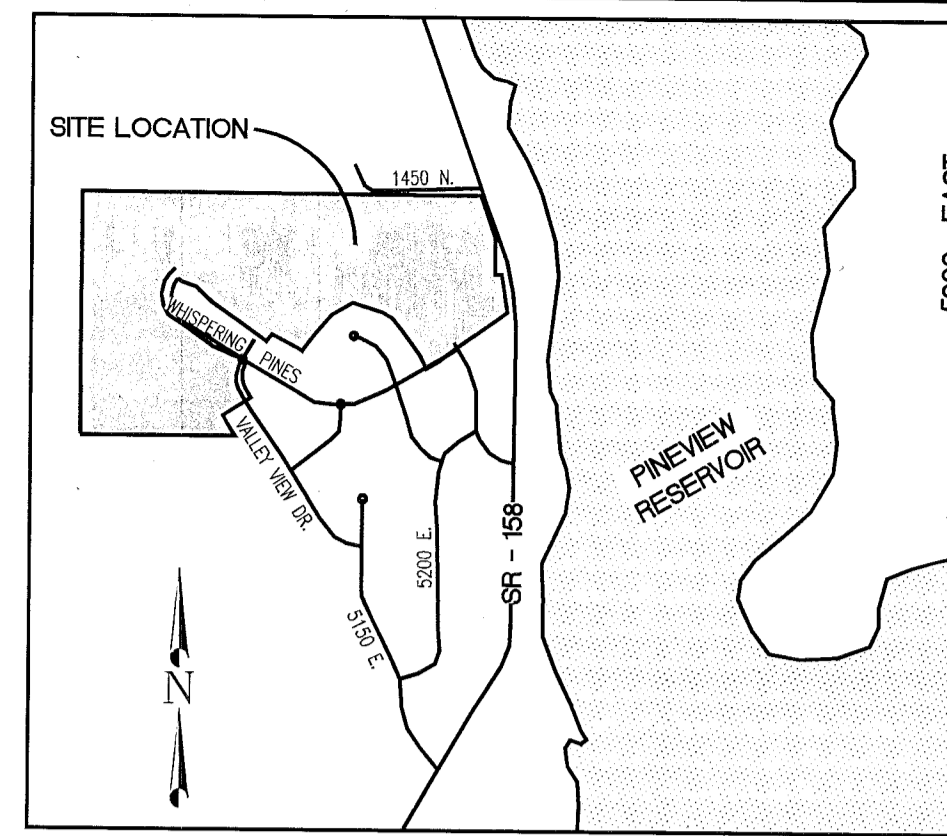


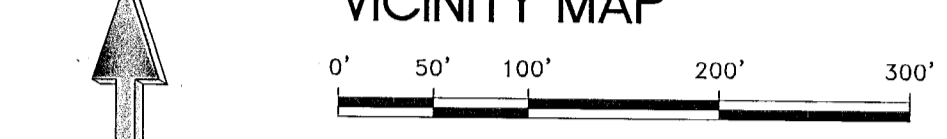
**THE RESERVE AT CRIMSON RIDGE PHASE 2B**  
**CLUSTER SUBDIVISION**  
 LOCATED IN THE NORTH HALF OF SECTION 10, AND THE SOUTH HALF OF SECTION 3  
 TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,  
 WEBER COUNTY, UTAH, AUGUST 2021



