



Staff Report to the Weber County Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on a request for final approval of three phases of the Reserve at Crimson Ridge Cluster Subdivision. The three phases include Harbor View Estates Cluster Subdivision, The Reserve at Crimson Ridge Phase 2A Cluster Subdivision, and The Reserve at Crimson Ridge Phase 2B Cluster Subdivision.
Type of Decision	Administrative
Agenda Date:	Tuesday, June 14, 2022
Applicant:	Steven Fenton
File Number:	UVR071520

Property Information

Approximate Address:	5235 E Highway 158, Liberty
Project Area:	104.71 acres
Zoning:	Forest Valley (FV-3)
Existing Land Use:	Vacant grassland
Proposed Land Use:	Residential Subdivision
Parcel ID:	20-005-0021
Township, Range, Section:	T6N, R1E, Section 3

Adjacent Land Use

North:	Residential/Grassland	South:	Residential
East:	Pineview Reservoir	West:	Forest

Staff Information

Report Presenter:	Felix Lleverino flleverino@co.weber.ut.us 801-399-8767
Report Reviewer:	SB

Applicable Ordinances

- Title 101 (General Provisions) 1-7 (Definitions)
- Title 104 (Zones) Chapter 14 (Forest Valley 3 Zone)
- Title 104 (Zones) Chapter 28 (Ogden Valley Sensitive Lands Overlay District)
- Title 106 (Subdivisions)
- Title 108 (Standards) Chapter 3 (Cluster Subdivision)
- Title 108 (Standards) Chapter 22 (Natural Hazard Areas)

Development History

The Reserve at Crimson Ridge was presented before the Ogden Valley Planning Commission for sketch plan endorsement on June 2, 2020, in that meeting, the Planning Commission raised some questions regarding the stream corridor, snow storage, and emergency services access.

On September 22, 2020, the preliminary plan for phases 2 and 3 was heard and approved by the Ogden Valley Planning Commission.

On February 23rd, 2021, the Ogden Valley Planning Commission forwarded a positive recommendation for final approval of Harbor View Estates.

On May 25th, 2021, the Ogden Valley Planning Commission forwarded a positive recommendation for final approval of The Reserve at Crimson Ridge Phase 2A, 2B and 2C.

A one-year time extension request was approved through the Planning Division on February 17th, 2022.

On June 14th 2022, the County Commission heard a request for final approval of Harbor View Estates Cluster Subdivision, The Reserve at Crimson Ridge Phase 2A Cluster Subdivision, and The Reserve at Crimson Ridge Phase 2B Cluster Subdivision.

Background

The applicant is requesting final approval of three phases of the reserve at Crimson Ridge Subdivision including Harbor View Estates (26.56 acres), and the Reserve at Crimson Ridge Phase 2A (37.94 acres), and The Reserve at Crimson Ridge and Phase 2B (40.21) consisting of 24 lots.

The request for final approval includes the acceptance of a Subdivision Improvement Agreement and a letter of credit for the amount of \$1,548,166.55.

As part of the approval process, the proposal has been reviewed against the current Weber County Land Use Code (LUC), and the standards of the FV-3 zone found in LUC §104-14. The following section is a brief analysis of this project against current land use regulations.

Analysis

General Plan: This proposal conforms with the Ogden Valley General Plan (OVGP) by encouraging low-density development that preserves open space (see page 21 of the 2016 OVGP).

Zoning: The property is located in the FV-3 Zone. The purpose of this zone is stated in the LUC §104-14-1.

“The purpose of the Forest Valley Zone, FV-3 is to provide an area for residential development in a forest setting at a low density, as well as to protect as much as possible the naturalistic environment of the development.”

Natural Hazards: This proposal includes three studies that identify geologic hazards and subsurface conditions that exist throughout the development. The following is a list of reports available:

A Geologic Hazard Evaluation by Western Geologic, Dated May 15th 2020

A Geotechnical Investigation by Christensen Geotechnical, Dated May 26th 2020.

A Geotechnical Investigation by AGECE Applied Geotech, Dated September 15, 2020.

Private Street Option: Section 106-2-2.1 (b) (1) contains provisions for a developer to request approval from the land use authority to create private roads. In this circumstance, the planning commission, the planning division, and the County Engineering Department agreed that this road is best suited to be private. To secure a public benefit, the Planning Division included a requirement that there be a public pathway placed within the private right-of-way, the dedication of land under the private street to the County for phases 2A, 2B, and 2C, and a Private Road Within a Public Right-of-Way Area Covenant. The pathway cost is included in the Harbor View Estates and The Reserve at Crimson Ridge subdivision improvement cost estimate.

Sensitive Lands: The sensitive lands map showing stream corridors indicates the presence of an intermittent stream that requires a 50-foot setback from the high water mark. The entire stream corridor is dimensioned on the plat with its associated 50-foot setback.

Culinary Water: To accommodate the culinary and irrigation water needs of Harbor View Estates, The Reserve at Crimson Ridge Phases 2A, 2B, and 2C a new well and pumphouse facilities are completed. The Planning Commission approved a conditional use permit for the water tank and well house on January 26th 2021. The subdivision code contains the minimum requirement of a water service provider, which are as follows:

1. “Culinary and secondary water main delivery lines shall be provided to the furthest extent of the subdivision boundary within a public street right-of-way or a public utility easement, and laterals shall be stubbed to each lot.”
 - The civil plans and the well plans indicate that water delivery lines are included in the plans.
2. “The Infrastructure shall be designed with sufficient capacity for the system service area as determined by the water service provider, or as may otherwise be required by the County Engineer.”
 - The well produces a sufficient recharge rate and the newly constructed water storage tank is designed to meet the needs of all phases.
3. All culinary and secondary water connections shall be metered.

- When the residential connections are made, that connections will be metered.
4. Water lines and fire hydrants shall be operational before building permits are issued for any structures.
 - Weber County Building Department requires proof of water at the time of building permit application. The Weber Fire District requires proof of fire suppression during the time of building permit review.
 5. If the service provider determines the source is needed to serve the new lots, a new water source shall be provided, with all needed rights or shares, and connected to the service provider's water delivery system in compliance with the provider's requirements and standards.
 - Residential connections to the new water system will meet the requirements and standards of the Phase 2 water system.
 6. The County Engineer has the discretion to waive or modify any of the foregoing requirements in Subsection (d)(1) of this Section 106-4-2.1 if in conflict with the service provider's requirements.
 - The County Engineer does not require a waiver or modification to the code requirements.
 7. "The applicant shall submit to the county written approval and acceptance of new culinary and secondary water infrastructure from the culinary water service provider and secondary water service provider before final acceptance of the subdivision's improvements by the County.
 - The applicant has satisfied this requirement.
 8. "Acceptance of the subdivision's improvements shall not constitute an obligation to the county for the ownership or operation of the water facilities."
 - The developer has been made aware of this statute.

Sanitary System: A community septic system and drain field that serves phase 1 will be enlarged to serve phases 2A, 2B, and 2C and Harbor View Estates. The Utah Department of Environmental Quality has issued a Construction Permit for the expansion of the septic system and drain field.

Water System: The Utah Division of Drinking Water approved the plan for the drilling of the Crimson Ridge Well.

County Review Agencies: The Weber County Engineering Department approves of the final plat, civil drawings, and cost estimates. The Weber Fire District approves of this proposal. The Weber County Surveyor has approved the final plat. The Planning Division is ready to approve this development following approval from the County Commission and the final plat is recorded with its associated subdivision documents.

Staff Recommendation

Staff recommends final approval of Harbor View Estates Cluster Subdivision, The Reserve at Crimson Ridge Phase 2A Cluster Subdivision, and The Reserve at Crimson Ridge Phase 2B Cluster Subdivision.

The following findings are the basis for the staff's recommendation:

1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. The proposed subdivision complies with the applicable County codes.

Exhibits

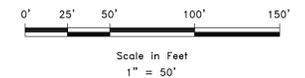
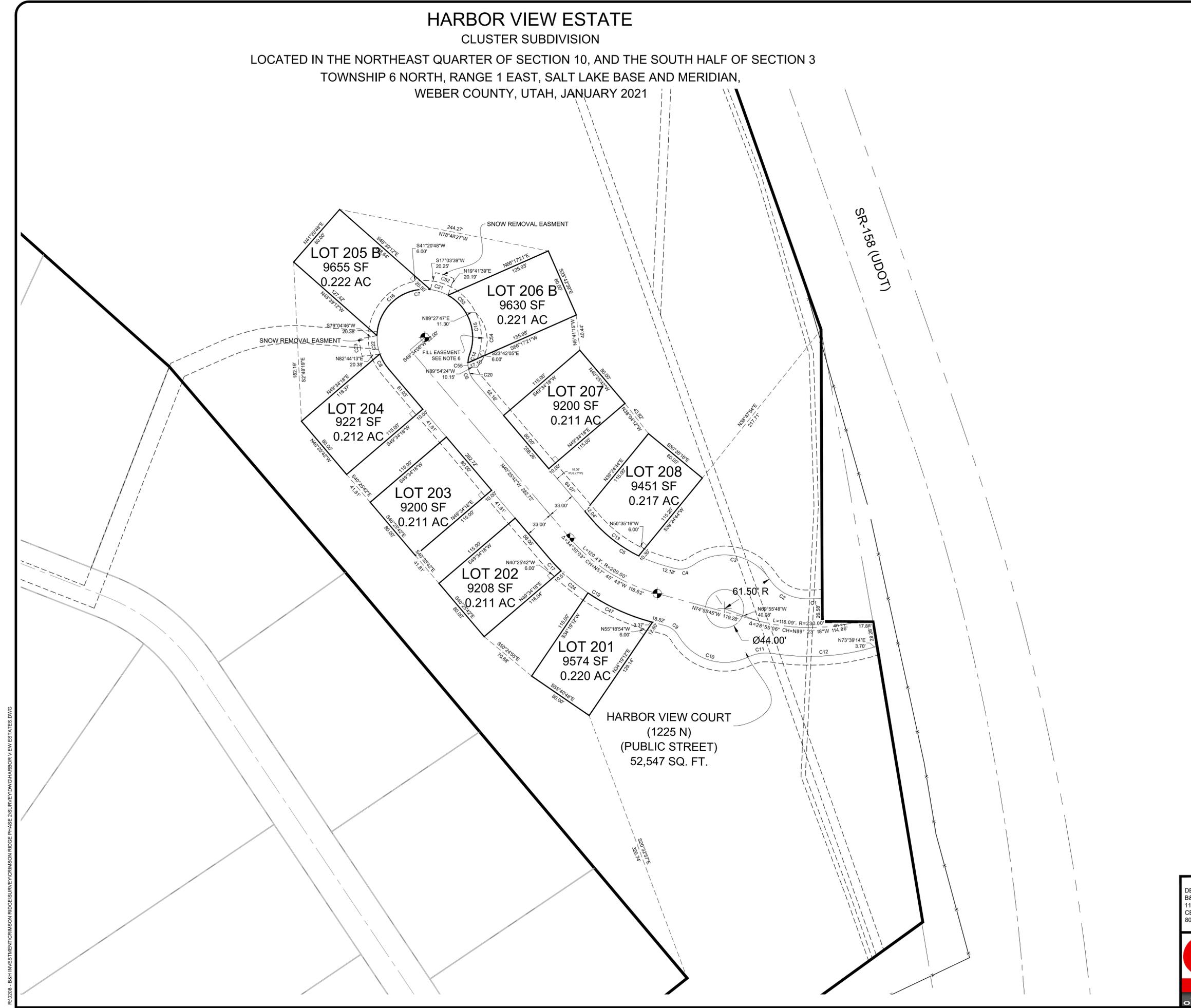
- A. Harbor View Estates
- B. The Reserve at Crimson Ridge Phase 2A
- C. The Reserve at Crimson Ridge Phase 2B
- D. Subdivision Improvement Agreement
- E. Civil Plans



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

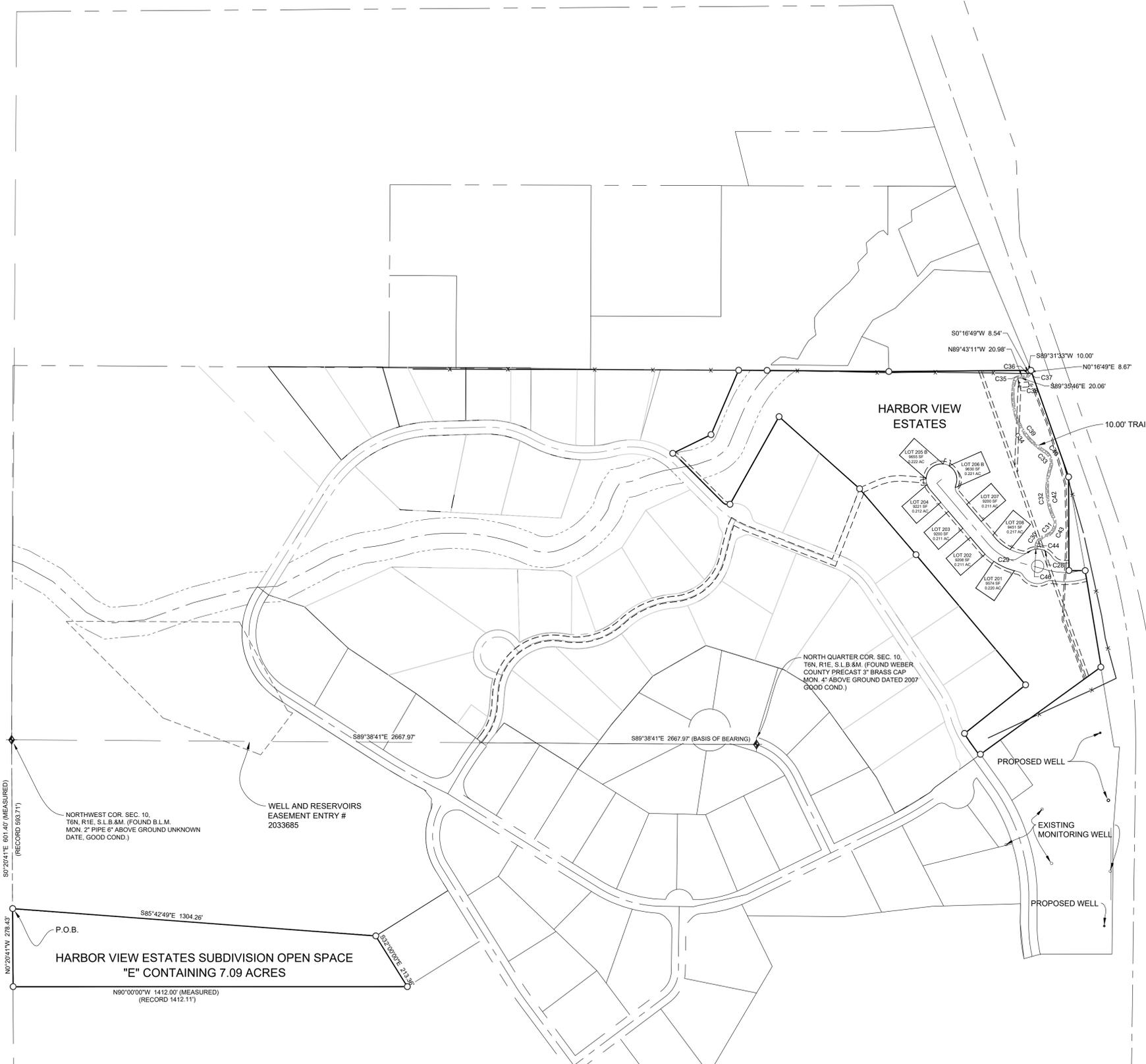
DEVELOPER: B&H INVESTMENT PROPERTIES LLC 110 WEST 1700 NORTH CENTERVILLE, UTAH 84014 801-295-4193	S2 3	COUNTY RECORDER ENTRY NO. _____ FEE PAID _____ FILED FOR AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____ RECORDED FOR _____ COUNTY RECORDER BY: _____
		GARDNER ENGINEERING 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

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

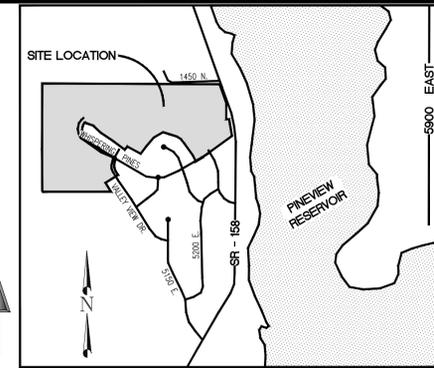
THE RESERVE AT CRIMSON RIDGE PHASE 2A CLUSTER SUBDIVISION

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

ROGER ARAVE
200030010

ROGER ARAVE
200030008

VENTURE
DEVELOPMENT GROUP
LLC 200030007



VICINITY MAP

Scale in Feet
1" = 100'



LEGEND	
◆ WEBER COUNTY MONUMENT AS NOTED	— CENTER LINE
○ SET 2" REBAR AND CAP MARKED GARDNER ENGINEERING	— ADJACENT PARCEL
◆ STREET CENTERLINE MONUMENT TO BE SET	— SECTION LINE
— SUBDIVISION BOUNDARY	— EASEMENT
— LOT LINE	— 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. HOME 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 6378. 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.

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 RIGHT-OF-WAY 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 46°11'38" WEST 16.49 FEET; (4) ALONG THE ARC OF A 1163.77 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 30°45'00" 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 178.31 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°06'55" 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 386.26 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 295.00 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

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 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; 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 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 41°18'54" EAST 219.90 FEET; (7) SOUTH 32°00'00" EAST 82.73 FEET; (8) SOUTH 58°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 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 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 RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS LOYALTY 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 THE RESERVE AT CRIMSON RIDGE PHASE 2A 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 THROUGHFARES, AND ALSO TO DEDICATE AND RESERVE UNTO THEMSELVES, THEIR HEIRS, THEIR GRANTEES 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 THE SUBDIVISION LOT (UNIT) OWNERS ASSOCIATION, ALL THOSE PARTS 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 WHICH EVER 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 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 _____, 2021.
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 _____, 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.

STAMP NOTARY PUBLIC

STATE OF UTAH)
COUNTY OF WEBER)

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

NARRATIVE

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 2189115 WAS ALSO USED TO ESTABLISH THE BOUNDARY.

N.A.P. LOT 64

N.A.P. LOT 63

EPHEMERAL STREAM SETBACK

WATERLINE EASEMENT RECORDED AS ENTRY #

N.A.P. LOT 205

N.A.P. LOT 206

N.A.P. LOT 204

N.A.P. LOT 207

N.A.P. LOT 203

N.A.P. LOT 202

N.A.P. LOT 201

N.A.P. LOT 208

N.A.P. LOT 209

N.A.P. LOT 210

N.A.P. LOT 211

N.A.P. LOT 212

N.A.P. LOT 213

N.A.P. LOT 214

N.A.P. LOT 215

N.A.P. LOT 216

N.A.P. LOT 217

N.A.P. LOT 218

N.A.P. LOT 219

N.A.P. LOT 220

N.A.P. LOT 221

N.A.P. LOT 222

N.A.P. LOT 223

N.A.P. LOT 224

REMAINING AGRICULTURAL PARCEL NOT APPROVED FOR DEVELOPMENT 200050021

N.A.P. LOT 57

N.A.P. LOT 58

N.A.P. LOT 59

N.A.P. LOT 60

N.A.P. LOT 61

N.A.P. LOT 62

N.A.P. LOT 63

N.A.P. LOT 64

N.A.P. LOT 65

N.A.P. LOT 66

N.A.P. LOT 67

N.A.P. LOT 68

N.A.P. LOT 69

N.A.P. LOT 70

N.A.P. LOT 71

N.A.P. LOT 72

TROY CUMMENS
201060015

SILVER CREEK
ENGINEERING LLC
201060016

KIMBERLY FLAMM
201060017

BEN TAYLOR
201060014

KRISTOPHER GREENWOOD
201060013

KIT ROBINSON
201060012

SCOTT BEST
201060018

P.V.S.I.D.
201060034

RESERVE AT CRIMSON
RIDGE OWNERS
ASSOCIATION INC
201050004

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

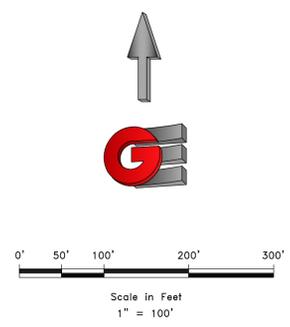
WEBER COUNTY PLANNING COMMISSION APPROVAL
THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.
SIGNED THIS _____ DAY OF _____, 2021.
CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

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.

