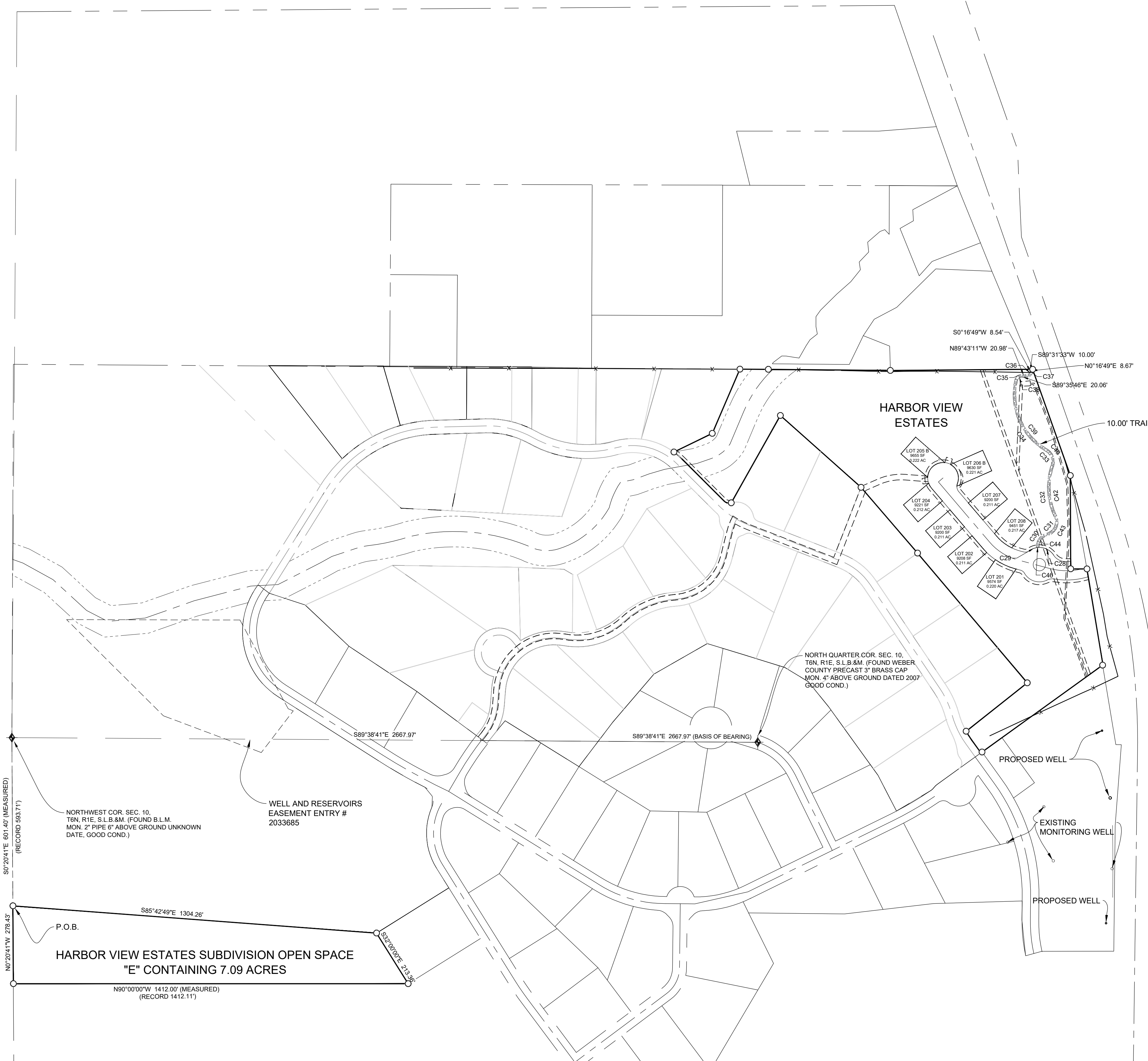
| | | |
|--|-----------------------|---|
| DEVELOPER: B&H INVESTMENT PROPERTIES LLC 110 WEST 1700 NORTH CENTERVILLE, UTAH 84014 801-295-4193 | S2 3 | COUNTY RECORDER |
| | | ENTRY NO. _____ FEE PAID _____ FILED FOR AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____ RECORDED FOR _____ COUNTY RECORDER BY: _____ |
| GARDNER ENGINEERING CIVIL • LAND PLANNING MUNICIPAL • LAND SURVEYING 5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801-476-0202 FAX: 801-476-0666 | | |