**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 342.71 FEET; THENCE SOUTH 89°07'03" EAST 451.18 FEET; THENCE SOUTH 87°28'10" NORTH 65°33'19" EAST 342.71 FEET; THENCE SOUTH 89°07'03" EAST 38.34 FEET; THENCE SOUTH 85°44'18" EAST 158.36 FEET; THENCE NORTH 65°30'50" EAST 175.32 FEET; THENCE SOUTH 45°02'30" EAST 130.01 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 19.88 FEET, HAVING A CENTRAL ANGLE OF 45°34'21" WITH A CHORD BEARING SOUTH 22°15'22" EAST 19.36 FEET; (2) ALONG THE ARC OF A 61.50 FOOT RADIUS CURVE TO THE LEFT 38.77 FEET, HAVING A CENTRAL ANGLE OF 38°09'55" WITH A CHORD BEARING SOUTH 17°31'43" EAST 38.13 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 68°18'53" EAST 50.70 FEET; (5) SOUTH 14°09'57" WEST 68.99 FEET; (6) ALONG THE ARC OF A 225.02 FOOT RADIUS CURVE TO THE RIGHT 79.56 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 60°16'19" WEST 219.79 FEET; (4) SOUTH 40°35'09" WEST 225.00 FEET; (5) SOUTH 37°18'25" WEST 201.25 FEET; (6) NORTH 58°09'40" WEST 310.63 FEET; (7) SOUTH 40°35'09" WEST 26.38 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 214.56 FEET TO THE POINT OF BEGINNING, CONTAINING 17.963 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 01°40'5" EAST 134.96 FEET; THENCE SOUTH 56°55'15" EAST 1160.58 FEET; THENCE SOUTH 32°05'51" 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" EAST 407.49 FEET; THENCE SOUTH 68°56'14" WEST 1020.32 FEET; THENCE NORTH 0°20'16" WEST 221.39 TO THE POINT OF BEGINNING, CONTAINING 22.25 ACRES MORE OR LESS.



**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
- PUBLIC TRAIL

**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. 49057C0239E 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. 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.
- AS REQUIRED IN LUC 108-3-4(C) SIDEWALKS IN THE DEVELOPMENT ARE OPEN FOR PUBLIC PEDESTRIAN USE.
- 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 \_\_\_\_\_, 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.

STAMP \_\_\_\_\_ NOTARY PUBLIC

STATE OF UTAH )  
 COUNTY OF WEBER )

On this \_\_\_\_\_ day of \_\_\_\_\_, 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 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

**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 PLAN, 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; 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 5<sup>TH</sup> DAY OF MAY, 2022.

**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 PLAN 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 PLAN 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-MORTGAGED 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 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 DEVOTED 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 PLAN AS SEPTIC TANK EASEMENT 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 PLAN AS FILL EASEMENT TO WEBER COUNTY FOR STRUCTURALLY HOLDING BACK FILL FOR THE ROADWAY.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.  
 B & H INVESTMENT PROPERTIES LLC

BY: KEVIN DEPPE (OWNER/MANAGER) BY: STEVEN FENTON (OWNER/MANAGER)

**ACKNOWLEDGEMENT**

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 COUNTY OF WEBER )

On this \_\_\_\_\_ day of \_\_\_\_\_, 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.