<p>GARDNER ENGINEERING CIVIL & LAND PLANNING MUNICIPAL & LAND SURVEYING 5150 SOUTH 875 EAST CEDAR, UT OFFICE: 801.476.0202 FAX: 801.476.0066</p>	<p>S1</p> <p>3</p>	<p>COUNTY RECORDER</p> <p>ENTRY NO. _____ FEE PAID _____</p> <p>FILED FOR AND RECORDED _____</p> <p>AT _____ IN BOOK _____ OF OFFICIAL _____</p> <p>RECORDS, PAGE _____ RECORDED _____</p> <p>FOR _____</p> <p>COUNTY RECORDER</p> <p>BY: _____</p>
	<p>DEVELOPER: B&H INVESTMENT PROPERTIES LLC 110 WEST 1700 NORTH CENTERTVILLE, UTAH 84014 801-295-4193</p>	

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

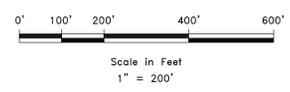
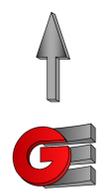
DEVELOPER: B&H INVESTMENT PROPERTIES LLC 110 WEST 1700 NORTH CENTERVILLE, UTAH 84014 801-295-4193	S2 3	COUNTY RECORDER ENTRY NO. _____ FEE PAID _____ FILED FOR AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL _____ RECORDS, PAGE _____ RECORDED _____ FOR _____ COUNTY RECORDER _____ BY: _____
		GARDNER ENGINEERING CIVIL • LAND PLANNING MUNICIPAL • LAND SURVEYING 5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801-476-0202 FAX: 801-476-0066

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

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



- 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

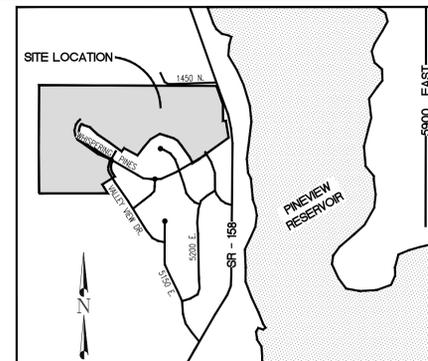
P:\0208 - B&H INVESTMENT\CRIMSON RIDGE\SURVEY\CRIMSON RIDGE PHASE 2A.DWG

DEVELOPER: B&H INVESTMENT PROPERTIES LLC 110 WEST 1700 NORTH CENTERVILLE, 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: _____
	<p>GARDNER ENGINEERING CIVIL • LAND PLANNING MUNICIPAL • LAND SURVEYING 5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801-476-0202 FAX: 801-476-0066</p>	

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

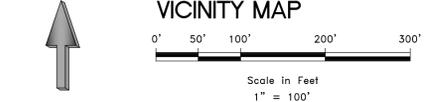


BOUNDARY DESCRIPTION

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 480.71 FEET FROM THE NORTHWEST 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°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 36°06'55" WITH A CHORD BEARING SOUTH 17°31'48" 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 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 60°16'19" WEST 219.79 FEET; (4) SOUTH 40°35'09" WEST 225.00 FEET; (5) SOUTH 37°16'25" WEST 201.25 FEET; (6) NORTH 58°08'40" 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 214.66 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 0°14'05" EAST 1334.96 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 27.49 FOOT RADIUS CURVE TO THE LEFT 45.70 FEET, HAVING A CENTRAL ANGLE OF 94°29'01" WITH A CHORD BEARING SOUTH 10°15'49" EAST 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.



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.
- 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 _____, 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.

STAMP _____ NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF UTAH)
 COUNTY OF WEBER)

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 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 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. 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

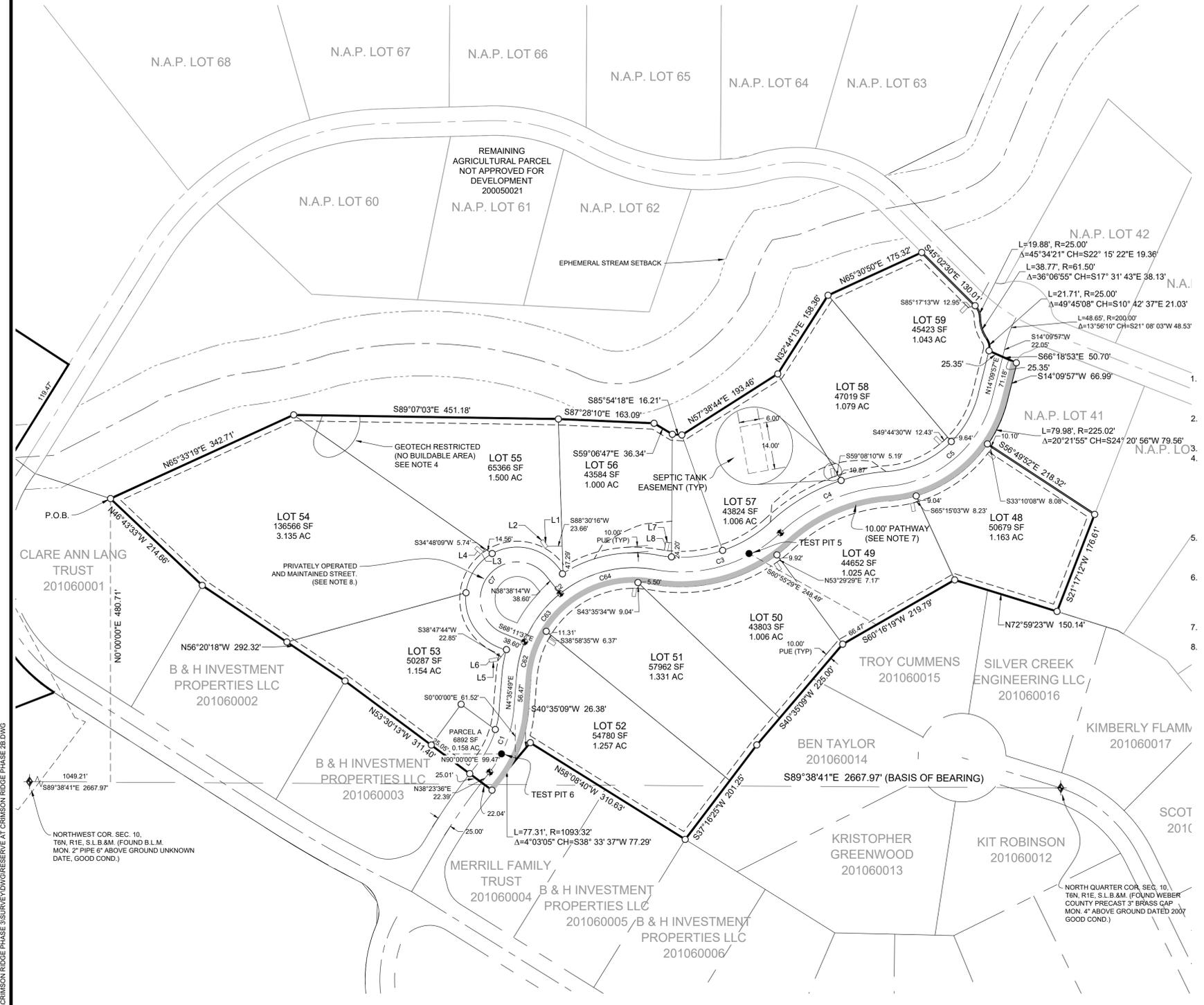


OWNER'S DEDICATION

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 THE RESERVE AT CRIMSON RIDGE PHASE 2A 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 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 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 _____, 2021.
 B & H INVESTMENT PROPERTIES LLC

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



<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>
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DEVELOPER:
 B&H INVESTMENT PROPERTIES LLC
 110 WEST 1700 NORTH
 CENTERVILLE, 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

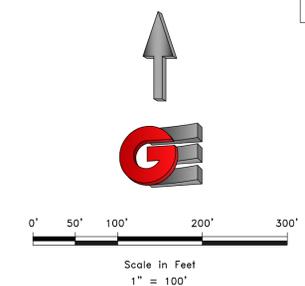
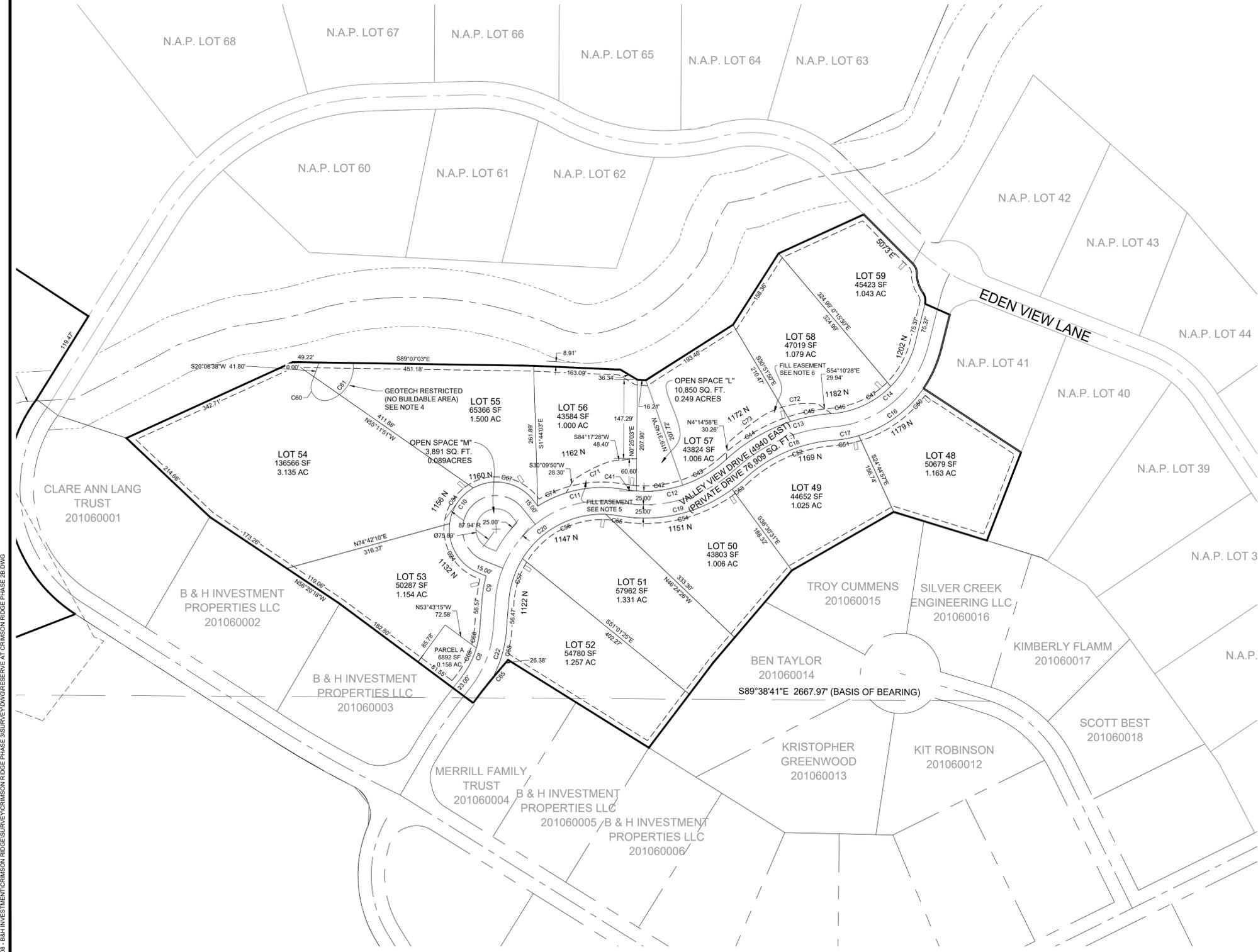
CIVIL & LAND PLANNING
 MUNICIPAL & LAND SURVEYING

5150 SOUTH 875 EAST CENTIN, UT
 OFFICE: 801-476-0202 FAX: 801-476-0066

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	



- 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

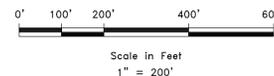
DEVELOPER: B&H INVESTMENT PROPERTIES LLC 110 WEST 1700 NORTH CENTERVILLE, UTAH 84014 801-295-4193	S2 3	COUNTY RECORDER	
		ENTRY NO. _____ FEE PAID _____ FILED FOR AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL _____ RECORDS, PAGE _____ RECORDED FOR _____ COUNTY RECORDER BY: _____	CIVIL • LAND 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

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



LEGEND

- WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
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DEVELOPER: B&H INVESTMENT PROPERTIES LLC 110 WEST 1700 NORTH CENTERVILLE, 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: _____
	 GARDNER ENGINEERING CIVIL • LAND PLANNING MUNICIPAL • LAND SURVEYING 5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801-476-0202 FAX: 801-476-0066	

**WEBER COUNTY
IMPROVEMENTS GUARANTEE AGREEMENT**

THIS AGREEMENT (herein "Agreement") is entered into this 26 day of May, 2022,

***** **PARTIES** *****

"APPLICANT": B&H Investment Properties, LLC _____

a(n): limited liability Company (corporation, limited liability company, partnership, individual).

address: 110 W city: Centerville state: UT zip: 84014 _____

telephone: (801) 535-4055 _____, facsimile: (____) _____

"COUNTY": Weber County, a political subdivision of the State of Utah,
2380 Washington BLVD, Ogden, UT 84401,
(801) 399-8374.

***** **RECITALS** *****

WHEREAS, APPLICANT desires to post the following improvement guarantee(s) (check):

- Off-site improvement guarantee
- On-site improvement guarantee

with the COUNTY for Crimson Ridge Phase 2A & 2B & Harbor View Cluster Subdivision _____
(description or name of Project)

located at 5129 E. Whispering Pines Ln., Eden, UT 84310 _____
(address of Project)

WHEREAS, COUNTY ordinances require APPLICANT to guarantee the construction of certain improvements prior to either the recordation of the above described subdivision plat or the actual issuance of any permit(s) or approval(s) related to the above-described Project; and

WHEREAS, the terms of either the subject subdivision plat approval or the issuance of the subject permit(s)/approval(s) require APPLICANT to complete the following improvements, (herein "the Improvements") (check one and complete):

specified in Exhibit B, attached hereto and incorporated herein by this reference;

- or -

described as follows: _____; and

WHEREAS, COUNTY will not record the subject subdivision or grant the subject permit(s)/approval(s) until adequate provision has been made to guarantee completion of the Improvements and to warrant the Improvements shall be maintained and remain free from any defects or damage, which improvements and required warranty are estimated to cost the amount set forth herein, and which improvements shall be installed in accordance with the specifications of COUNTY, and inspected by COUNTY;

NOW THEREFORE, For good and valuable consideration, the parties agree as follows:

******* TERMS AND CONDITIONS *******

1. **PURPOSE FOR AGREEMENT.** The parties hereto expressly acknowledge that the purpose of this Agreement is not only to guarantee the proper completion of the Improvements named herein, but also, among other things, to eliminate and avoid the harmful effects of unauthorized subdivisions and other land developments which may leave property or improvements improperly completed, undeveloped or unproductive.

2. **UNRELATED OBLIGATIONS OF APPLICANT.** The benefits and protection of the Proceeds specified herein shall inure solely to COUNTY and not to third parties, including, but not limited to, lot purchasers, contractors, subcontractors, laborers, suppliers, or others. COUNTY shall not be liable to claimants or others for obligations of APPLICANT under this Agreement. COUNTY shall further have no liability for payment of any costs or expenses of any party who attempts to make a claim under this Agreement, and shall have under this Agreement no obligation to make payments to, give Notices on behalf of, or otherwise have obligations to any alleged claimants under this Agreement.

3. **AGREEMENT DOCUMENTS.** All data which is used by COUNTY to compute the cost of or otherwise govern the design and installation of the Improvements is hereby made a part of this Agreement, and is incorporated herein by this reference. This Agreement incorporates herein by reference any subject subdivision plat, plan, construction drawing, permit, condition of approval, and any and all other relevant data and specifications required by the Weber County Land Use Code.

4. **COMPLETION DATE.** APPLICANT shall complete the Improvements: (check one and complete)

within a period of 2 Year(s) Months (check one) from the date this Agreement was entered into;

- or -

as specified in Exhibit _____ (Completion Schedule), attached hereto and incorporated herein by this reference.

5. **FEES.** APPLICANT agrees to pay all Fees required by COUNTY for the entire Project prior to the issuance of any subsequent permit or approval within the Project.

6. **SPECIFIC PERFORMANCE.** APPLICANT has entered into this Agreement with COUNTY for the purpose of guaranteeing construction of the Improvements and payment of the Fees. COUNTY shall be entitled to specifically enforce APPLICANT'S obligation under this Agreement to construct and install the Improvements in a manner satisfactory to COUNTY, and to pay the Fees.

7. **APPLICANT'S INDEPENDENT OBLIGATION.** APPLICANT EXPRESSLY ACKNOWLEDGES, UNDERSTANDS AND AGREES that its obligation to complete and warrant the Improvements and pay the Fees and fulfill any other obligation under this Agreement, COUNTY ordinances, or other applicable law is independent of any obligation or responsibility of COUNTY, either express or implied. APPLICANT agrees

that its obligation to complete and warrant the Improvements and pay the Fees is not and shall not be conditioned upon the commencement of actual construction work in the subdivision or development or upon the sale of any lots or part of the subdivision or development. APPLICANT further acknowledges (a) that its contractual obligation to complete and warrant the Improvements and pay the Fees pursuant to this Agreement is independent of any other remedy available to COUNTY to secure proper completion of the Improvements and payment of the Fees; (b) that APPLICANT shall not assert as a defense that COUNTY has remedies against other entities or has other remedies in equity or at law that would otherwise relieve APPLICANT of its duty to perform as outlined in this Agreement or preclude COUNTY from requiring APPLICANT'S performance under this Agreement; (c) that APPLICANT has a legal obligation, independent of this Agreement, to timely complete and pay for the Improvements in full and timely pay the Fees in full; and (d) should APPLICANT Default under this Agreement in any degree, APPLICANT agrees to compensate COUNTY for all costs, including Incidental Costs, related to APPLICANT'S failure to perform its obligation to complete and warrant the Improvements or pay the Fees to the extent that such costs are not adequately covered by the Proceeds ("Proceeds" defined in paragraph 10).

8. **INCIDENTAL COSTS.** "Incidental Costs", as used in this Agreement, shall mean engineering and architect fees, administrative expenses, court costs, attorney's fees (whether incurred by in-house or independent counsel), insurance premiums, mechanic's or materialmen's liens, and any other cost and interest thereon incurred by COUNTY, occasioned by APPLICANT'S Default under this Agreement.

9. **DEFAULT.** "Default," as used in this Agreement, shall mean, in addition to those events previously or subsequently described herein, a party's failure to perform, in a timely manner, any obligation, in whole or in part, required of such party by the terms of this Agreement or required by COUNTY ordinance or other applicable law. In addition, the following shall also be considered Default on the part of APPLICANT: APPLICANT'S abandonment of the Project, as determined by COUNTY; APPLICANT'S insolvency, appointment of a receiver, or filing of a voluntary or involuntary petition in bankruptcy; APPLICANT'S failure to file with COUNTY a renewed Financial Guarantee, as defined in paragraph 10, more than 60 days before a Financial Guarantee will expire, unless APPLICANT'S obligations have been terminated under paragraph 36(b); APPLICANT'S Escrow Repository's or Financial Institution's insolvency, appointment of a receiver, filing of a voluntary or involuntary petition in bankruptcy, or failure to perform under the terms of this agreement; the commencement of a foreclosure proceeding against the Project property; or the Project property being conveyed in lieu of foreclosure.

The occurrence of such shall give the other party or parties the right to pursue any and all remedies available at law, in equity, or otherwise available pursuant to the terms of this Agreement. Only the parties hereto are authorized to determine Default. Default shall not be declared prior to the other party receiving written notice.

10. **GUARANTEE OF IMPROVEMENTS.** APPLICANT hereby files, as an independent guarantee (herein "Financial Guarantee") with COUNTY for the purpose of insuring construction and installation of the Improvements and payment of the Fees, one of the following (check one and complete applicable information):

CASH CERTIFICATE, identified by the following:

Escrow Account: _____

Escrow Account Repository: Cache Valley Bank, _____

IRREVOCABLE LETTER OF CREDIT (herein the "Letter of Credit"), identified by the following:

Letter of credit account or number: 202601941

Financial Institution: Cache Valley Bank

The Financial Guarantee shall be in the amount of one hundred ten percent (110%) of the County Engineer's Cost Estimate (see also Exhibit A attached hereto). The Escrow Certificate or Letter of Credit shall be issued in favor of COUNTY to the account of APPLICANT herein, in the amount of \$ 1,548,166.55 (herein the "Proceeds"), and is made a part of this Agreement as Exhibit C (Escrow Certificate or Letter of Credit).

