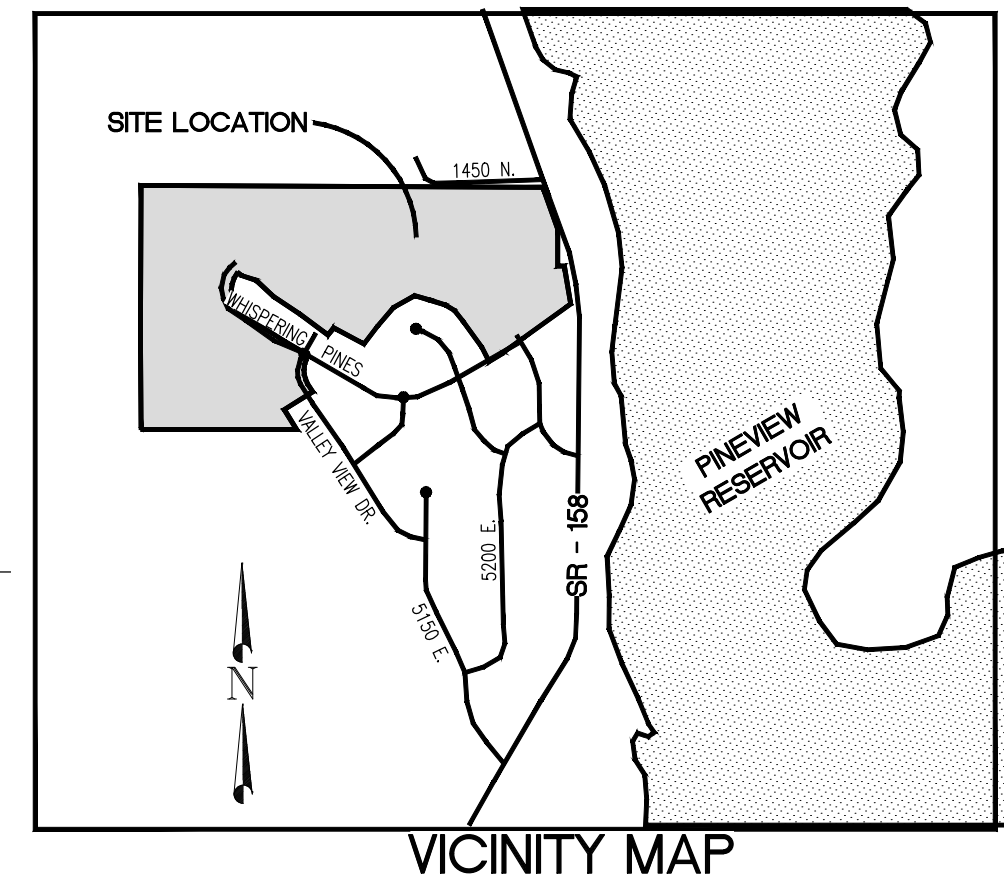


THE RESERVE AT CRIMSON RIDGE PHASE 2C CLUSTER SUBDIVISION

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, FEBRUARY 2023

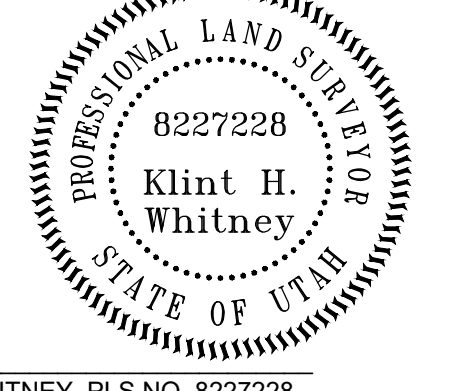


BOUNDARY DESCRIPTION

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 CORNER OF SAID SECTION 10, 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 71°47'20" WEST 135.28 FEET; THENCE NORTH 53°01'30" WEST 50.00 FEET; THENCE NORTH 32°05'51" EAST 182.91 FEET; THENCE NORTH 56°55'55" WEST 1160.58 FEET; THENCE SOUTH 89°37'01" EAST 2067.79 FEET; THENCE SOUTH 89°36'44" EAST 530.94 FEET TO THE WESTERLY BOUNDARY OF HARBOR VIEW ESTATES CLUSTER SUBDIVISION; THENCE ALONG SAID WESTERLY BOUNDARY FOLLOWING FOUR (4) COURSES: (1) SOUTH 23°19'36" WEST 250.13 FEET; (2) SOUTH 64°06'28" WEST 152.56 FEET; (3) ALONG THE ARC OF A 250.00 FOOT RADIUS CURVE TO THE RIGHT 41.41 FEET, HAVING A CENTRAL ANGLE OF 9°29'22" WITH A CHORD BEARING SOUTH 49°04'50" EAST 41.36 FEET; (4) SOUTH 45°02'30" EAST 210.44 FEET TO THE WEST BOUNDARY LINE OF THE RESERVE AT CRIMSON RIDGE CLUSTER SUBDIVISION PHASE 2A; THENCE ALONG SAID WEST BOUNDARY SOUTH 28°29'32" WEST 52.14 FEET TO THE NORTHERN BOUNDARY OF THE RESERVE AT CRIMSON RIDGE PHASE 2B CLUSTER SUBDIVISION; THENCE ALONG SAID NORTHERN BOUNDARY FOLLOWING NINE (9) COURSES: (1) NORTH 45°02'30" WEST 130.01 FEET; (2) SOUTH 65°30'50" WEST 175.30 FEET; (3) SOUTH 32°44'13" WEST 158.36 FEET; (4) SOUTH 57°38'44" WEST 193.46 FEET; (5) NORTH 85°54'18" WEST 16.21 FEET; (6) NORTH 59°06'47" WEST 36.34 FEET; (7) NORTH 87°28'10" WEST 163.09 FEET; (8) NORTH 89°07'03" WEST 451.18 FEET; (9) SOUTH 65°33'19" WEST 342.71 FEET TO THE POINT OF BEGINNING, CONTAINING 31.248 ACRES MORE OR LESS.

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, HEREINAFTER TO BE KNOWN AS THE RESERVE AT CRIMSON RIDGE PHASE 2C 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 REQUIREMENT FOR A 250.00 FOOT RADIUS CURVE TO THE RIGHT 41.41 FEET, HAVING A CENTRAL ANGLE OF 9°29'22" TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.