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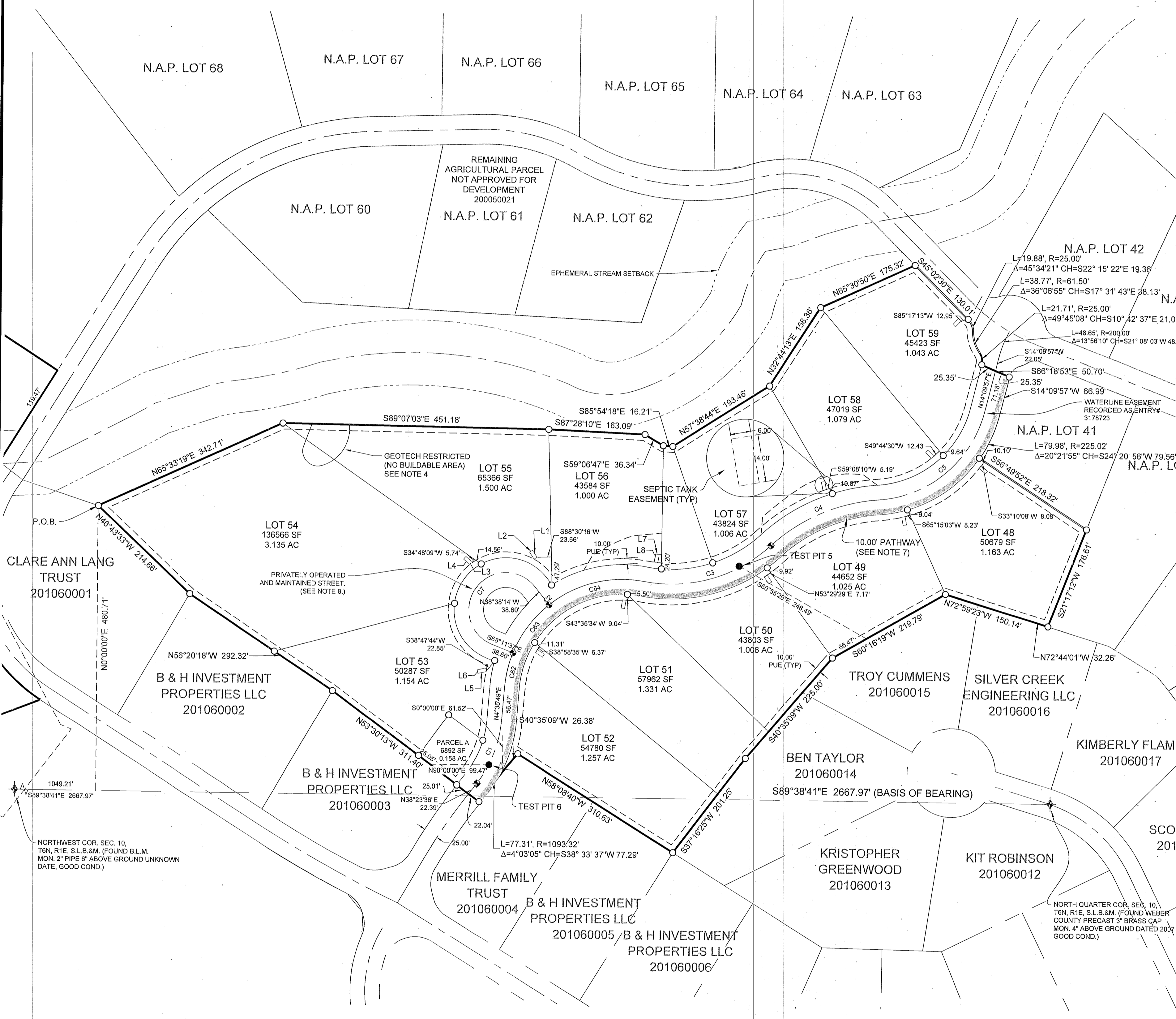
STAMP \_\_\_\_\_ NOTARY PUBLIC

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: \_\_\_\_\_

**GARDNER ENGINEERING**  
 CIVIL • LAND PLANNING  
 MUNICIPAL • LAND SURVEYING  
 5150 SOUTH 375 EAST OGDEN, UT  
 OFFICE: 801-476-0202 FAX: 801-476-0066



**WEBER COUNTY SURVEYOR**

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAN AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAN BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAN FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

COUNTY SURVEYOR

**WEBER COUNTY ATTORNEY**

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAN AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

COUNTY ENGINEER

**WEBER COUNTY COMMISSION ACCEPTANCE**

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAN, 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 \_\_\_\_\_, 2022.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST: \_\_\_\_\_ NAME/TITLE

**WEBER COUNTY PLANNING COMMISSION APPROVAL**

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAN, 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 \_\_\_\_\_, 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 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 PLAN OF THE RESERVE AT CRIMSON RIDGE CLUSTER SUBDIVISION PHASE 1 RECORDED AS ENTRY NUMBER 2198115 WAS ALSO USED TO ESTABLISH THE BOUNDARY.

R:\2020\B&H INVESTMENT PROPERTIES\CRIMSON RIDGE PHASE 2B SURVEY\DWG\RESERVE AT CRIMSON RIDGE PHASE 2B.DWG



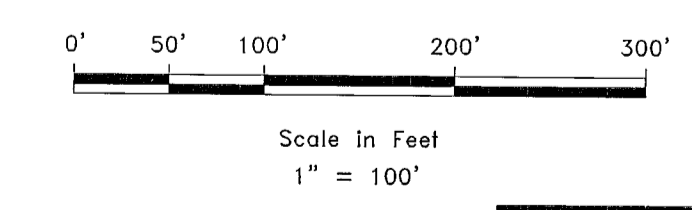
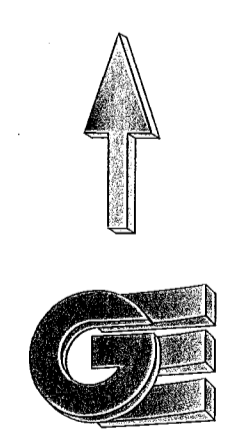
**THE RESERVE AT CRIMSON RIDGE PHASE 2B**  
**CLUSTER SUBDIVISION**  
 LOCATED IN THE NORTH HALF OF SECTION 10, AND THE SOUTH HALF OF SECTION 3  
 TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,  
 WEBER COUNTY, UTAH, AUGUST 2021