11. **PARTIAL RELEASE OF PROCEEDS.** As the Improvements are initially accepted by COUNTY and the Fees are paid, the APPLICANT may submit written request to COUNTY for authorization for a partial release of Proceeds. APPLICANT is only entitled to make a request once every 30 days. The amount of any release shall be determined in the sole discretion of COUNTY. No release shall be authorized by COUNTY until such time as COUNTY has inspected the Improvements and found them to be in compliance with COUNTY standards and verified that the Fees have been paid. Payment of Fees or completion of Improvements, even if verified by COUNTY, shall not entitle APPLICANT to an automatic authorization for a release of the Proceeds. At no time may APPLICANT request a release of funds directly from Escrow Account Repository or Financial Institution.

12. **NOTICE OF DEFECT.** COUNTY will provide timely notice to APPLICANT whenever an inspection reveals that an Improvement does not conform to the standards and specifications shown on the Improvement drawings on file in COUNTY's Engineering and Surveyor's Office or is otherwise defective. The APPLICANT will have 30 days from the issuance of such notice to cure or substantially cure the defect.

13. **FINAL ACCEPTANCE.** Notwithstanding the fact that Proceeds may be released upon partial completion of the Improvements, neither any partial release nor any full release of the Proceeds shall constitute final acceptance of the Improvements by COUNTY. Final acceptance of the Improvements shall be official only upon written notice to APPLICANT from COUNTY expressly acknowledging such and only after APPLICANT provides a policy of title insurance, where appropriate, for the benefit of the County showing that the APPLICANT owns the improvement in fee simple and that there are no liens, encumbrances, or other restrictions on the improvement unacceptable to the County in its reasonable judgment.

14. **WARRANTY OF IMPROVEMENTS.** Following initial acceptance of the Improvements, APPLICANT hereby warrants that the Improvements shall be maintained by APPLICANT and remain free from defects or damage as determined by COUNTY, such that the Improvements continue to meet COUNTY standards for 1 years following said initial acceptance.

15. **RETAINAGE.** APPLICANT expressly agrees that, notwithstanding any partial release of any of the Proceeds, the Proceeds shall not be released below 10% of the estimated cost of the Improvements (herein the "Retainage"), as specified herein, for the timeframe specified in paragraph 14. The Retainage shall be held to insure that the Improvements do not have any latent defects or damage as determined by COUNTY, such that the Improvements do not continue to meet COUNTY standards for the timeframe specified in paragraph 14. Notwithstanding said Retainage, APPLICANT shall be responsible for bringing any substandard, defective, or damaged Improvements to COUNTY standard if the Retainage is inadequate to cover any such Improvements.

16. **APPLICANT INDEMNIFICATION.** APPLICANT agrees to indemnify, defend, and save harmless COUNTY, its elected officials, officers, employees, agents, and volunteers from and against any and all liability which may arise as a result of the installation of the Improvements prior to COUNTY'S initial acceptance of the Improvements as defined herein, and from and against any and all liability which may arise as a result of any Improvements which are found to be defective during the warranty period covered

by this Agreement. With respect to APPLICANT'S agreement to defend COUNTY, as set forth above, COUNTY shall have the option to either provide its own defense, with all costs for such being borne by APPLICANT, or require that APPLICANT undertake the defense of COUNTY.

17. **FINAL RELEASE OF PROCEEDS.** In the event the Improvements have been installed to the satisfaction of COUNTY and the Fees have been paid pursuant to this Agreement and COUNTY ordinances within the above stated time period(s), COUNTY agrees to execute a written release to Escrow Account Repository or Financial Institution of the remaining Proceeds.

18. **DEMAND FOR AND USE OF PROCEEDS.** In the event APPLICANT fails to install Improvements to the satisfaction of COUNTY, or the Fees are not paid pursuant to this Agreement and COUNTY ordinances within the above stated time period(s), or APPLICANT Defaults on any obligation under this Agreement or COUNTY ordinances, as determined at the sole discretion of COUNTY, COUNTY shall send Notice of APPLICANT'S Default to Escrow Account Repository or Financial Institution with a written demand for the release of Proceeds. COUNTY may, at its sole discretionary option, use and expend all the Proceeds or such lesser amount as may be estimated by COUNTY to be necessary to complete Improvements, pay Fees, and/or reimburse COUNTY for Incidental Costs as required herein.. COUNTY may, at its sole discretionary option, convert the Proceeds to a COUNTY held cash escrow for future satisfactory installation of Improvements.

19. **INADEQUATE PROCEEDS.** If the Proceeds are inadequate to pay the cost of the completion of the Improvements according to COUNTY standards or to pay the Fees or to compensate for Incidental Costs, for whatever reason, including previous reductions, APPLICANT shall be responsible for the deficiency independent of the Financial Guarantee. Additionally, no further approvals, permits or business licenses shall be issued, and any existing approvals, permits or business licenses applicable to the location of the Improvements may be immediately suspended or revoked by COUNTY'S Community and Economic Development Director until the Improvements are completed and the Fees are paid, or, until a new guarantee acceptable to the COUNTY has been executed to insure completion of the remaining Improvements and payment of the Fees. Furthermore, the cost of completion of the Improvements shall include reimbursement to COUNTY for all costs including, but not limited to, construction costs and any Incidental Costs incurred by COUNTY in completing the Improvements or collecting the Proceeds.

20. **ACCESS TO PROPERTY.** Should COUNTY elect to use the Proceeds to complete the Improvements, APPLICANT herein expressly grants to COUNTY and any contractor or other agent hired by COUNTY the right of access to the Project property to complete the Improvements.

21. **IMPROVEMENT STANDARDS.** Improvements shall be done according to the specifications and requirements of the COUNTY. All work shall be subject to the inspection of COUNTY. Any questions as to conformity with COUNTY specifications or standards, technical sufficiency of the work, quality, and serviceability shall be decided by the County Engineer. The County Engineer's decision shall be final and conclusive.

22. **SUBSTANDARD IMPROVEMENTS.** Should any Improvements prove to be substandard or defective within the timeframe specified in paragraph 14, COUNTY shall notify APPLICANT in writing of such substandard or defective Improvements. APPLICANT shall then have 15 days from Notice from the COUNTY in which to commence repair of the Improvements, and a reasonable amount of time, as determined by COUNTY, which shall be specified in the Notice, to complete repair of the Improvements. Should APPLICANT fail to either commence repair of the Improvements or complete repair of the Improvements within the required time periods, COUNTY may exercise its option to remedy the defects and demand payment for such from APPLICANT, should the Proceeds be insufficient to cover the costs incurred by COUNTY.

23. **INSURANCE.** Should COUNTY elect to install, complete, or remedy any defect or damage in the

Improvements, APPLICANT shall be responsible for the payment of the premium for an insurance policy covering any liability, damage, loss, judgment, or injury to any person or property, including, but not limited to, damage to APPLICANT or its property as a result of the work of any contractor or agent hired by COUNTY to complete or remedy the Improvements. The minimum dollar amount and the scope of coverage of the insurance policy shall be determined and set by COUNTY. APPLICANT shall indemnify, defend, and hold harmless COUNTY, its officers, employees, and agents for any liability which exceeds the insurance policy limit. COUNTY, at its option, may collect and expend the Proceeds to make the premium payments should APPLICANT fail to pay said premium. No permit, approval or business license shall be issued by COUNTY, and any existing permit, approval, or business license shall be suspended until said premium is initially paid and a bond is in place to cover subsequent payments.

24. **NOTICE.** Notice to any party herein shall be mailed or delivered to the address shown in this Agreement. The date Notice is received at the address shown in this Agreement shall be the date of actual Notice, however accomplished.

25. **MECHANIC/MATERIAL LIENS.** Should COUNTY elect to complete or remedy the Improvements, APPLICANT shall indemnify, defend, and hold harmless COUNTY from and against any liability which exceeds the Proceeds for the payment of any labor or material liens as a result of any work of any contractor (including subcontractors and materialmen of any such contractor or agent) hired by COUNTY or which may arise due to either a defect in or failure of this Agreement or insufficient Proceeds to cover such costs.

26. **WAIVER.** The failure by any party to insist upon the immediate or strict performance of any covenant, duty, agreement, or condition of this Agreement or to exercise any right or remedy consequent upon a Default thereof shall not constitute a waiver of any such Default or any other covenant, agreement, term, or condition. No waiver shall affect or alter the remainder of this Agreement, but each and every other covenant, agreement, term, and condition hereof shall continue in full force and effect with respect to any other then existing or subsequently occurring Default.

27. **ATTORNEY'S FEES.** In the event there is a Default under this Agreement and it becomes reasonably necessary for any party to employ the services of an attorney in connection therewith, either with or without litigation, on appeal or otherwise, the losing party to the controversy shall pay to the successful party reasonable attorney's fees incurred by such party, and, in addition, such costs and expenses as are incurred in enforcing this Agreement.

28. **TIME IS OF THE ESSENCE.** Time is of the essence of this Agreement. In case either party shall Default on its obligations at the time fixed for the performance of such obligations by the terms of this Agreement, the other party may pursue any and all remedies available in equity or law.

29. **GOVERNING LAW.** This Agreement shall be interpreted pursuant to, and the terms thereof governed by, the laws of the State of Utah. This Agreement shall be further governed by COUNTY ordinances in effect at the time of the execution of this Agreement. However, the parties expressly acknowledge that any subdivision or other development regulations enacted after the execution of this Agreement, which are reasonably necessary to protect the health, safety, and welfare of the residents of COUNTY, shall also apply to the subdivision or development which is the subject of this Agreement.

30. **SUCCESSORS.** "APPLICANT" and "COUNTY," as used in this Agreement, shall also refer to the heirs, executors, administrators, successors, or assigns of APPLICANT and COUNTY respectively.

31. **INDUCEMENT.** The making and execution of this Agreement has been induced by no representations, statements, warranties, or agreements other than those herein expressed.

32. **INTEGRATION.** This Agreement embodies the entire understanding of the parties, and there are no further or other agreements or understandings, written or oral, in effect between the parties relating to

the subject matter herein.

33. **MODIFICATION.** Except as otherwise authorized by this Agreement, this instrument may be amended or modified only by an instrument of equal formality signed by the respective parties.

34. **CAPTIONS.** The titles or captions of this Agreement are for convenience only and shall not be deemed in any way to define, limit, extend, augment, or describe the scope, content, or intent of any part or parts of this Agreement.

35. **SEVERABILITY.** If any portion of this Agreement is declared invalid by a court of competent jurisdiction, the remaining portions shall not be affected thereby, but shall remain in full force and effect.

36. **TERMINATION.**

- (a) APPLICANT cannot unilaterally terminate its obligations under this Agreement.
- (b) If, under the terms of this Agreement, COUNTY releases the full amount of the Proceeds or demands and receives the full remaining amount of the Proceeds, then APPLICANT'S obligations under paragraphs 4 and 10 shall terminate.
- (c) All rights and obligations in this Agreement that are not terminated under sub-paragraph (b) shall survive until all applicable statutes of limitations have run with respect to the types of claims that may be associated with those rights and obligations.
- (d) The entire Agreement shall terminate when all applicable statutes of limitations have run or when the parties jointly execute an agreement to terminate this Agreement.

37. **CONFLICT.** Any conflict between this Agreement and its exhibits or any other document shall be interpreted against the exhibit or other document and in favor of statements made in the numbered paragraphs of this Agreement.

WHEREUPON, the parties hereto have set their hands the day and year first above written.

"APPLICANT"

By: 
Applicant Signature

5/26/22
Date

Title: Manager B+H Investment Properties, LLC

(Signature must be notarized on following pages.)

"COUNTY"

By: _____
Commission Chair

Date

ATTEST: _____
County Clerk

Date:

APPROVED AS TO CONTENT:

By _____
Planning Division Director

Date

By _____
County Engineer

Date

By _____
County Treasurer

Date

APPROVED AS TO FORM:

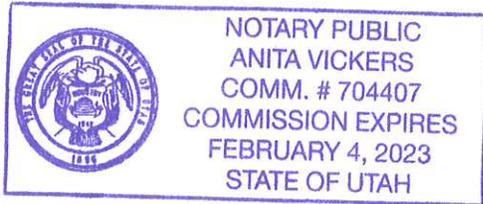
By _____
County Attorney

Date

COMPLETE ONLY IF APPLICANT IS A LIMITED LIABILITY COMPANY

State of Utah)
County of Salt Lake) :SS

On this 26th day of May, 2022, personally appeared before me Steven Fenton [name of person(s)], whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who affirmed that he/she is the Manager [title], of B & H Investment Properties [name of LLC], limited liability company, by authority of its members or its articles of organization, and he/she acknowledged to me that said limited liability company executed the same.



Anita Vickers
Notary Public

Exhibit A: County Engineer-Approved Cost Estimate

Harbor View Estates Subdivision (Escrow Amount)							
Eden, Weber County							
5/26/22							
Item	Rough Grading Improvements (Harbor View Estates & Ph 2A portion & 2B)	QTY	Unit of Measure	Unit Cost	Escrow	Completed	Remaining
1	6" Additional Cut (over Ex) for Cut slope Topsoil placement, and gravel trail (Harbor View Estates Asphalt Pathway, Trail, Ph 2A Sta 20+00 to 25+50, Phase 2B)	897	CY	\$ 4.00	\$ 3,588.00	\$ 3,588.00	\$ -
2	Hydro Seed Native Grass / Seed Mix (Harbor View Estates - Rough Grading) with Phase 2B and portions of Phase 2A in Crimson Ridge	9.67	Acre	\$ 3,000.00	\$ 29,010.00	\$ 4,650.00	\$ 24,360.00
3	18" RCP Storm Drain complete with backfill	77	LF	\$ 45.00	\$ 3,465.00	\$ 3,465.00	\$ -
4	Const Drainage Swale	67	LF	\$ 3.00	\$ 201.00	\$ 180.00	\$ 21.00
5	15" RCP Storm Drain complete with backfill	295	LF	\$ 45.00	\$ 13,275.00	\$ 13,275.00	\$ -
6	18" x 48" Inlet Box	4	EA	\$ 2,000.00	\$ 8,000.00	\$ 4,000.00	\$ 4,000.00
7	15-inch flared end section (w/ critter guard)	1	EA	\$ 800.00	\$ 800.00	\$ 600.00	\$ 200.00
8	24" Catch Basin Box	4	EA	\$ 1,500.00	\$ 6,000.00	\$ 6,000.00	\$ -
9	8" SDR-35 PVC Storm Drain Pipe	719	LF	\$ 28.00	\$ 20,132.00	\$ 20,132.00	\$ -
10	Outlet Control Structure	1	EA	\$ 3,000.00	\$ 3,000.00	\$ 2,700.00	\$ 300.00
Total					\$ 87,471.00	\$ 58,590.00	\$ 28,881.00

Item	Street Improvements (Harbor View Estates Subdivision)	QTY	Unit of Measure	Unit Cost	Escrow	Completed	Remaining
11	UDOT 8" Thick Pit Run (3" Minus)	1,390	TON	\$ 24.00	\$ 33,360.00	\$ 33,360.00	\$ -
12	Structural Fill for Roadway Over-Ex (Assumed 1' Depth)	746	CY	\$ 4.00	\$ 2,984.00	\$ 2,984.00	\$ -
13	UDOT 6" Untreated Base Course	1,239	TON	\$ 25.00	\$ 30,975.00	\$ -	\$ 30,975.00
14	8" Untreated Base Course (under trail)	361	TON	\$ 25.00	\$ 9,025.00	\$ -	\$ 9,025.00
15	UDOT 3" Asphalt Surface Course	556	TON	\$ 110.00	\$ 61,160.00	\$ -	\$ 61,160.00
18B	UDOT Type "A" Bituminous Seal Coat	3,293	SY	\$ 3.00	\$ 9,879.00	\$ -	\$ 9,879.00
16	10' Asphalt Trail (2" Thick)	93	TON	\$ 110.00	\$ 10,230.00	\$ -	\$ 10,230.00
17	30" Curb & Gutter	1,800	LF	\$ 22.00	\$ 39,600.00	\$ -	\$ 39,600.00
18	10' Wide Gravel Trail (6" Depth)	142	CY	\$ 200.00	\$ 28,400.00	\$ -	\$ 28,400.00
Total					\$ 225,613.00	\$ 36,344.00	\$ 189,269.00

Item	Culinary Water (Ph 2B, 2A portion & Harbor View Portion req. for Harbor View Estates)	QTY	Unit of Measure	Unit Cost	Escrow	Completed	Remaining
19	8" PVC C-900 (includes fittings and bedding)	2,623	LF	\$ 40.00	\$ 104,920.00	\$ 104,920.00	\$ -
20	Pressure Reduction Valve	1	EA	\$ 50,000.00	\$ 50,000.00	\$ 25,000.00	\$ 25,000.00
21	Concrete Collar and Adjust Pressure Reduction Valve manhole to finish grade	2	EA	\$ 800.00	\$ 1,600.00	\$ -	\$ 1,600.00
22	Concrete Collar and Adjust Pressure Reduction Valve to finish grade	1	EA	\$ 700.00	\$ 700.00	\$ -	\$ 700.00
23	Concrete collare and adjust pressure Reduction	1	EA	\$ 50,000.00	\$ 50,000.00	\$ 25,000.00	\$ 25,000.00
24	Culinary Water Service Lateral & Meter	9	EA	\$ 2,500.00	\$ 22,500.00	\$ 20,000.00	\$ 2,500.00
25	8" Gate Valve (Collar Included)	7	EA	\$ 2,000.00	\$ 14,000.00	\$ 14,000.00	\$ -
26	Raise and Collar Valves	7	EA	\$ 700.00	\$ 4,900.00	\$ -	\$ 4,900.00
27	Pressure Testing/Disinfection	1	LS	\$ 1,500.00	\$ 1,500.00	\$ -	\$ 1,500.00
28	Fire Hydrant Assembly	6	EA	\$ 4,500.00	\$ 27,000.00	\$ 27,000.00	\$ -
29	Concrete Collar and Adjust Fire Hydrant Valve to Finish Grade	6	EA	\$ 700.00	\$ 4,200.00	\$ -	\$ 4,200.00
30	New Water Tank, Well house, 10-inch pipe, 8" pipe in Whispering Pines Ln. to Well House *	1	LS	\$ 1,362,875.87	\$ 1,362,875.87	\$ 1,362,875.87	\$ -
Total					\$ 1,644,195.87	\$ 1,578,795.87	\$ 65,400.00

Item	Sewer (Harbor View Estates Subdivision)	QTY	Unit of Measure	Unit Cost	Escrow	Completed	Remaining
31	2" Sewer- include fittings and bedding	1,166	LF	\$ 30.00	\$ 34,980.00	\$ 34,980.00	\$ -
32	Low Pressure Sewer Cleanout & Flushing Valve	1	EA	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ -
33	Raise and collar Sewer Cleanout & Flushing Valve	1	EA	\$ 700.00	\$ 700.00	\$ -	\$ 700.00
34	1-1/4" Inch Effluent Pressure Sewer Service Lateral Connection (complete)	8	EA	\$ 1,250.00	\$ 10,000.00	\$ 8,750.00	\$ 1,250.00
35	Connect to Existing SS Manhole	1	EA	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ -
36	4 New Pods & Connect to existing, complete	1	LS	\$ 250,000.00	\$ 250,000.00	\$ 250,000.00	\$ -
37	New Absorption Chambers with cleanouts complete	1	LS	\$ 174,903.75	\$ 174,903.75	\$ 117,185.51	\$ 57,718.24
38	Sewer plant updates and misc. additional pipe or conduit connections (as req.)	1	LS	\$ 5,000.00	\$ 5,000.00	\$ 2,500.00	\$ 2,500.00
39	Drip Dispersal Components	1	LS	\$ 76,745.00	\$ 76,745.00	\$ 72,907.75	\$ 3,837.25
40	Pressure Testing	1	LS	\$ 2,000.00	\$ 2,000.00	\$ -	\$ 2,000.00
41	Sewer splitter diversion box (for Chamber dispersal system)	1	EA	\$ 5,000.00	\$ 5,000.00	\$ 2,500.00	\$ 2,500.00
Total					\$ 561,728.75	\$ 491,223.26	\$ 70,505.49

Item	Misc. Items (Harbor View Estates Subdivision)	QTY	Unit of Measure	Unit Cost	Escrow	Completed	Remaining
42	4-inch PVC Conduit Sleeve to Islands	46	LF	\$ 10.00	\$ 460.00	\$ -	\$ 460.00
43	Roundabout irrigation system and landscaping (Grass Plus Landscaping Bid)	1	LS	\$ 10,500.00	\$ 10,500.00	\$ -	\$ 10,500.00
44	8 Unit Mailbox with 2 package boxes	1	LS	\$ 3,430.00	\$ 3,430.00	\$ -	\$ 3,430.00
45	Street sign with stop sign	1	EA	\$ 440.00	\$ 440.00	\$ -	\$ 440.00
Total					\$ 14,830.00	\$ -	\$ 14,830.00

Subtotal	\$ 2,533,838.62	\$ 2,164,953.13	\$ 368,885.49
10% Contingency	\$ 253,383.86		\$ 253,383.86
Total Escrow	\$ 2,787,222.48		\$ 622,269.35

* Water Tank has been escrowed for with Escrow Company

** Note: Developer has paid utility for required execution of work, but work has not yet been completed by the utility agency.