SIGNED THIS _____ DAY OF _____, 2023.

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 2C 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 GRANT, DEDICATE AND CONVEY THE LAND UNDER 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, 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 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 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 FILL EASEMENT TO WEBER COUNTY FOR STRUCTURALLY HOLDING BACK FILL FOR THE ROADWAY AND ALSO GRANT, DEDICATE AND CONVEY LAND DESIGNATED ON THE PLAT AS TRAILS AND TO A LOT (UNIT) OWNERS ASSOCIATION WHOSE MEMBERSHIP CONSISTS OF SAID OWNERS, THEIR GRANTEEES, SUCCESSORS, OR ASSIGNS, TO BE MAINTAINED BY SAID LOT (UNIT) OWNERS ASSOCIATION FOR PUBLIC NON-MOTORIZED PATHWAY ACCESS.

SIGNED THIS _____ DAY OF _____, 2023.

B & H INVESTMENT PROPERTIES LLC

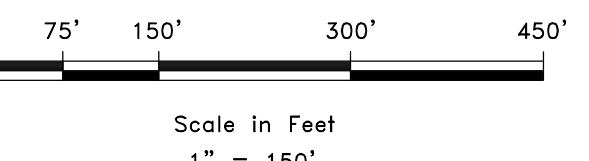
BY: KEVIN DEPPE (OWNER/MANAGER)

BY: STEVEN FENTON (OWNER/MANAGER)

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)

On this _____ day of _____, 2023, 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.



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
- x EXISTING FENCE LINE
- PUBLIC TRAIL

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'. MINIMUM SETBACKS SHALL BE MEASURED FROM THE BOUNDARY OF THE COUNTY-OWNED STREET PARCEL.
3. N.A.P. STANDS FOR "NOT A PART OF THIS SUBDIVISION."
4. 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.
5. 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. 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.
6. AS REQUIRED IN LUC 108-3-4(C) SIDEWALKS IN THE DEVELOPMENT ARE OPEN FOR PUBLIC PEDESTRIAN USE.
7. LOTS WITH A "R" INDICATE THEY FALL IN THE GEOLOGICAL HAZARD AREAS AND WILL REQUIRE GEOLOGICAL RECONNAISSANCE REPORTS WHEN SUBMITTING FOR A BUILDING PERMIT.
8. USE OF A STREET LABELED AS "PRIVATELY OPERATED AND MAINTAINED 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