LINE TABLE		
LINE #	LENGTH	BEARING
L1	14.00	N33° 08' 18"W
L2	6.00	S56° 51' 42"W
L3	6.00	S40° 39' 00"W
L4	14.00	N49° 21' 00"W
L5	14.00	N78° 03' 05"E
L6	6.00	S11° 56' 55"E
L7	6.00	N80° 40' 20"W
L8	14.00	S9° 19' 40"W

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	115.08	87.94	74.98	S30° 42' 23"E	107.04
C34	83.05	87.94	54.11	N33° 49' 56"E	80.00
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
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
C62	60.07	200.00	17.21	N13° 12' 06"E	59.85
C63	103.17	200.00	29.56	N36° 35' 04"E	102.03
C64	170.88	200.00	48.95	N75° 50' 24"E	165.73
C65	19.23	1093.32	1.01	S40° 04' 55"W	19.23
C67	123.52	87.94	80.48	S78° 52' 31"E	113.62
C68	36.82	167.99	12.56	S10° 11' 54"W	36.75
C69	64.26	167.99	21.92	S27° 26' 08"W	63.86
C71	78.33	259.57	17.29	S63° 27' 29"W	78.04
C72	111.52	159.74	40.00	N77° 44' 18"E	109.26
C73	80.71	611.00	7.57	N52° 06' 17"E	80.65
C74	58.47	225.00	14.89	N65° 11' 12"E	58.30



RECEIVED  
 MAY 06 2022  
 BY: JZZ

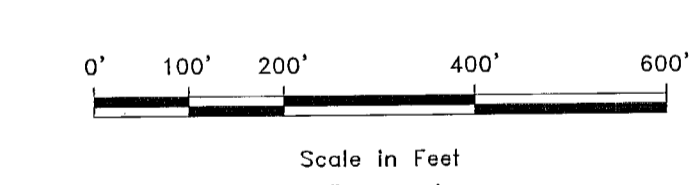
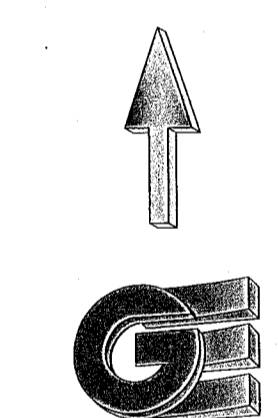
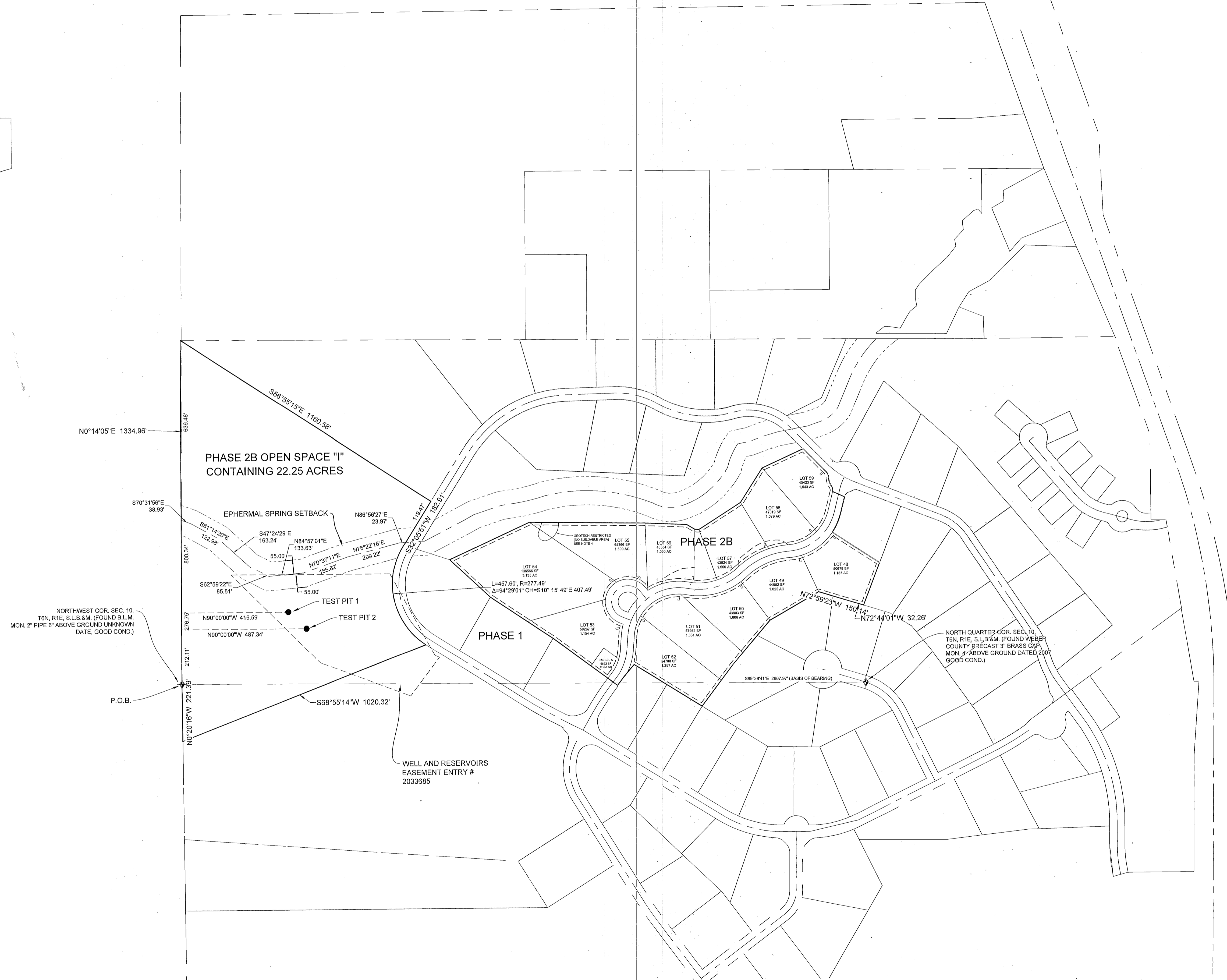