Total Escrow Amount	\$ 622,269.35
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Crimson Ridge - Phase 2A and Phase 2B (Escrow Amount)							
Eden, Weber County							
5/26/22							
Item	Rough Grading (Remaining portion Ph 2A portion & Valley Veiv Loop Ph 2B and Upper Detention Pond)	QTY	Unit of Measure	Unit Cost	Escrow	Completed	Remaining
1	Hydro Seed Native Grass / Seed Mix (Ph 2A & 2B remaining Rough Grading)	3.57	Acre	\$ 3,000.00	\$ 10,710.00	\$ 3,210.00	\$ 7,500.00
2	15" RCP Storm Drain complete with backfill	2,543	LF	\$ 45.00	\$ 114,435.00	\$ 114,435.00	\$ -
3	18" x 48" Inlet Box	25	EA	\$ 2,000.00	\$ 50,000.00	\$ 24,000.00	\$ 26,000.00
4	2' X 2' Storm Drain Box	1	EA	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ -
5	Cast in place combination box (by entry gate)	1	EA	\$ 3,000.00	\$ 3,000.00	\$ -	\$ 3,000.00
6	15-inch flared end section (w/ critter guard)	5	EA	\$ 800.00	\$ 4,000.00	\$ 4,000.00	\$ -
7	24" Catch Basin Box	4	EA	\$ 1,500.00	\$ 6,000.00	\$ 6,000.00	\$ -
8	Outlet Control Structure	1	EA	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ -
Total					\$ 193,145.00	\$ 156,645.00	\$ 36,500.00

Item	Street Improvements (Crimson Ridge Phase 2A & 2B)	QTY	Unit of Measure	Unit Cost	Escrow	Completed	Remaining
9	UDOT 8" Thick Pit Run (3" Minus)	4,922	TON	\$ 24.00	\$ 118,128.00	\$ 35,448.00	\$ 82,680.00
10	Structural Fill for Roadway Over-Ex (Assumed 1' Depth)	1,056	CY	\$ 4.00	\$ 4,224.00	\$ 4,224.00	\$ -
11	UDOT 6" Untreated Base Course	4,483	TON	\$ 25.00	\$ 112,075.00	\$ 28,025.00	\$ 84,050.00
12	8" Untreated Base Course (under trail)	1,654	TON	\$ 25.00	\$ 41,350.00	\$ 10,350.00	\$ 31,000.00
13	UDOT 3" Asphalt Surface Course (PG 64-34)	1,968	TON	\$ 110.00	\$ 216,480.00	\$ -	\$ 216,480.00
5A	UDOT Type "A" Bituminous Seal Coat	11,661	SY	\$ 2.00	\$ 23,322.00	\$ -	\$ 23,322.00
14	10' Asphalt Trail (3" Thick)	638	TON	\$ 110.00	\$ 70,180.00	\$ -	\$ 70,180.00
15	30" Curb & Gutter	7,484	LF	\$ 22.00	\$ 164,648.00	\$ -	\$ 164,648.00
16	6" Curb	88	LF	\$ 12.00	\$ 1,056.00	\$ -	\$ 1,056.00
Total					\$ 751,463.00	\$ 78,047.00	\$ 673,416.00

Item	Culinary Water (Ph 2A & 2B remaining portion)	QTY	Unit of Measure	Unit Cost	Escrow	Completed	Remaining
17	Remaining portion 8" PVC C-900 (includes fittings and bedding & backfill)	885	LF	\$ 40.00	\$ 35,400.00	\$ 35,400.00	\$ -
18	2.5" SDR 9 HDPE Waterline (includes fittings and bedding & backfill)	1,059	LF	\$ 26.00	\$ 27,534.00	\$ -	\$ 27,534.00
19	Culinary Water Service Lateral & Meter	25	EA	\$ 2,500.00	\$ 62,500.00	\$ 27,500.00	\$ 35,000.00
20	2.5" Gate Valve	1	EA	\$ 600.00	\$ 600.00	\$ -	\$ 600.00
21	Concrete Collar and adjust to finish grade 2.5" Gate Valve	1	EA	\$ 400.00	\$ 400.00	\$ -	\$ 400.00
22	Pressure Testing/Disinfection (to be completed with prior bid work)	1	LS	\$ 1,500.00	\$ 1,500.00	\$ -	\$ 1,500.00
23	Fire Hydrant Assembly	2	EA	\$ 4,500.00	\$ 9,000.00	\$ 9,000.00	\$ -
24	Concrete Collar and Adjust Fire Hydrant Valve to Finish Grade	2	EA	\$ 700.00	\$ 1,400.00	\$ -	\$ 1,400.00
Total					\$ 138,334.00	\$ 71,900.00	\$ 66,434.00

Item	Sewer (Crimson Ridge Ph 2A and Ph 2B)	QTY	Unit of Measure	Unit Cost	Escrow	Completed	Remaining
25	8" PVC SDR-35 Sewer Pipe (includes connections, bedding & backfill)	2,522	LF	\$ 30.00	\$ 75,660.00	\$ 75,660.00	\$ -
26	4' Dia SS Manhole (Complete)	14	EA	\$ 4,500.00	\$ 63,000.00	\$ 63,000.00	\$ -
27	5' Dia SS Manhole (Complete)	2	EA	\$ 5,000.00	\$ 10,000.00	\$ 10,000.00	\$ -
28	Concrete collar and adjust manhole rim to finish grade	16	EA	\$ 700.00	\$ 11,200.00	\$ 1,190.00	\$ 10,010.00
29	Sanitary Sewer Service Lateral to Future Septic (complete)	24	EA	\$ 1,250.00	\$ 30,000.00	\$ 30,000.00	\$ -
30	Connect Manhole to Existing SS Line	1	EA	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ -
31	Bentonite Clay Cutoff Collar	20	EA	\$ 400.00	\$ 8,000.00	\$ 8,000.00	\$ -
32	Temporary SS Cleanout & Block (Complete)	1	EA	\$ 400.00	\$ 400.00	\$ 400.00	\$ -
Total					\$ 199,460.00	\$ 189,450.00	\$ 10,010.00

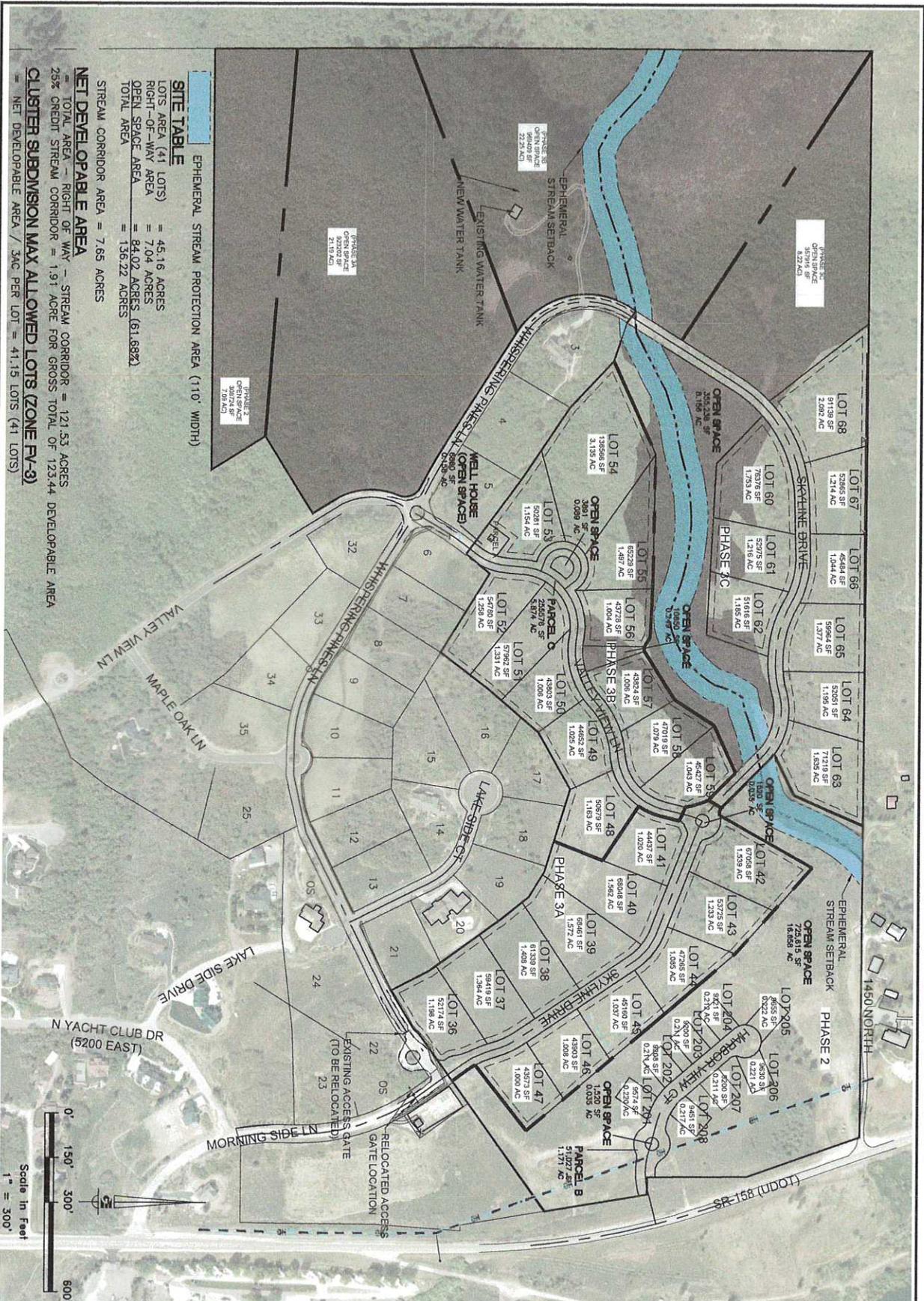
Item	Misc. Items (Phase 2A and Phase 2B)	QTY	Unit of Measure	Unit Cost	Escrow	Completed	Remaining
33	Roundabout irrigation system and landscaping (Grass Plus Landscaping Bid)	1	LS	\$ 8,950.00	\$ 8,950.00	\$ -	\$ 8,950.00
34	Street sign with stop sign	3	EA	\$ 440.00	\$ 1,320.00	\$ -	\$ 1,320.00
Total					\$ 10,270.00	\$ -	\$ 10,270.00

Subtotal	\$ 1,292,672.00	\$ 496,042.00	\$ 796,630.00
10% Contingency	\$ 129,267.20		\$ 129,267.20
Total Escrow	\$ 1,421,939.20		\$ 925,897.20

Total Escrow Amount	\$ 925,897.20
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Exhibit B: County Engineer-Approved Construction Drawings

See following 28 pages



SITE TABLE

EPHEMERAL STREAM PROTECTION AREA (110' WIDTH)

LOTS AREA (41 LOTS) = 45.16 ACRES
 RIGHT-OF-WAY AREA = 7.04 ACRES
 OPEN SPACE AREA = 84.02 ACRES (61.69%)
 TOTAL AREA = 136.22 ACRES

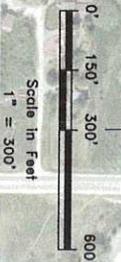
STREAM CORRIDOR AREA = 7.65 ACRES

NET DEVELOPABLE AREA

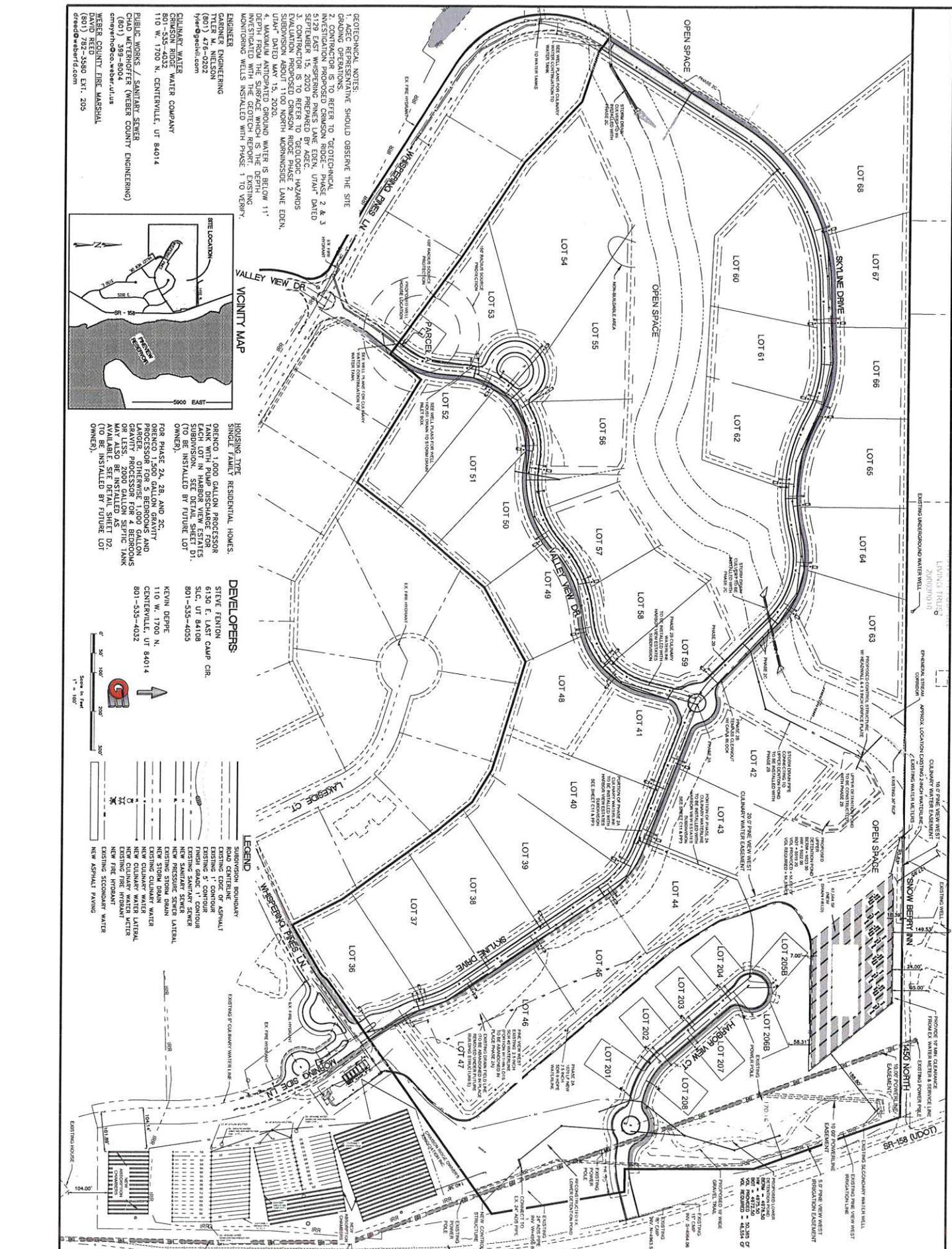
TOTAL AREA - RIGHT OF WAY - STREAM CORRIDOR = 121.53 ACRES
 25% CREDIT STREAM CORRIDOR = 1.91 ACRE FOR GROSS TOTAL OF 123.44 DEVELOPABLE AREA

CLUSTER SUBDIVISION MAX ALLOWED LOTS (ZONE PV-3)

NET DEVELOPABLE AREA / 3AC PER LOT = 41.15 LOTS (41 LOTS)



	ONCEPTUAL SKETCH PLAN	Revisions	Date 9/15/2020
	THE RESERVE AT CRIMSON RIDGE CLUSTER SUBDIVISION PHASE 2	Date	Scale: 1" = 300'
CIVIL • LAND PLANNING MUNICIPAL • LAND SURVEYING	OGDEN VALLEY, WEBER COUNTY, UTAH	Description	Designed: WJS
1	1	Checked: TMN	Drafted: WJS
		Pathways - B&B INVESTMENT/CRIMSON RIDGE SURVEY/UDOT/CRIMSON RIDGE/UDOT	



GEOTECHNICAL NOTES:
 1. AGC REPRESENTATIVE SHOULD OBSERVE THE SITE.
 2. CONSULTOR IS TO REFER TO "GEOTECHNICAL INVESTIGATION PROPOSED CRIMSON RIDGE - PHASE 2 & 3 5129 EAST WEEPING PINES LANE EDEN, UTAH" DATED SEPTEMBER 15, 2020 PREPARED BY AGC. HAZARDOUS EVALUATION PROPOSED CRIMSON RIDGE PHASE 2 SUBDIVISION ABOUT 1100 NORTH MORNINGSSIDE LANE EDEN, UTAH" DATED MAY 15, 2020.
 3. DEPTH FROM ANCHORED GROUND WATER IS BELOW 11' INVESTIGATED WITH THE GEOTECH REPORT. EXISTING MONITORING WELLS INSTALLED WITH PHASE 1 TO VERIFY.

ENGINEER
 GARDNER ENGINEERING
 471 N. MISSION
 (801) 471-4100
 gwe@geid.com
 gweid.com

CLIENT WATER
 WATER COMPANY
 801-535-4032
 110 W. 1700 N. CENTERVILLE, UT 84014

PUBLIC WORKS / SANITARY SEWER
 CREDIT METEOROLOGER (WEBER COUNTY ENGINEERING)
 460 N. 1000 W. CENTERVILLE, UT 84014
 cme@hcdco.webercl.us
 WEBER COUNTY FIRE MARSHAL
 DAVID REED
 (801) 792-3580 EXT. 205
 dreed@webercl.us

HOUSING TYPE
 SINGLE FAMILY RESIDENTIAL HOMES.
 ORDERED 1,000 GALLON PROCESSOR TANK WITH PUMP DISCHARGE FOR EACH LOT IN HARBOR VIEW ESTATES (TO BE INSTALLED BY FUTURE LOT OWNERS).
 FOR PHASE 2A, 2B, AND 2C, ORDERED 1,500 GALLON GRAVITY PROCESSOR FOR 5 BEDROOMS AND 1,000 GALLON GRAVITY PROCESSOR FOR 3 BEDROOMS OR LESS. 2,000 GALLON SEPTIC TANK MAY ALSO BE INSTALLED AS D2 (TO BE INSTALLED BY FUTURE LOT OWNERS).