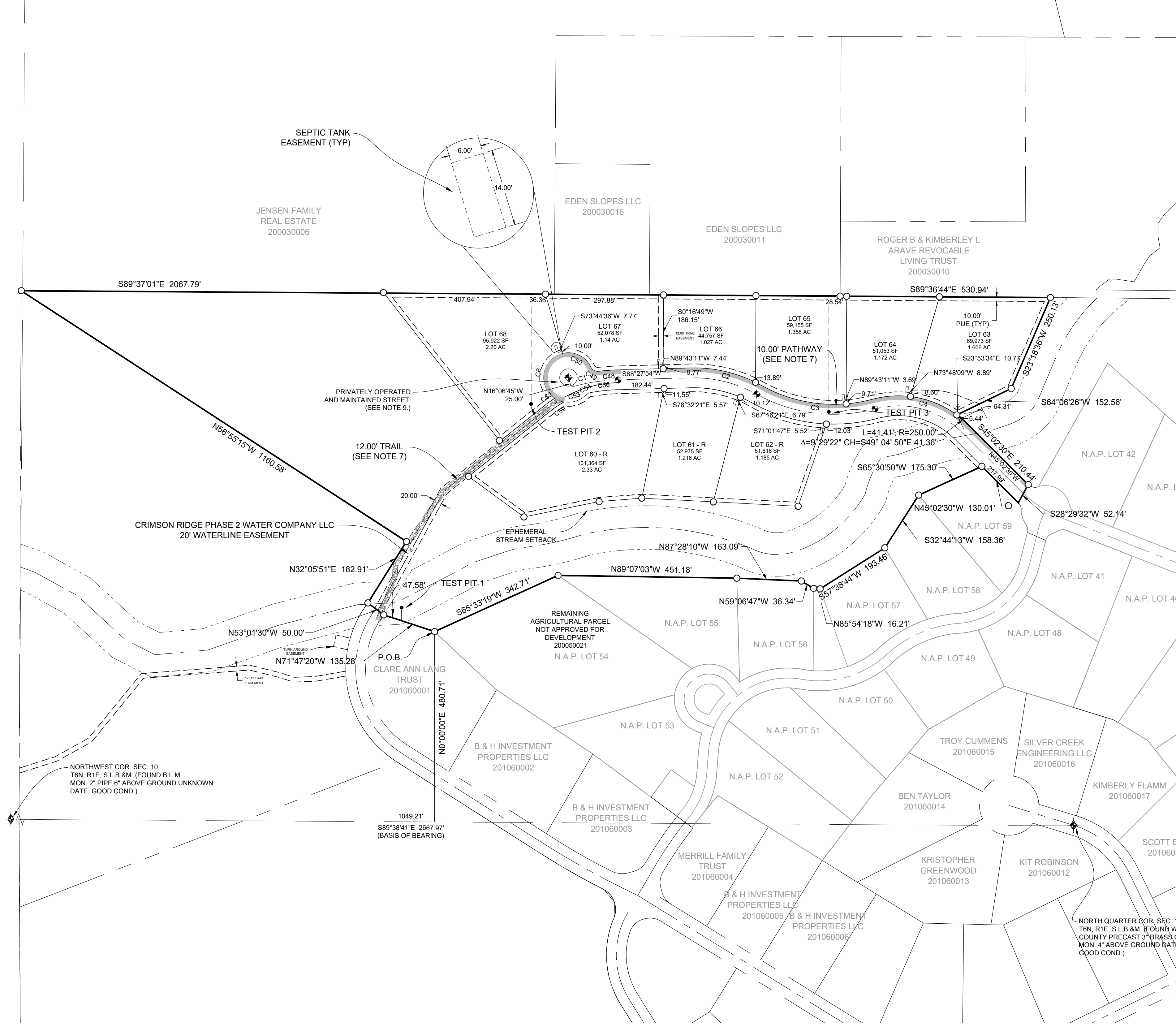
STATE OF UTAH)
COUNTY OF WEBER)

On this _____ day of _____, 2023, 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.

STAMP NOTARY PUBLIC

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A NINE 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.



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 _____, 2023.

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 _____, 2023.

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 _____, 2023.

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 _____, 2023.

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 _____, 2023.

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 _____, 2023.

DIRECTOR WEBER-MORGAN HEALTH DEPT.

STAMP		NOTARY PUBLIC	
DEVELOPER: B&H INVESTMENT PROPERTIES LLC 110 WEST 1700 NORTH CENTERVILLE, UTAH 84014 801-295-4193		S1 2	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 875 EAST CEDAR, UT OFFICE: 801.476.0202 FAX: 801.476.0066			

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