- LEGEND**
- ◊ WEBER COUNTY MONUMENT AS NOTED
  - SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
  - SUBDIVISION BOUNDARY
  - LOT LINE
  - CENTER LINE
  - ADJACENT PARCEL
  - SECTION LINE
  - - - EASEMENT
  - EXISTING FENCE LINE

DEVELOPER: B&H INVESTMENT PROPERTIES LLC 110 WEST 1700 NORTH CENTERVILLE, UTAH 84014 801-295-4193	<b>S2</b> <b>3</b>	COUNTY RECORDER ENTRY NO. _____ FEE PAID _____ FILED FOR AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____ RECORDED FOR _____ COUNTY RECORDER BY: _____
		<b>GARDNER ENGINEERING</b> CIVIL • LAND PLANNING MUNICIPAL • LAND SURVEYING 5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801.476.0202 FAX: 801.476.0066

P:\2020 - B&H INVESTMENT\CRIMSON RIDGE\SUBDIVISION\CRIMSON RIDGE PHASE 2B.DWG

**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, AUGUST 2021



RECEIVED  
 MAY 06 2022  
 7225

- LEGEND**
- WEBER COUNTY MONUMENT AS NOTED
  - SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
  - SUBDIVISION BOUNDARY
  - LOT LINE
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  - EASEMENT
  - EXISTING FENCE LINE

R:\0228 - B&H INVESTMENT\CRIMSON RIDGE\SURVEY\DWG\RESERVE AT CRIMSON RIDGE PHASE 2B.DWG

DEVELOPER: B&H INVESTMENT PROPERTIES LLC 110 WEST 1700 NORTH CENTERVILLE, UTAH 84014 801-295-4193	<b>S3</b> <hr/> <b>3</b>	COUNTY RECORDER	
		ENTRY NO. _____ FEE PAID _____ FILED FOR AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____ RECORDED FOR _____ COUNTY RECORDER BY: _____	
<b>GARDNER ENGINEERING</b> CIVIL • LAND PLANNING MUNICIPAL • LAND SURVEYING 5150 SOUTH 575 EAST, OGDEN, UT OFFICE: 801.476.0202 FAX: 801.476.0066			