DEVELOPERS:
 STEVE FENION
 6130 E. LAST CAMP CIR.
 SLC, UT 84108
 801-535-4055
 KEVIN DEPPE
 110 W. 1700 N.
 CENTERVILLE, UT 84014
 801-535-4032

LEGEND
 SUBDIVISION BOUNDARY
 ROAD CENTERLINE
 EXISTING EDGE OF ASPHALT
 EXISTING 5" CONDUIT
 EXISTING 6" CONDUIT
 EXISTING SANITARY SEWER
 EXISTING STORM DRAIN
 EXISTING STORM DRAIN
 NEW STORM DRAIN
 NEW CULINARY WATER
 NEW CULINARY WATER
 NEW CULINARY WATER LATERAL
 NEW CULINARY WATER LATERAL
 NEW FIRE HYDRANT
 EXISTING SECONDARY WATER
 NEW ASPHALT PAVING

REVISIONS

DATE	DESCRIPTION

SCALE
 SCALE: 1" = 100'
 DATE: 8/22/2021
 DRAWN: BUCKLE
 CHECKED: MHL
 DWG#: 21-001-001-001-001-001-001

OVERALL UTILITY PLAN
 THE RESERVE AT CRIMSON RIDGE CLUSTER SUBD. PHASE 2
 1250 NORTH 5200 EAST
 EDEN, WEBER COUNTY, UTAH

GARDNER ENGINEERING
 CIVIL - LAND PLANNING
 MUNICIPAL - LAND SURVEYING
 5150 SOUTH 1500 EAST, SUITE 100, EDEN, UT 84014
 OFFICE: 801-476-0202 FAX: 801-476-0066

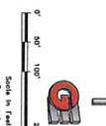
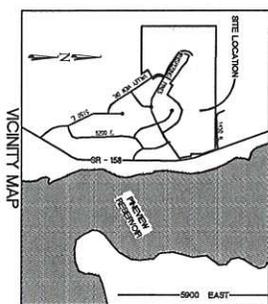
SCALE
 SCALE: 1" = 100'
 DATE: 8/22/2021
 DRAWN: BUCKLE
 CHECKED: MHL
 DWG#: 21-001-001-001-001-001-001

OVERALL UTILITY PLAN
 THE RESERVE AT CRIMSON RIDGE CLUSTER SUBD. PHASE 2
 1250 NORTH 5200 EAST
 EDEN, WEBER COUNTY, UTAH

GARDNER ENGINEERING
 CIVIL - LAND PLANNING
 MUNICIPAL - LAND SURVEYING
 5150 SOUTH 1500 EAST, SUITE 100, EDEN, UT 84014
 OFFICE: 801-476-0202 FAX: 801-476-0066

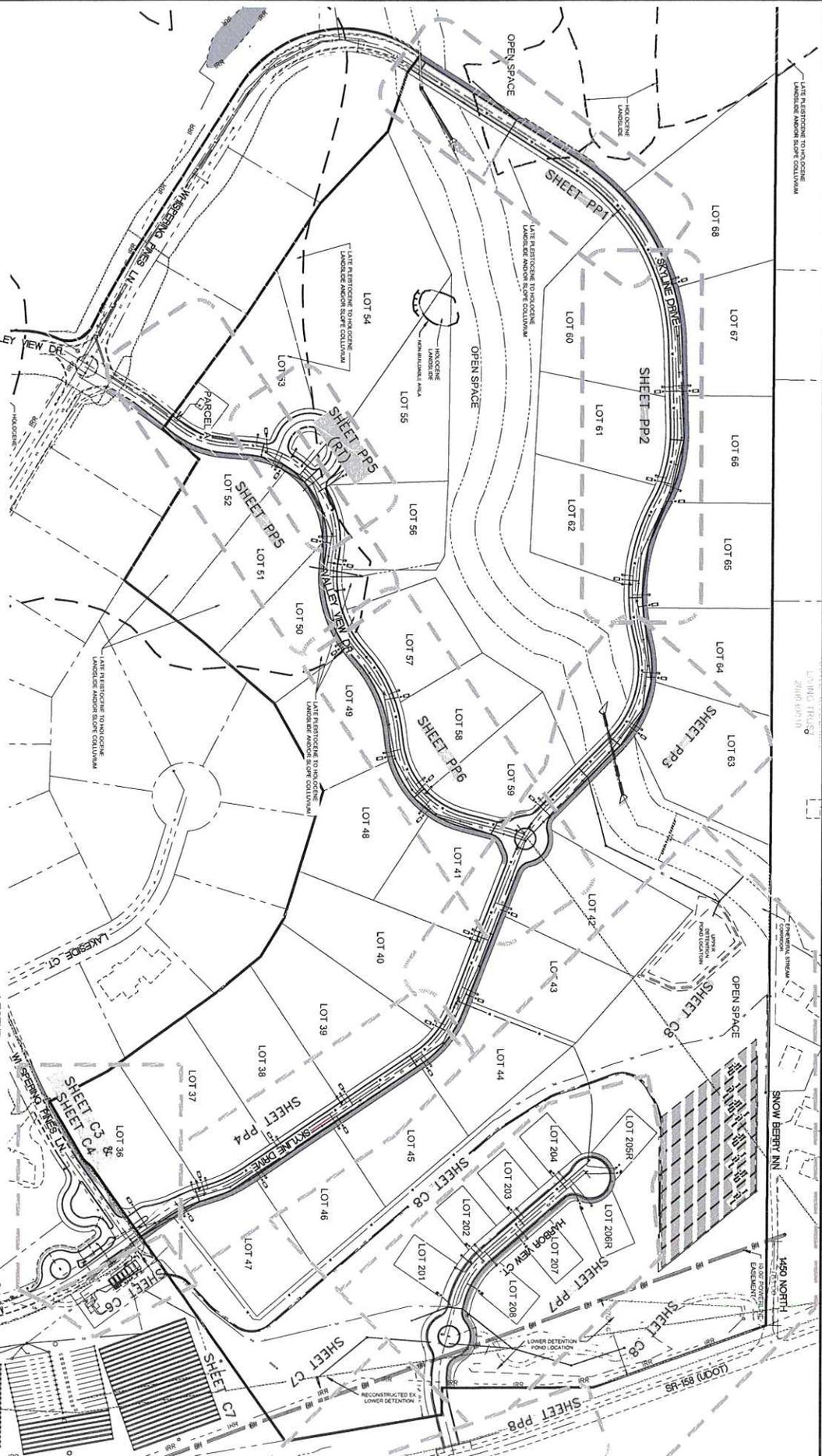
SCALE
 SCALE: 1" = 100'
 DATE: 8/22/2021
 DRAWN: BUCKLE
 CHECKED: MHL
 DWG#: 21-001-001-001-001-001-001

GEOTECHNICAL NOTES:
 1. THE ENGINEER HAS REVIEWED THE SITE GRADING OPERATIONS
 2. CONTRACTOR IS TO REFER TO GEOTECHNICAL INVESTIGATION PROPOSED
 CRIMSON RIDGE - PHASE 2 & 3 5/17/20 EAST WHISPERING PINES LANE EDEN,
 UTAH DATED SEPTEMBER 15, 2020 PREPARED BY AGC.
 3. THE ENGINEER HAS REVIEWED THE GEOTECHNICAL HAZARDOUS EVALUATION PROPOSED
 CRIMSON RIDGE - PHASE 2 & 3 5/17/20 EAST WHISPERING PINES LANE EDEN,
 UTAH DATED MAY 15, 2020.



LEGEND

	SUBDIVISION BOUNDARY
	ROAD CENTERLINE
	EXISTING EDGE OF ASPHALT
	EXISTING 5' CONTOUR
	EXISTING 5' CONTOUR
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING STORM DRAIN
	NEW STORM DRAIN
	NEW QUARRY WATER LATERAL
	NEW FIRE HYDRANT
	EXISTING FIRE HYDRANT
	EXISTING SECONDARY WATER
	NEW ASPHALT PAVING



C2

GARDNER ENGINEERING
 CIVIL - LAND PLANNING
 MUNICIPAL LAND SURVEYING
 5150 SOUTH 4525 EAST SUITE 200 CEDAR UT
 OFFICE: 801.476.0202 FAX: 801.476.0066

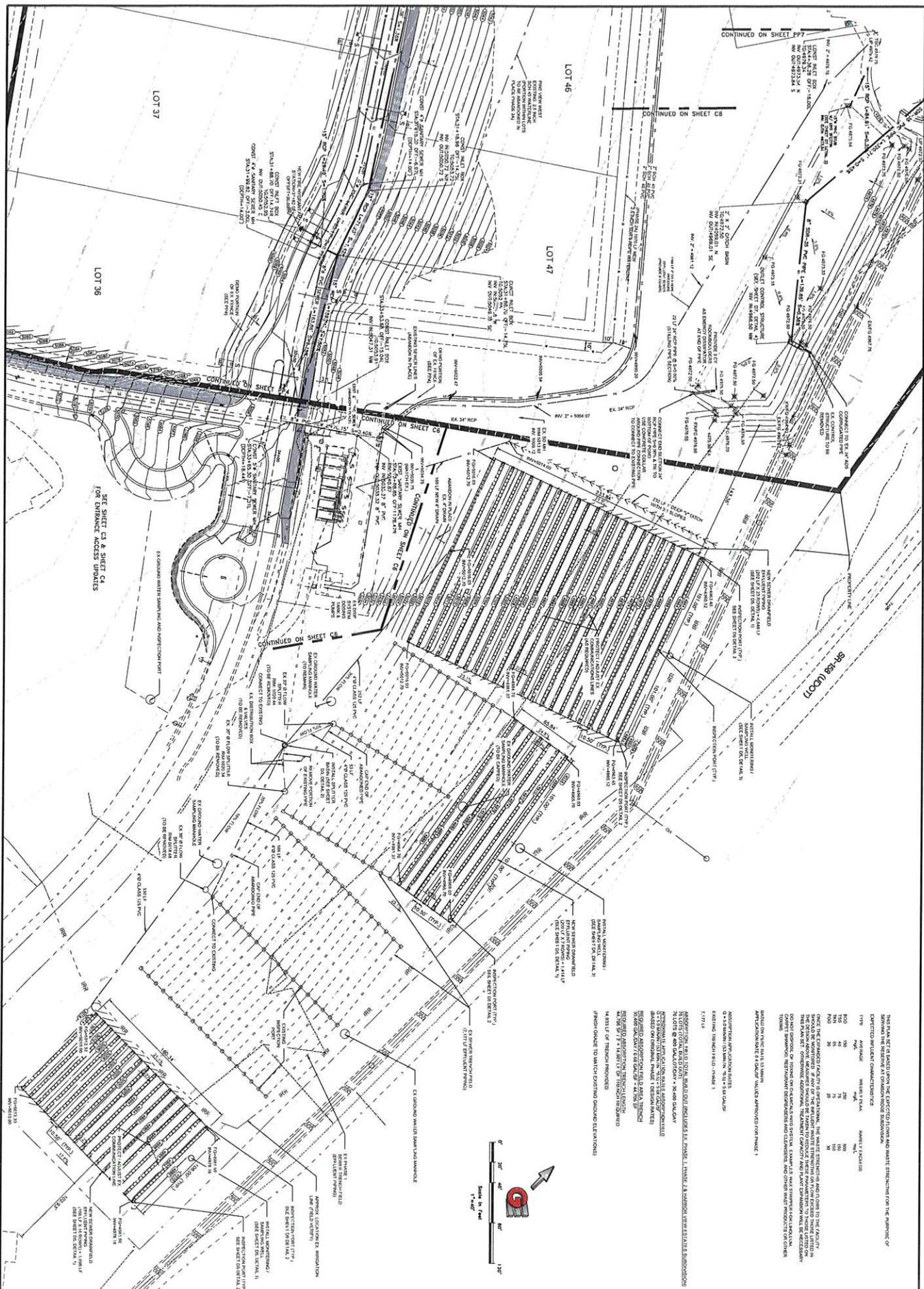
OVERALL SHEET LAYOUT
 THE RESERVE AT CRIMSON RIDGE CLUSTER SUBD. PHASE 2
 1250 NORTH 5200 EAST
 EDEN, WEBER COUNTY, UTAH



REVISIONS	
DATE	DESCRIPTION

SCALE	1" = 100'
DATE	2/22/2021
DESIGN	BCV/M/S
DRAWN	BCV/M/S
CHECKED	T/M

DWG: 21-0028 - NEW INVESTIGATION/HAZARDOUS EVALUATION/CONSTRUCTION - 028.DWG



GARDNER ENGINEERING
 CIVIL - LAND PLANNING
 MUNICIPAL - LAND SURVEYING
 2520 SOUTH 375 EAST OGDEN, UT
 OFFICE: 501.476.0242 FAX: 501.476.0246

SEWER DRAIN FIELD EXPANSION
 THE RESERVE AT CRIMSON RIDGE CLUSTER SUBD. PHASE 2
 1250 NORTH 5200 EAST
 EDEN, WEBER COUNTY, UTAH



REVISIONS	
DATE	DESCRIPTION

SCALE: 1"=40'
 DATE: 5/22/2011
 DRAWN: B.W./M.B.
 CHECKED: T.M.
 DWG#: 142008 - 841 INVESTMENT/EDEN/ROCKWOOD/CLUSTER/PHASE 2/CLUSTER

C7



THE PLAN IS BASED UPON THE EXISTING LOTS AND WATER UTILITIES FOR THE PURPOSE OF SHOWING THE PROPOSED DRAINAGE SYSTEM.

EXISTING UTILITIES:

- 1. EXISTING WATER MAINS
- 2. EXISTING SANITARY MAINS
- 3. EXISTING FIRE MAINS
- 4. EXISTING GAS MAINS
- 5. EXISTING TELEPHONE MAINS
- 6. EXISTING CABLE MAINS
- 7. EXISTING FIBER OPTIC MAINS
- 8. EXISTING POWER MAINS
- 9. EXISTING SEWER MAINS
- 10. EXISTING DRAIN MAINS
- 11. EXISTING RAINWATER MAINS
- 12. EXISTING IRRIGATION MAINS
- 13. EXISTING FLOOD CONTROL MAINS
- 14. EXISTING OTHER MAINS

PROPOSED UTILITIES:

- 1. PROPOSED WATER MAINS
- 2. PROPOSED SANITARY MAINS
- 3. PROPOSED FIRE MAINS
- 4. PROPOSED GAS MAINS
- 5. PROPOSED TELEPHONE MAINS
- 6. PROPOSED CABLE MAINS
- 7. PROPOSED FIBER OPTIC MAINS
- 8. PROPOSED POWER MAINS
- 9. PROPOSED SEWER MAINS
- 10. PROPOSED DRAIN MAINS
- 11. PROPOSED RAINWATER MAINS
- 12. PROPOSED IRRIGATION MAINS
- 13. PROPOSED FLOOD CONTROL MAINS
- 14. PROPOSED OTHER MAINS

ADDITIONAL NOTES:

1. ALL PROPOSED UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE UTAH PLUMBING CODE, UTAH ELECTRICAL CODE, UTAH GAS CODE, UTAH TELEPHONE CODE, UTAH CABLE CODE, UTAH FIBER OPTIC CODE, UTAH POWER CODE, UTAH SEWER CODE, UTAH DRAIN CODE, UTAH RAINWATER CODE, UTAH IRRIGATION CODE, UTAH FLOOD CONTROL CODE, AND UTAH OTHER CODES.
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PLAN REQUIREMENTS:

1. THE PLAN SHALL BE SUBMITTED TO THE LOCAL HEALTH DEPARTMENT FOR REVIEW AND APPROVAL.

2. THE PLAN SHALL BE SUBMITTED TO THE LOCAL WATER UTILITY FOR REVIEW AND APPROVAL.

3. THE PLAN SHALL BE SUBMITTED TO THE LOCAL FIRE DEPARTMENT FOR REVIEW AND APPROVAL.

4. THE PLAN SHALL BE SUBMITTED TO THE LOCAL GAS UTILITY FOR REVIEW AND APPROVAL.

5. THE PLAN SHALL BE SUBMITTED TO THE LOCAL TELEPHONE UTILITY FOR REVIEW AND APPROVAL.

6. THE PLAN SHALL BE SUBMITTED TO THE LOCAL CABLE UTILITY FOR REVIEW AND APPROVAL.

7. THE PLAN SHALL BE SUBMITTED TO THE LOCAL FIBER OPTIC UTILITY FOR REVIEW AND APPROVAL.

8. THE PLAN SHALL BE SUBMITTED TO THE LOCAL POWER UTILITY FOR REVIEW AND APPROVAL.

9. THE PLAN SHALL BE SUBMITTED TO THE LOCAL SEWER UTILITY FOR REVIEW AND APPROVAL.

10. THE PLAN SHALL BE SUBMITTED TO THE LOCAL DRAIN UTILITY FOR REVIEW AND APPROVAL.

11. THE PLAN SHALL BE SUBMITTED TO THE LOCAL RAINWATER UTILITY FOR REVIEW AND APPROVAL.

12. THE PLAN SHALL BE SUBMITTED TO THE LOCAL IRRIGATION UTILITY FOR REVIEW AND APPROVAL.

13. THE PLAN SHALL BE SUBMITTED TO THE LOCAL FLOOD CONTROL UTILITY FOR REVIEW AND APPROVAL.

14. THE PLAN SHALL BE SUBMITTED TO THE LOCAL OTHER UTILITY FOR REVIEW AND APPROVAL.

PLAN NOTES:

1. ALL PROPOSED UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE UTAH PLUMBING CODE, UTAH ELECTRICAL CODE, UTAH GAS CODE, UTAH TELEPHONE CODE, UTAH CABLE CODE, UTAH FIBER OPTIC CODE, UTAH POWER CODE, UTAH SEWER CODE, UTAH DRAIN CODE, UTAH RAINWATER CODE, UTAH IRRIGATION CODE, UTAH FLOOD CONTROL CODE, AND UTAH OTHER CODES.

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5. ALL PROPOSED UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE UTAH PLUMBING CODE, UTAH ELECTRICAL CODE, UTAH GAS CODE, UTAH TELEPHONE CODE, UTAH CABLE CODE, UTAH FIBER OPTIC CODE, UTAH POWER CODE, UTAH SEWER CODE, UTAH DRAIN CODE, UTAH RAINWATER CODE, UTAH IRRIGATION CODE, UTAH FLOOD CONTROL CODE, AND UTAH OTHER CODES.

LEGEND:

- SUBDIVISION BOUNDARY
- ROAD CENTERLINE ASPHALT
- EXISTING 1" CONTOUR
- EXISTING 5" CONTOUR
- EXISTING 10" CONTOUR
- NEW SANITARY SEWER
- NEW PRESSURE SEWER
- NEW FIRE HYDRANT
- EXISTING CULINARY WATER
- NEW CULINARY WATER
- EXISTING FIRE HYDRANT
- NEW FIRE HYDRANT
- EXISTING SECONDARY WATER
- NEW ASPHALT PARKING

REVISIONS:

DATE	DESCRIPTION

SCALE: 1" = 40'

DATE: 02/02/2021

DESIGN: BDC/WLS

DRAWN: BDC/WLS

CHECKED: BDC/WLS

DATE: 02/02/2021

PROJECT: INVESTMENT DESIGN SERVICES

CLIENT: CRIMSON RIDGE SUBDIVISION

LOCATION: 1250 NORTH 5200 EAST, EDEN, UTAH

GARDNER ENGINEERING
 CIVIL - LAND PLANNING
 MUNICIPAL - LAND SURVEYING
 5150 SOUTH 2000 EAST, SUITE 100, EDEN, UTAH 84301
 OFFICE: 801.476.0202 FAX: 801.476.0066

DRIP SYSTEM + DETENTION PONDS
THE RESERVE AT CRIMSON RIDGE CLUSTER SUBD. PHASE 2
 1250 NORTH 5200 EAST
 EDEN, WEBER COUNTY, UTAH



REVISIONS:

DATE	DESCRIPTION

SCALE: 1" = 40'

DATE: 02/02/2021

DESIGN: BDC/WLS

DRAWN: BDC/WLS

CHECKED: BDC/WLS

DATE: 02/02/2021

PROJECT: INVESTMENT DESIGN SERVICES

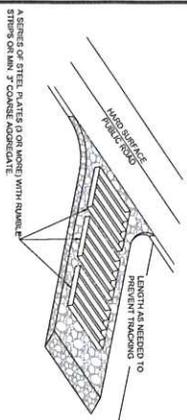
CLIENT: CRIMSON RIDGE SUBDIVISION

LOCATION: 1250 NORTH 5200 EAST, EDEN, UTAH

C8

EROSION CONTROL NOTES:

1. AN EARTHEN BERM IF HIGH WILL BE CONSTRUCTED TO CONTAIN THE STORM WATER AND OVERTOP TO DISCHARGE AWAY.
2. STORM WATER WILL BE DISCHARGED INTO AN EXISTING DRAINAGE SYSTEM EXCEPT WHERE SHOWN OTHERWISE.
3. STORM WATER SHALL BE DISCHARGED TO THE STREET OR TO AN EXISTING DRAINAGE SYSTEM.
4. THE STORM WATER POLLUTION PREVENTION PLAN SHALL COMPLY TO ALL STATE DIVISION OF ENVIRONMENTAL PROTECTION REGULATIONS.



A SERIES OF STEEL PLATES OR MATS WITH SQUARE HOLES SHALL BE USED TO PREVENT TRACKING OF MUD ON THE STREET SURFACE.