HARBOR VIEW ESTATES

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

| CURVE TABLE | | | | | |
|-------------|--------|--------|--------|---------------|--------------|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD LENGTH |
| C28 | 60.97 | 61.50 | 56.80 | N61° 48' 43"W | 58.50 |
| C29 | 28.26 | 61.50 | 26.33 | N67° 17' 39"E | 28.01 |
| C30 | 70.29 | 48.27 | 83.43 | S35° 11' 39"W | 64.24 |
| C31 | 78.13 | 41.72 | 107.30 | S20° 47' 46"W | 67.21 |
| C32 | 177.42 | 241.98 | 42.01 | S3° 36' 30"E | 173.47 |
| C33 | 68.82 | 43.61 | 90.43 | S19° 20' 09"E | 61.90 |
| C34 | 294.15 | 234.41 | 71.90 | S22° 54' 04"E | 275.22 |
| C35 | 31.80 | 25.90 | 70.35 | S49° 46' 39"W | 29.84 |
| C36 | 15.71 | 10.00 | 90.00 | S45° 16' 49"W | 14.14 |
| C37 | 31.42 | 20.00 | 90.00 | N45° 16' 49"E | 28.28 |
| C38 | 19.53 | 15.90 | 70.35 | N49° 46' 39"E | 18.32 |
| C39 | 280.35 | 224.55 | 71.53 | N22° 48' 02"W | 262.49 |
| C40 | 84.61 | 53.61 | 90.43 | N19° 20' 09"W | 76.10 |
| C42 | 167.21 | 233.62 | 41.01 | N3° 36' 57"W | 163.66 |
| C43 | 97.10 | 51.72 | 107.57 | N20° 55' 43"E | 83.46 |
| C44 | 56.20 | 38.27 | 84.15 | N35° 07' 20"E | 51.29 |
| C46 | 10.02 | 61.50 | 9.33 | N85° 07' 22"E | 10.01 |



- 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
 - TRAIL

P:\0208 - B&H INVESTMENT\CRIMSON RIDGE\PHASE 2\SURVEY\DWG\HARBOR VIEW ESTATES.DWG

S0°20'41"E 601.40' (MEASURED)
(RECORD 593.71)

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

P.O.B.
HARBOR VIEW ESTATES SUBDIVISION OPEN SPACE
"E" CONTAINING 7.09 ACRES

N90°00'00"W 1412.00' (MEASURED)
(RECORD 1412.11)

| | | |
|--|-----------------------|---|
| DEVELOPER: B&H INVESTMENT PROPERTIES LLC 110 WEST 1700 NORTH CENTERTVILLE, 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: _____ |
| | | CIVIL • LAND PLANNING MUNICIPAL • LAND SURVEYING 5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801-476-0202 FAX: 801-476-0066 |

Exhibit B
Schedule of Long Term Maintenance Activities

| Activity | Frequency | Notes |
|--|--|--|
| Inspection | Annually | It is recommended that the SMP Operation and Maintenance Inspection Report, referenced by this agreement, be used as a guiding document. This annual inspection should be submitted to the County upon completion. |
| Mowing and maintenance of vegetation | Variable, depending on vegetation and desired aesthetics | Landscaping and vegetation should be cared for throughout the year to ensure that proper sediment removal and infiltration is maintained and the Facilities remains aesthetically appealing. |
| Remove trash and debris | As needed or following each storm | Trash and debris should be removed regularly to ensure that the Facilities function properly and operate effectively. Trash often collects at inlet and outlet structures. |
| Inspect and maintain inlet and outlet structures | Annually | The inlet and outlet structures should be inspected for damage and proper operation. |
| Sediment removal | Variable (5-10 years is typical) | The removal of sediment is necessary if the Facilities begin to lose capacity or effectiveness. |

Exhibit C
Standard SMP Operation and Maintenance Inspection Report

Inspector Name: _____

Inspection Date: _____

Address/Location Info: _____

| Item Inspected | Checked | | Maintenance Req'd | | Maintenance Completed Date |
|----------------------------------|---------|----|-------------------|----|----------------------------|
| | Yes | No | Yes | No | |
| Detention Pond | | | | | |
| Vegetation | | | | | |
| Erosion | | | | | |
| Overflow | | | | | |
| Storm Drain System | | | | | |
| Inlets Clear of obstructions | | | | | |
| Storm Drain Sediment Traps | | | | | |
| Site Improvements | | | | | |
| Parking Lot Clean | | | | | |
| Landscaping maintenance | | | | | |
| Landscaped Swales | | | | | |
| Garbage & Solid Waste Management | | | | | |