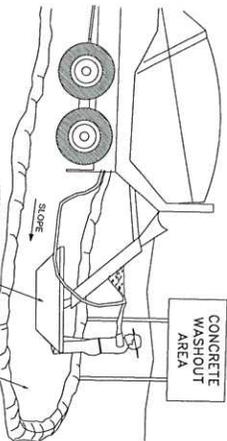
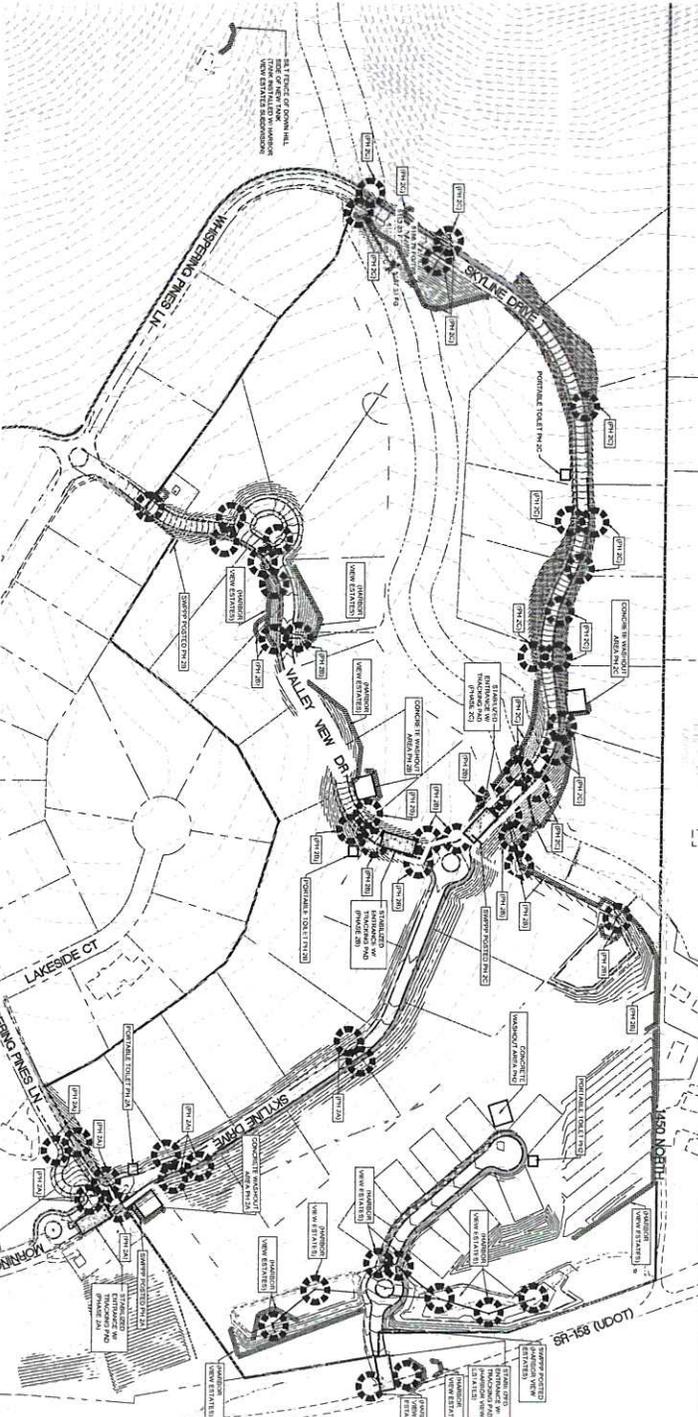
ENTRANCE STABILIZATION NOTES:

1. SEDIMENT AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLES OR OTHER EQUIPMENT. TRACKING SHALL BE PREVENTED BY THE USE OF TRACKING SYSTEMS. TRACKING SYSTEMS SHALL BE CONSTRUCTED TO PREVENT TRACKING OF MUD ON THE STREET SURFACE. TRACKING SYSTEMS SHALL BE CONSTRUCTED TO PREVENT TRACKING OF MUD ON THE STREET SURFACE.
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3. TRACKING SYSTEMS SHALL BE CONSTRUCTED TO PREVENT TRACKING OF MUD ON THE STREET SURFACE.
4. TRACKING SYSTEMS SHALL BE CONSTRUCTED TO PREVENT TRACKING OF MUD ON THE STREET SURFACE.

STREET MAINTENANCE NOTES:

1. REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS IMMEDIATELY.
2. STREET PAVED AREAS THAT RECEIVE CONSTRUCTION TRAFFIC WEARER SEDIMENT SHALL BE WASHED WITH WATER IMMEDIATELY AFTER CONSTRUCTION.
3. PAVED AREAS WITH WATER IS PROHIBITED IF IT RESULTS IN A DISCHARGE TO THE STREET DRAIN SYSTEM.

NOTE:
CONTRACTOR SHALL COMPLETE AND SUBMIT A STATE NOTICE OF INTENT (NOI) AND A STORM WATER POLLUTION PREVENTION PLAN (SWPPP).



A SERIES OF STEEL PLATES OR MATS WITH SQUARE HOLES SHALL BE USED TO PREVENT TRACKING OF MUD ON THE STREET SURFACE.

ENTRANCE STABILIZATION NOTES:

1. SEDIMENT AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLES OR OTHER EQUIPMENT. TRACKING SHALL BE PREVENTED BY THE USE OF TRACKING SYSTEMS. TRACKING SYSTEMS SHALL BE CONSTRUCTED TO PREVENT TRACKING OF MUD ON THE STREET SURFACE. TRACKING SYSTEMS SHALL BE CONSTRUCTED TO PREVENT TRACKING OF MUD ON THE STREET SURFACE.
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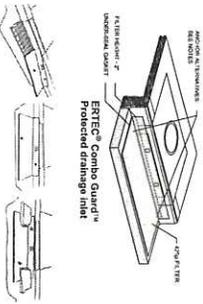
STREET MAINTENANCE NOTES:

1. REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS IMMEDIATELY.
2. STREET PAVED AREAS THAT RECEIVE CONSTRUCTION TRAFFIC WEARER SEDIMENT SHALL BE WASHED WITH WATER IMMEDIATELY AFTER CONSTRUCTION.
3. PAVED AREAS WITH WATER IS PROHIBITED IF IT RESULTS IN A DISCHARGE TO THE STREET DRAIN SYSTEM.

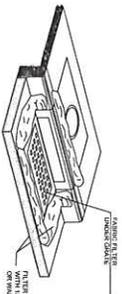
NOTE:
CONTRACTOR SHALL COMPLETE AND SUBMIT A STATE NOTICE OF INTENT (NOI) AND A STORM WATER POLLUTION PREVENTION PLAN (SWPPP).

INSTALLATION NOTES:

1. PLACE CURB AS NEARLY AS POSSIBLE TO THE STREET CURB.
2. STREET CURB SHALL BE CONSTRUCTED TO PREVENT TRACKING OF MUD ON THE STREET SURFACE.
3. TRACKING SYSTEMS SHALL BE CONSTRUCTED TO PREVENT TRACKING OF MUD ON THE STREET SURFACE.
4. TRACKING SYSTEMS SHALL BE CONSTRUCTED TO PREVENT TRACKING OF MUD ON THE STREET SURFACE.

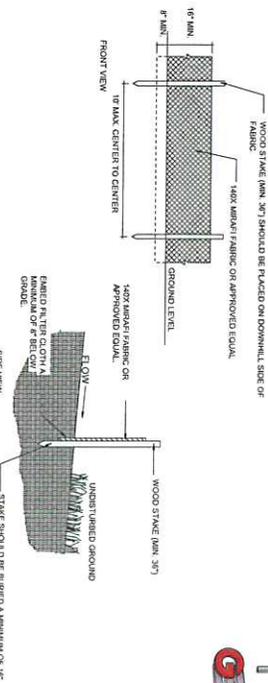


1A INLET PROTECTION - OPTION 1

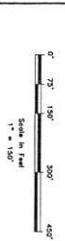


1B INLET PROTECTION - OPTION 2

2 SILT FENCE



DEVELOPERS:
 STEVE FENTON
 6130 E. LAST CAMP CIR.
 S.C. UT 84108
 801-535-4055
 KEVIN DESPHE
 110 W. 1700 N.
 CENTERVILLE, UT 84014
 801-535-4052



GARDNER ENGINEERING
 CIVIL - LAND PLANNING
 MUNICIPAL - LAND SURVEYING
 2150 SOUTH 375 EAST OGDEN, UT
 OFFICE: 801-766-0042 FAX: 801-766-0066

SWPPP
 THE RESERVE AT CRIMSON RIDGE CLUSTER SUBD. PHASE 2
 1250 NORTH 5200 EAST
 EDEN, WEBER COUNTY, UTAH



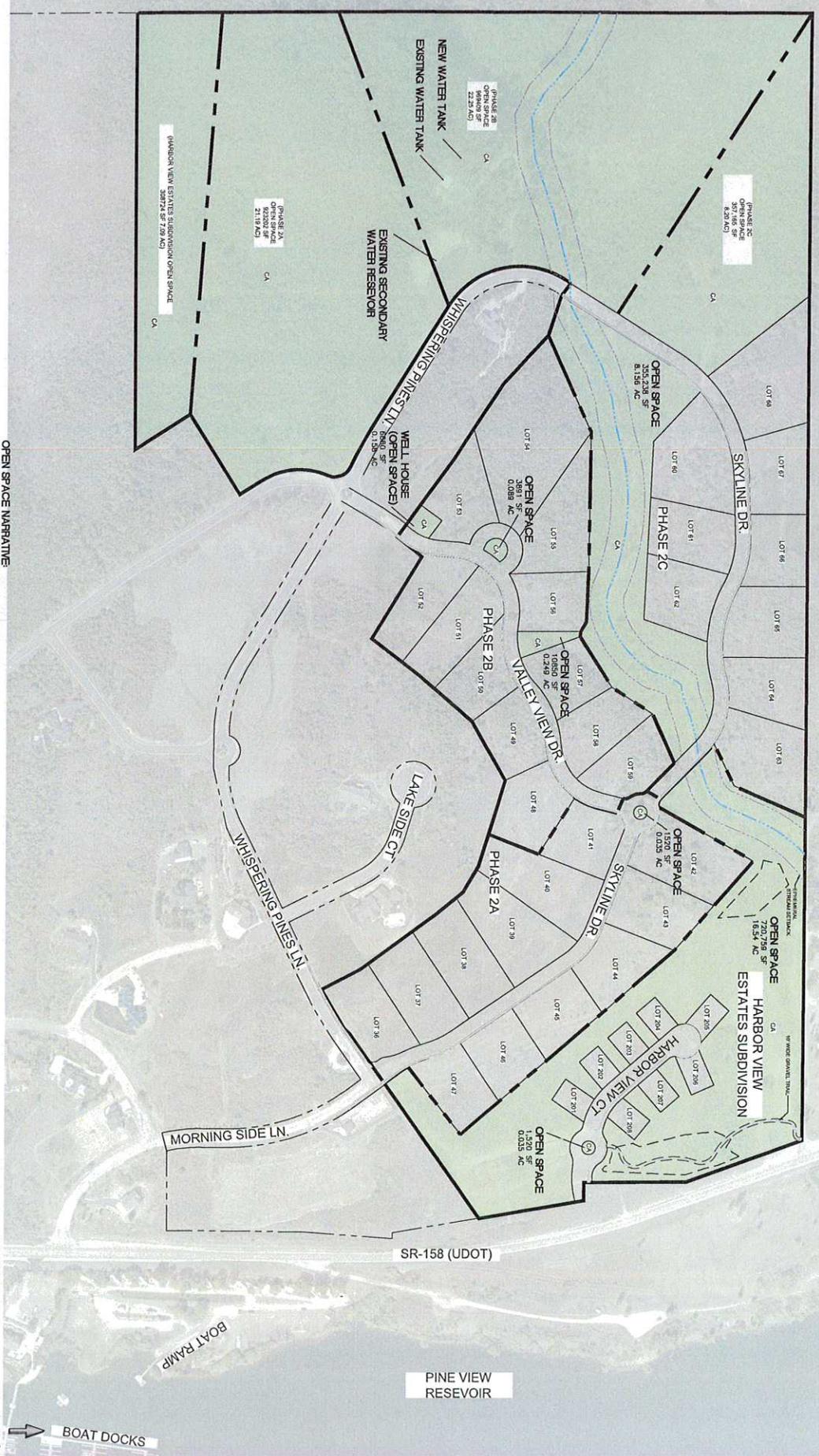
REVISIONS	
DATE	DESCRIPTION

SCALE: 1"=50'
 DATE: 5/20/2025
 DRAWN: BDC/WLS
 CHECKED: BDC/WLS
 DWG#: 8A-0028 - 801 INVESTMENT/CRIMSON RIDGE/CLUSTER SUBD - 0028 - 0028.DWG

C9

OPEN SPACE PRESERVATION PLAN

THE RESERVE AT CRIMSON RIDGE CLUSTER SUBD. - PHASE 2A, 2B, 2C + HARBOR VIEW ESTATES SUBDIVISION



OPEN SPACE TABLE

PHASE (LOTS)	AREA (AC)	OPEN SPACE (AC)	COMBINED PHASE PERCENTAGE
2A (12 LOTS)	40.22	21.73	54.0%
2B (12 LOTS)	40.22	22.75	56.6%
2C (9 LOTS)	31.28	16.37	52.4%

* INITIAL PHASE IS HARBOR VIEW ESTATES SUBDIVISION
 ** HARBOR VIEW ESTATES SUBDIVISION OPEN SPACE 207,746 SF (4.82 AC)

OPEN SPACE NARRATIVE:

1. ALL OPEN SPACE AREAS TO BE MAINTAINED BY THE HOA. AREAS WEST OF SKYLINE DRIVE AND WHISPERING PINES ARE RESERVED AS WATERSHED OPEN SPACE AREAS WHERE WATER TANK IS CURRENTLY LOCATED. AREAS EAST OF SKYLINE DRIVE AND WHISPERING PINES ARE RESERVED WITH A NATIVE SEED MIX TO HELP RE-ESTABLISH THE EXISTING PLANT COMMUNITY. EXISTING VEGETATION AND CONSIDERATION FOR RESIDENTS OF THIS DEVELOPMENT TO UTILIZE FOR LIGHT FOOT TRAFFIC. EXISTING VEGETATION AND CONSIDERATION FOR RESIDENTS OF THIS DEVELOPMENT TO UTILIZE BY MULTIPLE USES. THE GENERAL STREAM CORPORA WILL BE PRESERVED AS EXISTING AND TO MAINTAIN AN OPEN SPACE AREA NEAR FROM FLOODING UP DESIGNED STORM WATER GOING UNDER ROADWAYS. AREAS NEAR THE EPHEMERAL STREAM SHALL BE PRESERVED AND MAINTAINED AS OPEN SPACE. SMALLER COMMON AREAS WITHIN THE DEDICATED ROADWAY SHALL BE MAINTAINED BY THE HOA IN AN ATTRACTIVE MANNER AS DESIGNED BY THE HOA. THESE AREAS ARE FOR AESTHETICALLY VISIBLE FEATURES FOR THIS DEVELOPMENT.

DEVELOPERS:

STIVE FINION
 6130 E. LAST CAMP CIR.
 SLC, UT 84108
 801-535-4055

KEVIN DEPPE
 110 W. 1700 N.
 CENTREVILLE, UT 84014
 801-535-4032

LEGEND

OPEN SPACE AREAS - [Symbol]

BOAT DOCKS [Symbol]

BOAT RAMP [Symbol]

SR-158 (UDOT)

Scale in Feet
 1" = 150'

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

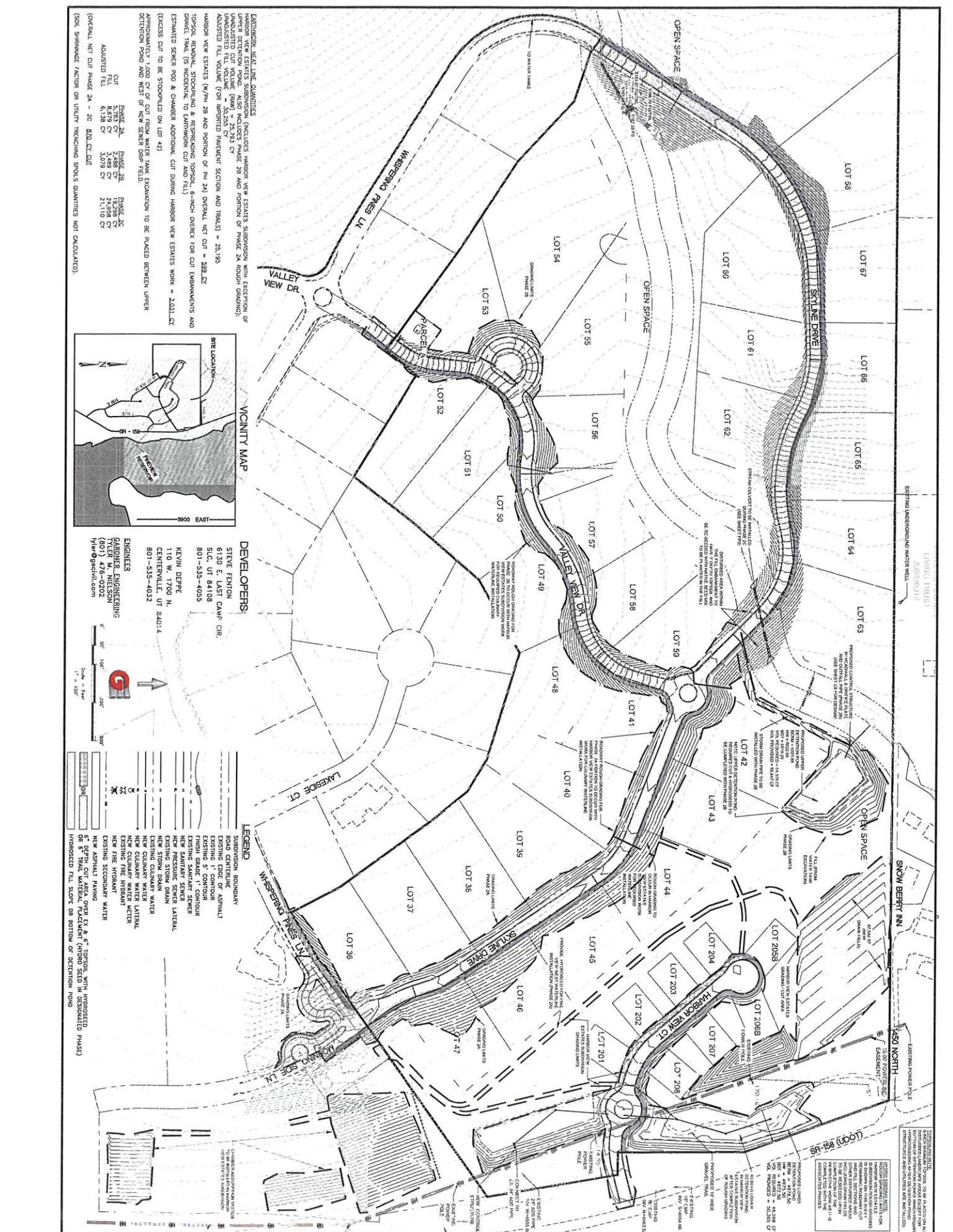
OPEN SPACE PRESERVATION PLAN
 THE RESERVE AT CRIMSON RIDGE CLUSTER SUBD.
 + HARBOR VIEW ESTATES SUBDIVISION
 1250 NORTH 5200 EAST
 OGDEN VALLEY, WEBER, UTAH



REVISIONS	
DATE	DESCRIPTION

SCALE: 1" = 50'
 DATE: 01/20/2023
 CHECKED BY: [Name]
 DRAWN BY: [Name]
 CHECKED: TAN
 DWG#: 81-0308 - BAA INVESTMENT\COMMON BROS\DESIGN\DWG\DESIGN BROS - OPEN SPACE PLAN

C10



ESTIMATED NET CUT QUANTITIES
 HARBOR VIEW ESTATES SUBDIVISION (INCLUDES HARBOR VIEW ESTATES SUBDIVISION WITH EXCEPTION OF UPPER DETENTION POND. ALSO INCLUDES PHASE 2B AND PORTION OF PHASE 2A ROUND-GROUND).
 UNADJUSTED FILL VOLUME (CUBIC YARDS) = 2,229.27 CY
 ADJUSTED FILL VOLUME (FOR IMPORTED PAVEMENT SECTION AND TRAILS) = 23,193
 HARBOR VIEW ESTATES (W/P/ 2B AND PORTION OF PH 2A) OVERALL NET CUT = 529.2X
 TOPSOIL, REMOVAL, STORAGE, & RESERVING TOPSOIL, 6-INCH OVERLAY FOR CUT EXPOSURES AND GRAVEL TRAIL (5% INCORPORATE TO EARTHWORK CUT AND FILL)
 ESTIMATED SEWER PUMP & CHAMBER ADDITIONAL CUT DURING HARBOR VIEW ESTATES WORK = 2,021.2X
 (EXCESS CUT TO BE STOCKPILED ON LOT 42)
 APPROXIMATELY 1,000 CY OF CUT FROM WATER BANK EXCAVATION TO BE PLACED BETWEEN UPPER DETENTION POND AND WEST OF NEW SERVICE OPEN FIELD.

CUT	PHASE 2A	PHASE 2B	PHASE 2C
5,293.27	7,488.07	19,238.07	21,110.07
6,138.07	3,079.07	2,110.07	
TOTAL NET CUT PHASE 2A - 2C 822.2X CUT			

DEVELOPERS:
 STEVE FINTON
 6130 E. LAST CAMP CIR.
 S.C. UT 84108
 801-535-4055
 KEVIN DEPPE
 110 W. 1700 N.
 CENTERVILLE, UT 84014
 801-535-4032

ENGINEERS:
 GARDNER ENGINEERING
 5150 SOUTH 575 EAST, COGDEN UT
 (801) 476-0202
 gje@gardner.com



LEGEND

[Symbol]	SUBDIVISION BOUNDARY
[Symbol]	ROAD CENTERLINE
[Symbol]	EXISTING EDGE OF ASPHALT
[Symbol]	EXISTING 5' CONTOUR
[Symbol]	FINISH GRADE 1' CONTOUR
[Symbol]	EXISTING SANDY/SILT SAND
[Symbol]	NEW PRESSURE SEWER MAIN
[Symbol]	EXISTING STORM DRAIN
[Symbol]	NEW QUANTITY WATER
[Symbol]	NEW QUANTITY WATER LATERAL
[Symbol]	EXISTING FIRE HYDRANT
[Symbol]	NEW FIRE HYDRANT
[Symbol]	EXISTING SECONDARY WATER
[Symbol]	NEW ASPHALT PAVING
[Symbol]	SEPTIC CUT AREA OVER EXISTING OR PROPOSED
[Symbol]	OR SEPTIC CUT AREA OVER EXISTING OR PROPOSED
[Symbol]	HYDROPOSED FILL, SLOPE OR BOTTOM OF DETENTION POND

NOTES:
 1. ALL PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE UTAH CONSTRUCTION CODE AND THE UTAH ELECTRICAL CODE.
 2. ALL PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE UTAH CONSTRUCTION CODE AND THE UTAH ELECTRICAL CODE.
 3. ALL PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE UTAH CONSTRUCTION CODE AND THE UTAH ELECTRICAL CODE.
 4. ALL PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE UTAH CONSTRUCTION CODE AND THE UTAH ELECTRICAL CODE.
 5. ALL PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE UTAH CONSTRUCTION CODE AND THE UTAH ELECTRICAL CODE.

OVERALL GRADING PLAN (WITH PHASED WORK)
THE RESERVE AT CRIMSON RIDGE CLUSTER SUBD. PHASE 2
 1250 NORTH 5200 EAST
 EDEN, WEBER COUNTY, UTAH

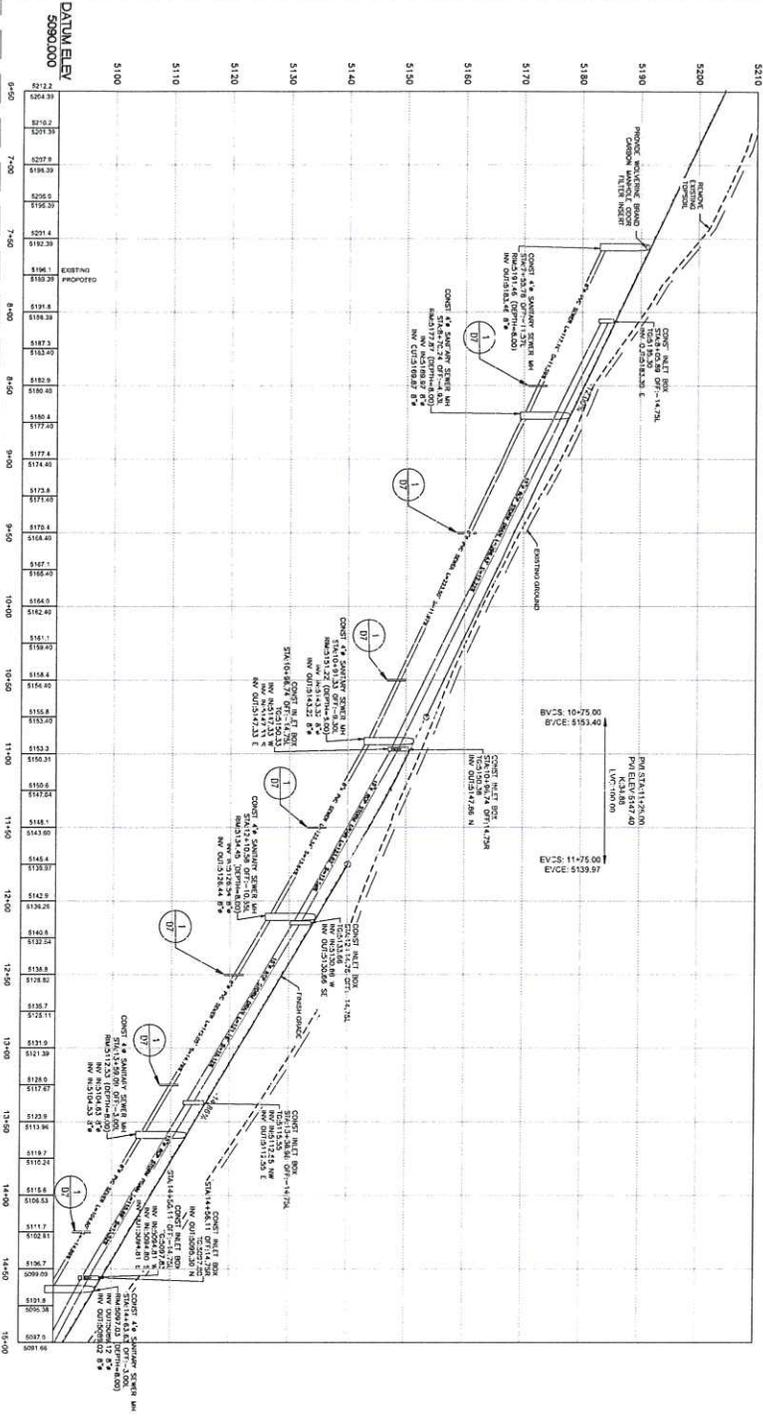
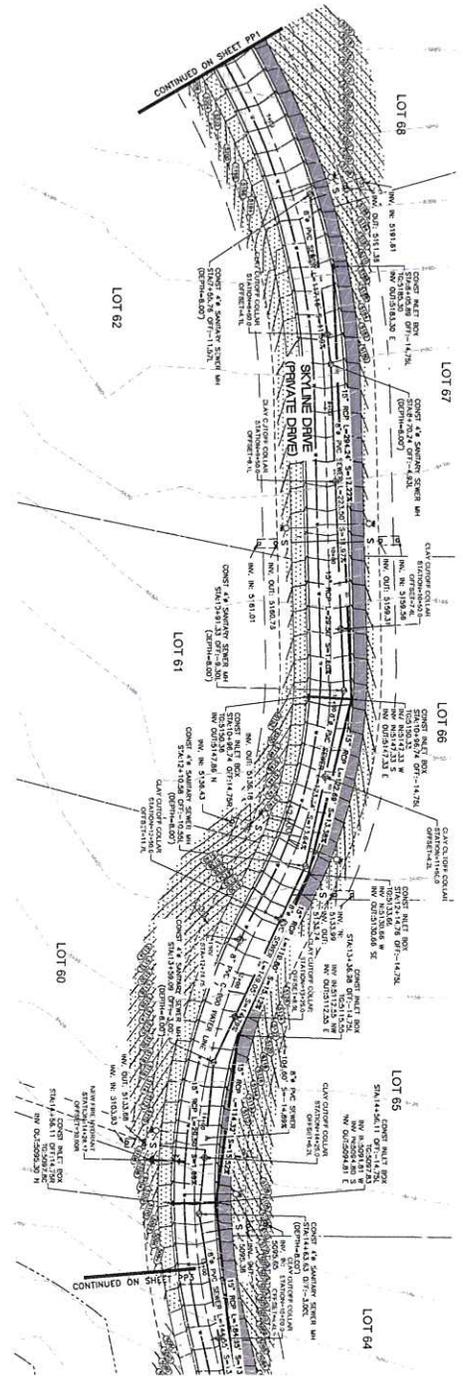
GARDNER ENGINEERING
 CIVIL-LAND PLANNING
 MUNICIPAL-LAND SURVEYING
 5150 SOUTH 575 EAST, COGDEN UT
 OFFICE: 801.476.0202 FAX: 801.476.0946

REVISIONS

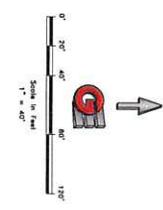
DATE	DESCRIPTION

SCALE: 1" = 80'
 DATE: 8/20/2020
 DESIGN: BDK/WLB
 DRAWN: BDK/WLB
 CHECKED: TUN

DWG#: 81.0208 - 2nd SHEET OF 2 SHEETS



- LEGEND**
- SUBDIVISION BOUNDARY
 - ROAD CENTERLINE
 - EXISTING EDGE OF ASPHALT
 - EXISTING 5' CONTIGUOUS FINISH GRADE 'V' CONTOUR
 - EXISTING SHARPTURN SINKER
 - NEW PRESSURE SEWER LATERAL
 - EXISTING STORM DRAIN
 - NEW STORM DRAIN
 - NEW CULINARY WATER
 - NEW CULINARY WATER LATERAL
 - EXISTING FIRE HYDRANT
 - NEW FIRE HYDRANT
 - EXISTING SECONDARY WATER
 - NEW ASPHALT PAVING
 - 6" DEPTH CUT AREA OVER EX (FINDING SEEDS IN DESIGNATED WASTED) HYBRID SEED FILL SLOPES IN DESIGNATED PHASE



GARDNER ENGINEERING
 CIVIL - LAND PLANNING
 MUNICIPAL - LAND SURVEYING
 5150 SOUTH 1775 EAST OGDEN, UT
 OFFICE: 801.476.0202 FAX: 801.476.0066

SKYLINE DRIVE - PLAN AND PROFILE
 THE RESERVE AT CRIMSON RIDGE CLUSTER SUBD. PHASE 2
 1250 NORTH 5200 EAST
 EDEN, WEBER COUNTY, UTAH

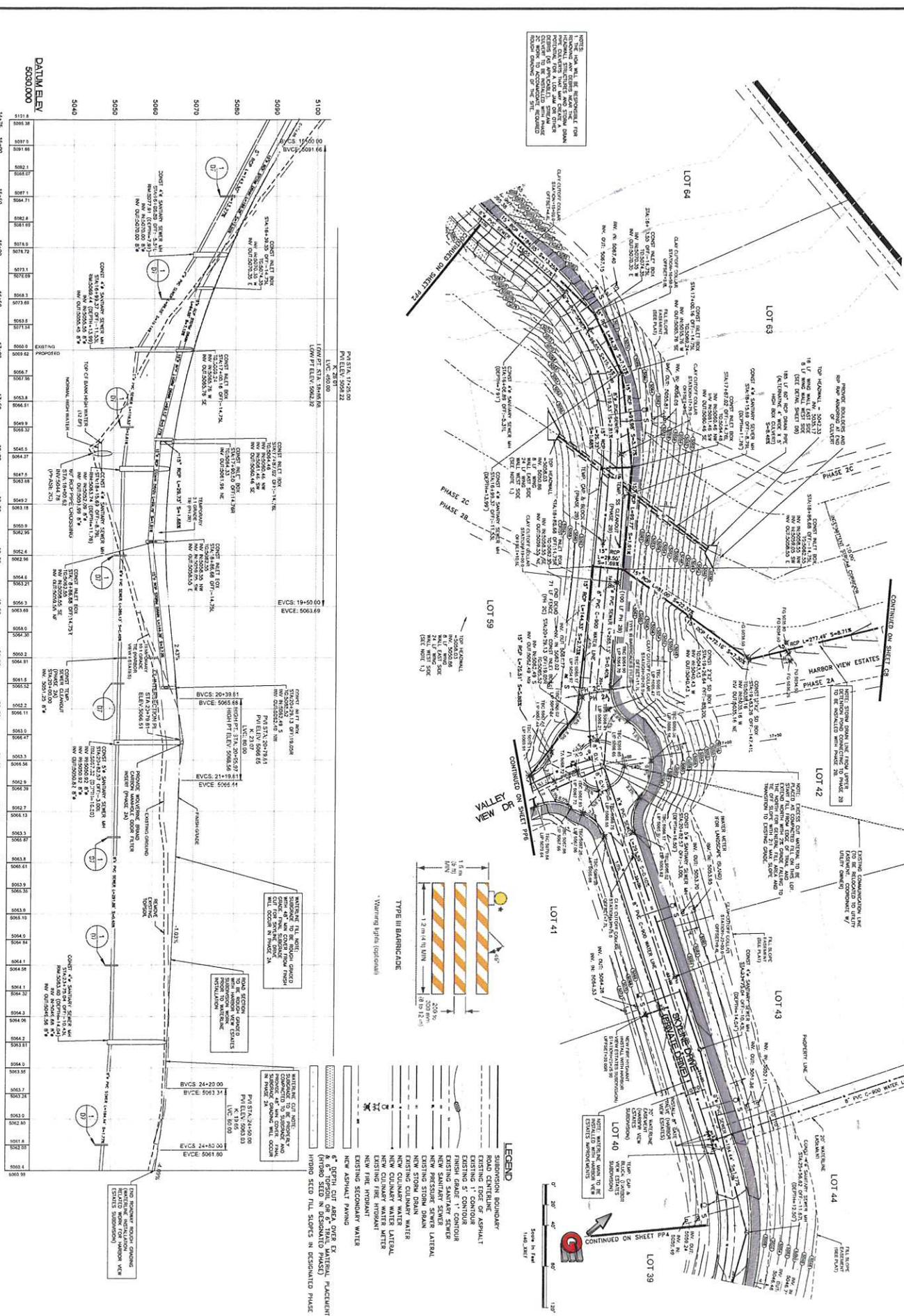


REVISIONS	
DATE	DESCRIPTION

SCALE: 1" = 40'
 DATE: 12/22/2013
 DRAWN: BDC/NLS
 CHECKED: TML
 DWG#: 812028 - 841 IMPVEMENT/EDEN/1250N/1250E/EDEN/RESERVE - 023.DWG

PP2

NOTE: THIS PLAN WILL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE UTAH DEPARTMENT OF HERITAGE AND ARTS, DIVISION OF LAND AND WATER RESOURCES, AND THE UTAH DEPARTMENT OF TRANSPORTATION. THE UTAH DEPARTMENT OF TRANSPORTATION WILL REVIEW THIS PLAN FOR COMPLIANCE WITH THE UTAH TRAVEL ACT AND THE UTAH TRAVEL ACT IMPLEMENTATION PLAN. THE UTAH DEPARTMENT OF TRANSPORTATION WILL REVIEW THIS PLAN FOR COMPLIANCE WITH THE UTAH TRAVEL ACT AND THE UTAH TRAVEL ACT IMPLEMENTATION PLAN. THE UTAH DEPARTMENT OF TRANSPORTATION WILL REVIEW THIS PLAN FOR COMPLIANCE WITH THE UTAH TRAVEL ACT AND THE UTAH TRAVEL ACT IMPLEMENTATION PLAN.



DATUM ELEV
5093.000

Station	Elevation
14+75	5088.00
15+00	5088.00
15+25	5088.00
15+50	5088.00
15+75	5088.00
16+00	5088.00
16+25	5088.00
16+50	5088.00
16+75	5088.00
17+00	5088.00
17+25	5088.00
17+50	5088.00
17+75	5088.00
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23+25	5088.00
23+50	5088.00
23+75	5088.00
24+00	5088.00
24+25	5088.00
24+50	5088.00
24+75	5088.00
25+00	5088.00

GARDNER ENGINEERING
CIVIL - LAND PLANNING
MUNICIPAL - LAND SURVEYING
2150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801-776-0202 FAX: 801-776-0066

SKYLINE DRIVE - PLAN AND PROFILE
THE RESERVE AT CRIMSON RIDGE CLUSTER SUBD. PHASE 2
1250 NORTH 5200 EAST
EDEN, WEBER COUNTY, UTAH

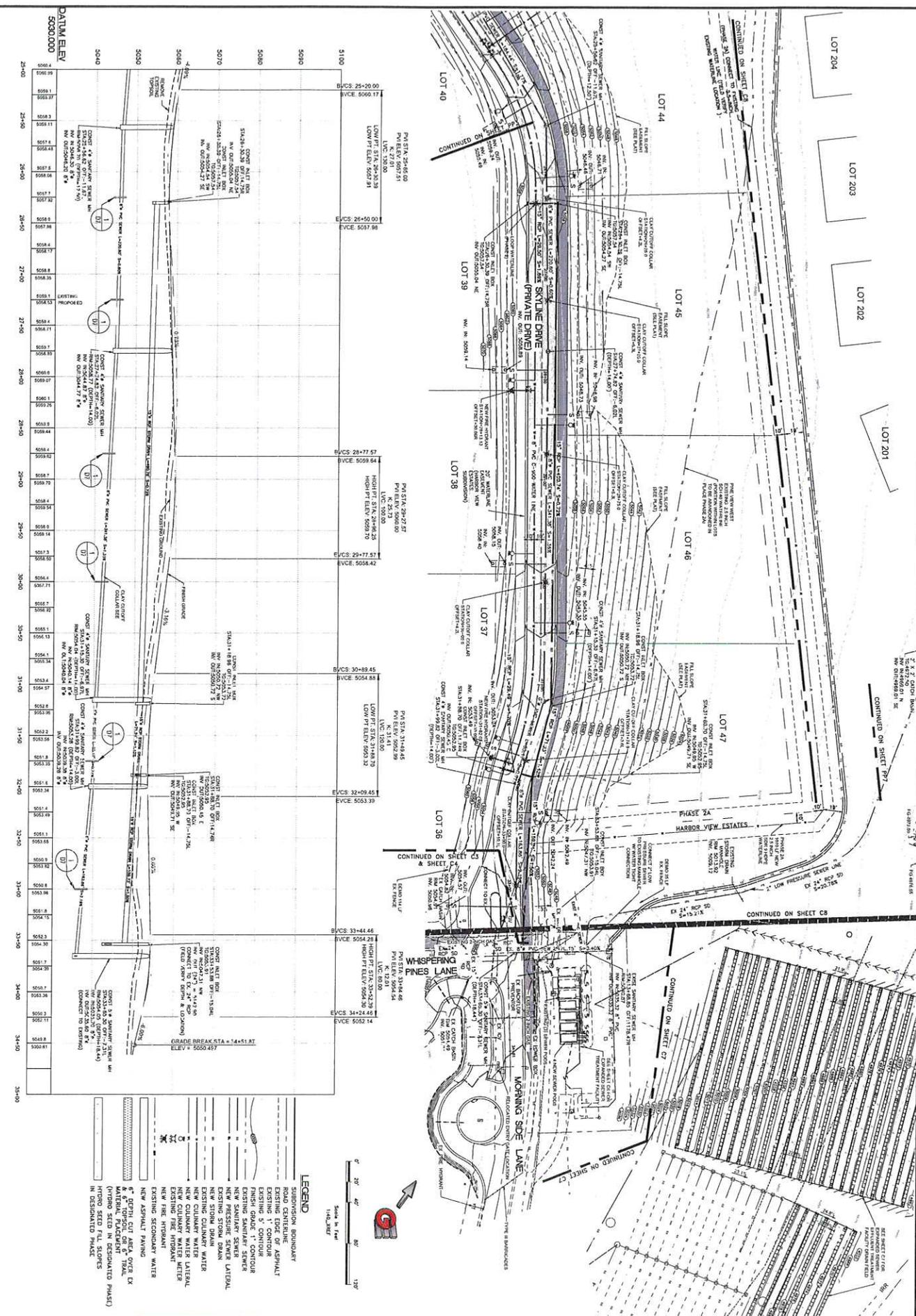
PROFESSIONAL ENGINEER
STATE OF UTAH
No. 12345
DATE: 8/20/2023
SCALE: 1"=50'

REVISIONS	
DATE	DESCRIPTION

PP3

DWG: 84_1028 - 844 INVESTMENT/CRIMSON RIDGE/CLUSTER SUBD PHASE 2

SCALE: 1"=50'
DATE: 8/20/2023
DRAWN: BJC/MJS
CHECKED: TLM
DATE: 8/20/2023





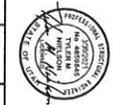
GARDNER ENGINEERING
CIVIL - LAND PLANNING
MUNICIPAL - LAND SURVEYING

SKYLINE DRIVE - PLAN AND PROFILE
THE RESERVE AT CRIMSON RIDGE CLUSTER SUBD. PHASE 2
1250 NORTH 5200 EAST
EDEN, WEBER COUNTY, UTAH

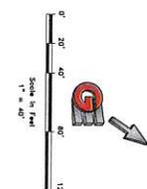
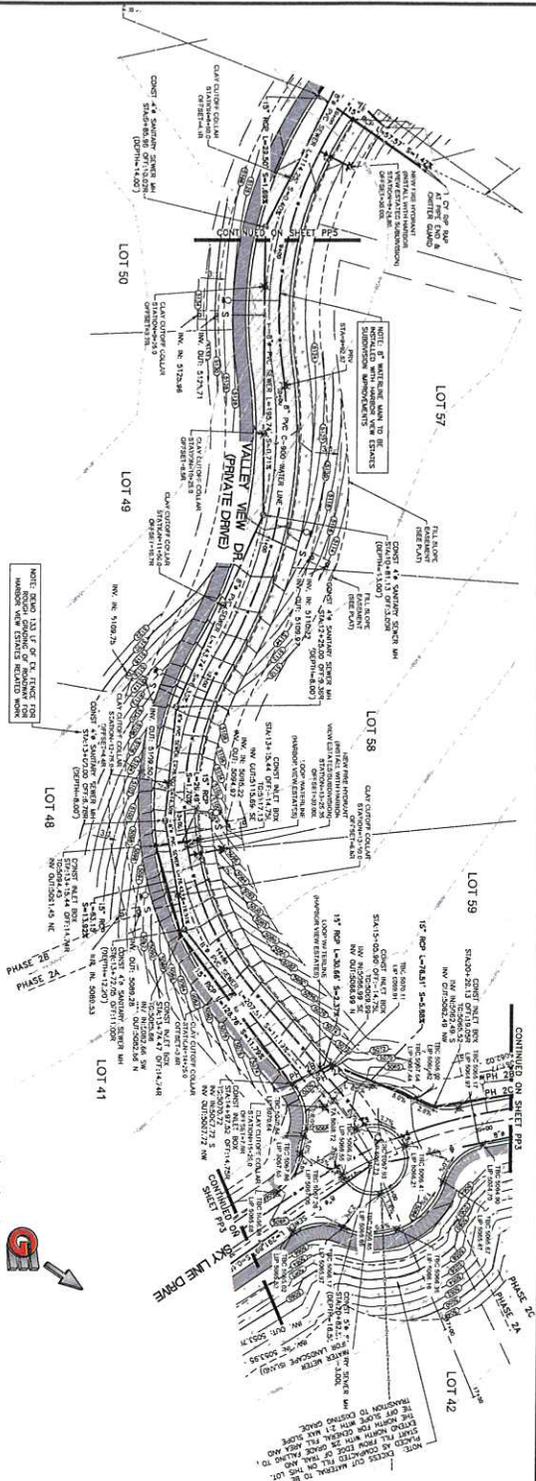
REVISIONS	
DATE	DESCRIPTION

SCALE: P=47
DATE: 5/20/2023
DESIGN: BDL/MJB
DRAWN: BDL/MJB
CHECKED: TLM

PP4

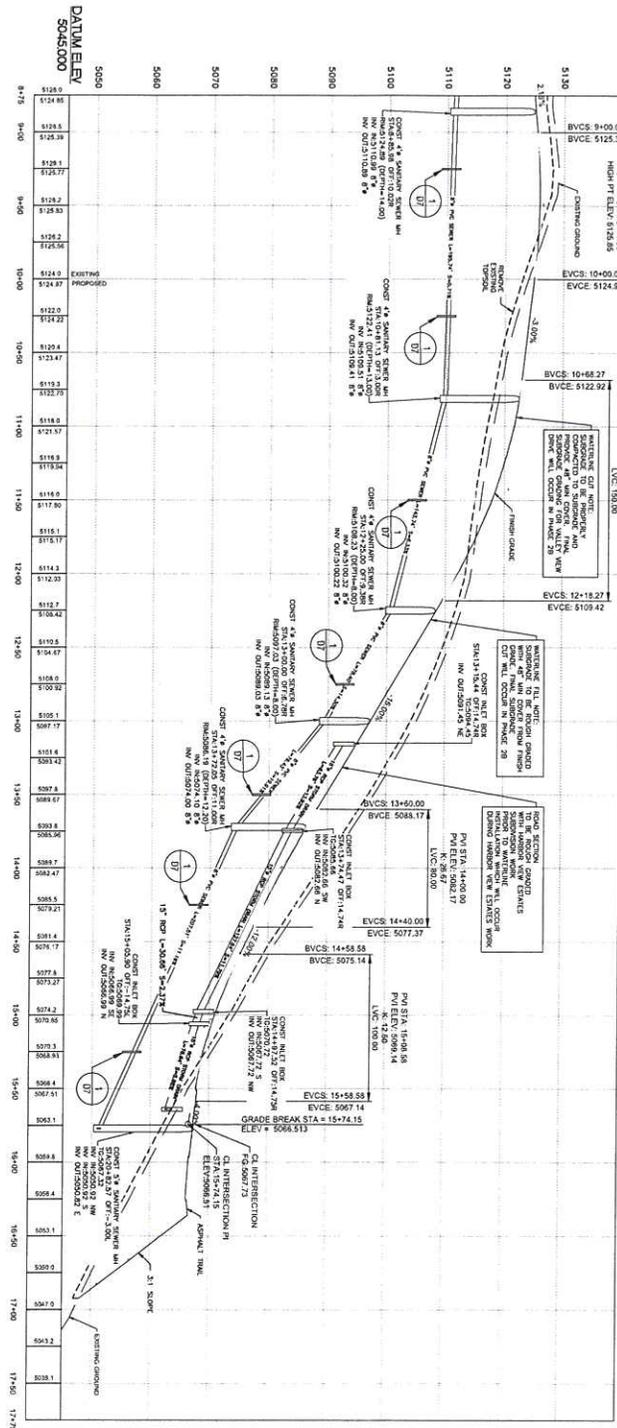


DWG#: 23-0228 - 884 (SHEET) \CRIMSON RIDGE\DESIGN\DWG\CRIMSON - 023.DWG



LEGEND

- ROAD BOUNDARY
- ROAD CENTERLINE
- EXISTING EDGE OF ASPHALT
- EXISTING 1" CONTOUR
- PROPOSED 1" CONTOUR
- EXISTING SANITARY SEWER
- NEW SANITARY SEWER
- EXISTING STORM DRAIN
- NEW STORM DRAIN
- EXISTING CULINARY WATER LATERAL
- NEW CULINARY WATER LATERAL
- EXISTING FIRE HYDRANT
- NEW FIRE HYDRANT
- EXISTING SECONDARY WATER
- NEW ASPHALT PAVING
- 6" DEPTH CUT AREA OVER EXISTING 6" OR SMALLER WATER MAIN
- 6" DEPTH CUT AREA OVER EXISTING 6" OR SMALLER SANITARY SEWER
- HYDRO SEED TIL. SLOPES IN DESIGNATED PHASE



DATE ELEV.

DATE	ELEVATION
8+75	5138.00
9+00	5128.50
9+25	5125.77
9+50	5126.63
9+75	5125.50
10+00	5124.82
10+25	5124.22
10+50	5123.75
10+75	5123.57
11+00	5119.80
11+25	5116.80
11+50	5115.11
11+75	5112.50
12+00	5109.47
12+25	5105.00
12+50	5101.77
12+75	5098.75
13+00	5095.75
13+25	5092.75
13+50	5089.75
13+75	5086.75
14+00	5083.75
14+25	5080.75
14+50	5077.75
14+75	5074.75
15+00	5071.75
15+25	5068.75
15+50	5065.75
15+75	5062.75
16+00	5059.75
16+25	5056.75
16+50	5053.75
16+75	5050.75
17+00	5047.75
17+25	5044.75
17+50	5041.75

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MUNICIPAL - LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801-476-0202 FAX: 801-476-0056

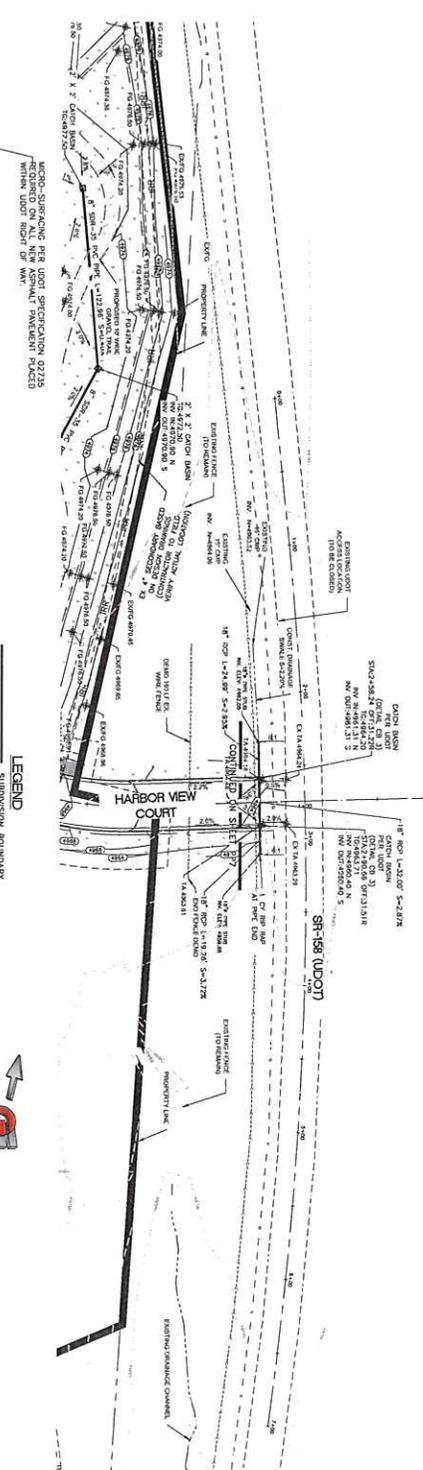
VALLEY VIEW DR - PLAN AND PROFILE
THE RESERVE AT CRIMSON RIDGE CLUSTER SUBD. PHASE 2
1250 NORTH 5200 EAST
EDEN, WEBER COUNTY, UTAH

REVISIONS

DATE	DESCRIPTION

SCALE: 1" = 40'
DATE: 03/20/2015
DRAWN: BCK/NLB
CHECKED: TLR
DWG: 03-20-15-001 - 84 - INVESTMENT/CRIMSON RIDGE CLUSTER SUBD. PHASE 2

PP6



SMOOTH EXISTING EDGE 12" OF EXISTING ASPHALT TO PROVIDE CLEAN EDGE FOR INSTALLATION OF NEW ASPHALT

WOOD-SUPPORTING PER FOOT SPECIFICATION 02725 WHEN UDOT RIGHT OF WAY

7" MAX PG-GRADE 64-34 ASPHALT FINISH, 2" MINIMUM MAX 7-75-115 SPECIFICATION 02741

12" MAX GRANULAR BORROW PER SPECIFICATION 02028

1" UICB PER SPECIFICATION 02721

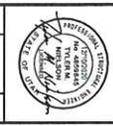
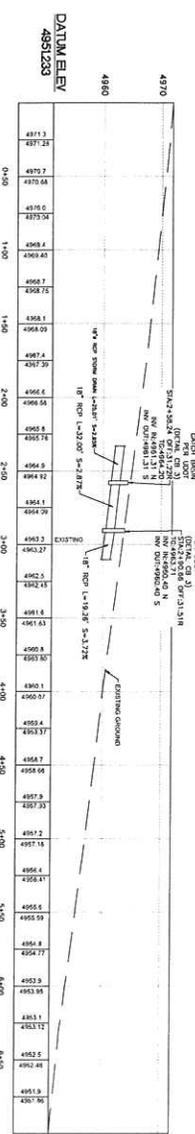
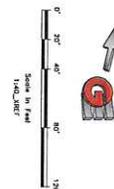
6:1 OR FLATTER

VERGES

R.O.W.

TYPICAL SECTION - SH-158
NOT TO SCALE

- LEGEND**
- SUBDIVISION BOUNDARY
 - ROAD CENTRELINE
 - EXISTING EDGE OF ASPHALT
 - EXISTING 5' CONTOUR
 - FINISH GRADE 1" CONTOUR
 - EXISTING SANITARY SEWER
 - NEW PRESSURE SEWER LATERAL
 - EXISTING STORM DRAIN
 - NEW STORM DRAIN
 - NEW CULINARY WATER
 - NEW CULINARY WATER LATERAL
 - EXISTING FIRE HYDRANT
 - NEW FIRE HYDRANT
 - EXISTING SECONDARY WATER
 - NEW ASPHALT PAVING
 - 6" DEPTH CUT AREA OVER 6" & 6" (HYDRO SEED IN DESIGNATED PHASE)
 - HYDRO SEED FILL SLOPES AND DETENTION POND DISTURBED AREAS



REVISIONS	
DATE	DESCRIPTION

DWG: RA-1588 - 884 INVESTMENT/EDEN ROAD DESIGN/EDEN ROAD - COLLING

SCALE: 1/4" = 1'-0"
DATE: 12/10/2020
DESIGN: BCC/WLB
DRAWN: BCC/WLB
CHECKED: TLM



24" DIAMETER RISE WITH THE 4" HOLE FOR 4" RISER. PROVIDE REINFORCING.



24" DIAMETER RISE WITH THE 4" HOLE FOR 4" RISER.



24" DIAMETER RISE WITH THE 4" HOLE FOR 4" RISER. PROVIDE REINFORCING.



24" DIAMETER RISE WITH THE 4" HOLE FOR 4" RISER.

DURA-CRETE INC.
 401 W. 2000 S
 SALT LAKE CITY, UT 84119
 801.972.1000
 SALES@DURACRETE.COM
 MFG. TANK MARKINGS:
 PART # & OUTLET
 NAME, GAL. OR
 SPEC. MAKE ON OUTLET SIDE

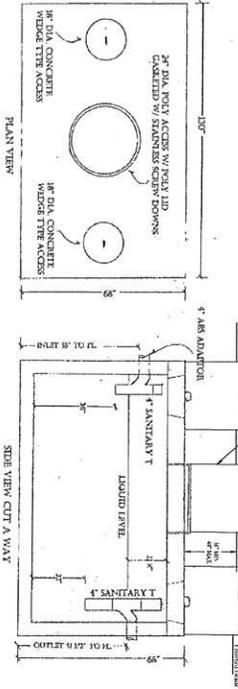
1500 GALLON SEPTIC TANK
 DURA-CRETE INC.
 EXCAVATION HOLE SIZE
 8'X 13'

WEIGHT 12,400 LBS

ENGINEERED FOR 48" EARTH COVERAGE

PROVIDE RISERS AND LID TO FINISH GRADE
 (SEE DETAILS ABOVE & RISERS W/ LIDS / TANK)

CONCRETE THICKNESS
 FLOOR 3"
 WALLS 4"
 LID 5"



1 1500 GALLON CONCRETE SEPTIC TANK (GRAVITY EFFLUENT)
 (3 REVISIONS ON LISTS)

SEPTIC TANK NOT TO BE INSTALLED AND HOW CHASE IT TO BE

DURA-CRETE INC.
 401 W. 2000 S
 SALT LAKE CITY, UT 84119
 801.972.1000
 SALES@DURACRETE.COM
 MFG. TANK MARKINGS:
 PART # & OUTLET
 NAME, GAL. OR
 SPEC. MAKE ON OUTLET SIDE

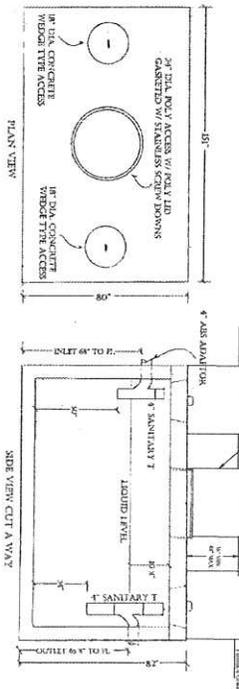
2500 GALLON SEPTIC TANK
 DURA-CRETE INC.
 EXCAVATION HOLE SIZE
 9'X 15'

WEIGHT 16,000 LBS

ENGINEERED FOR 48" EARTH COVERAGE

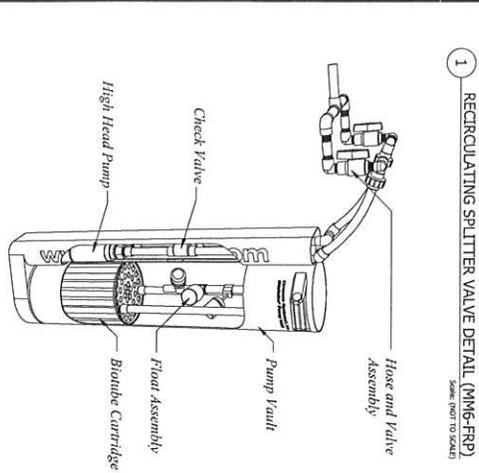
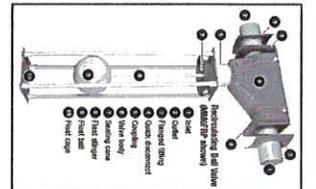
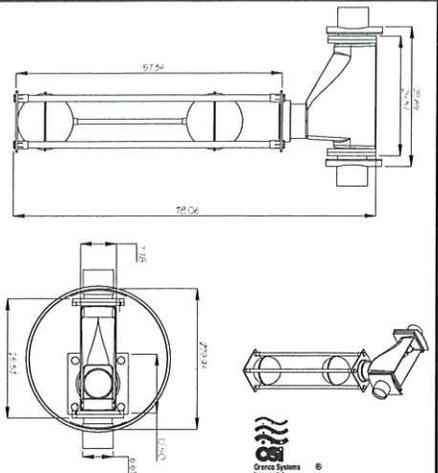
PROVIDE RISERS AND LID TO FINISH GRADE
 (SEE DETAILS ABOVE & RISERS W/ LIDS / TANK)

CONCRETE THICKNESS
 FLOOR 3"
 WALLS 4"
 LID 5"

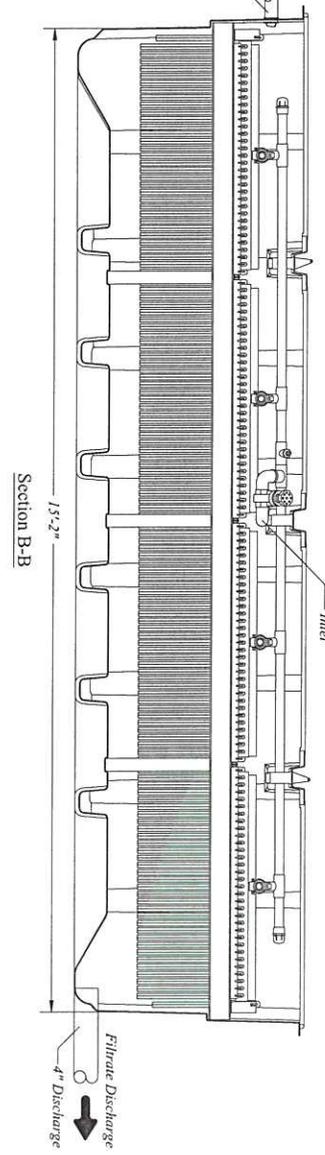
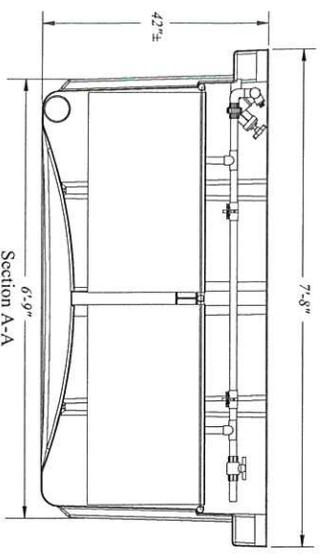
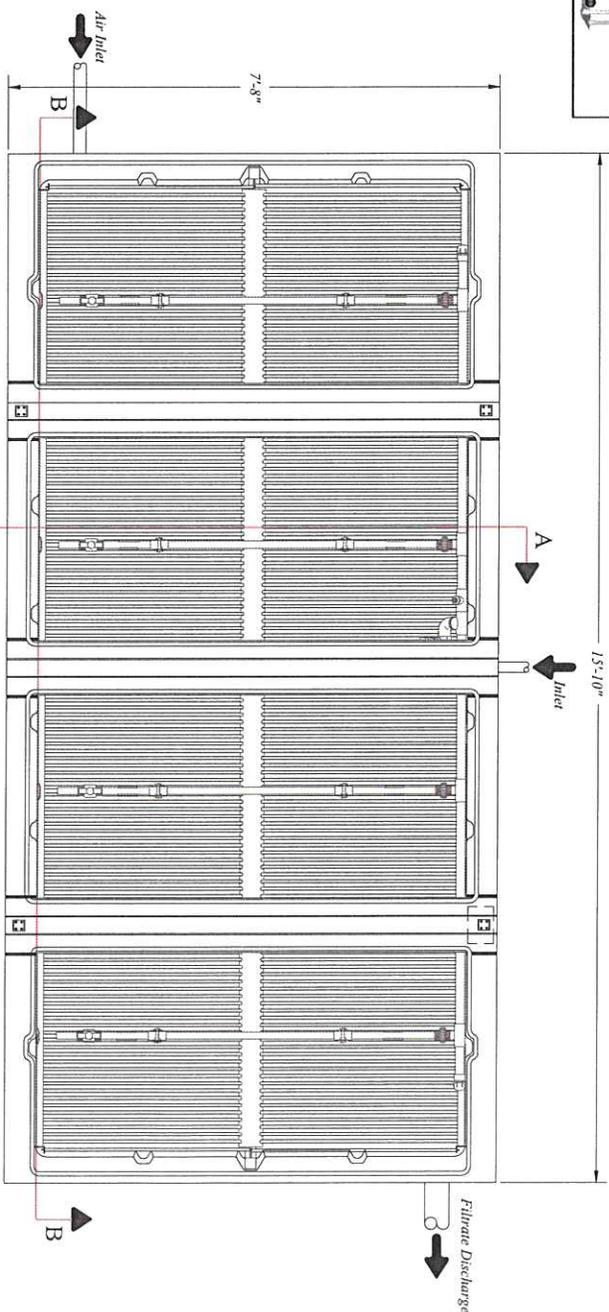


2 2500 GALLON CONCRETE SEPTIC TANK (GRAVITY EFFLUENT)
 (3 REVISIONS ON LISTS)

SEPTIC TANK NOT TO BE INSTALLED AND HOW CHASE IT TO BE



ORANGE MANUFACTURING DETAILS FOR NEW 2020 DESIGN SOLUTIONS 1-435-753-2021



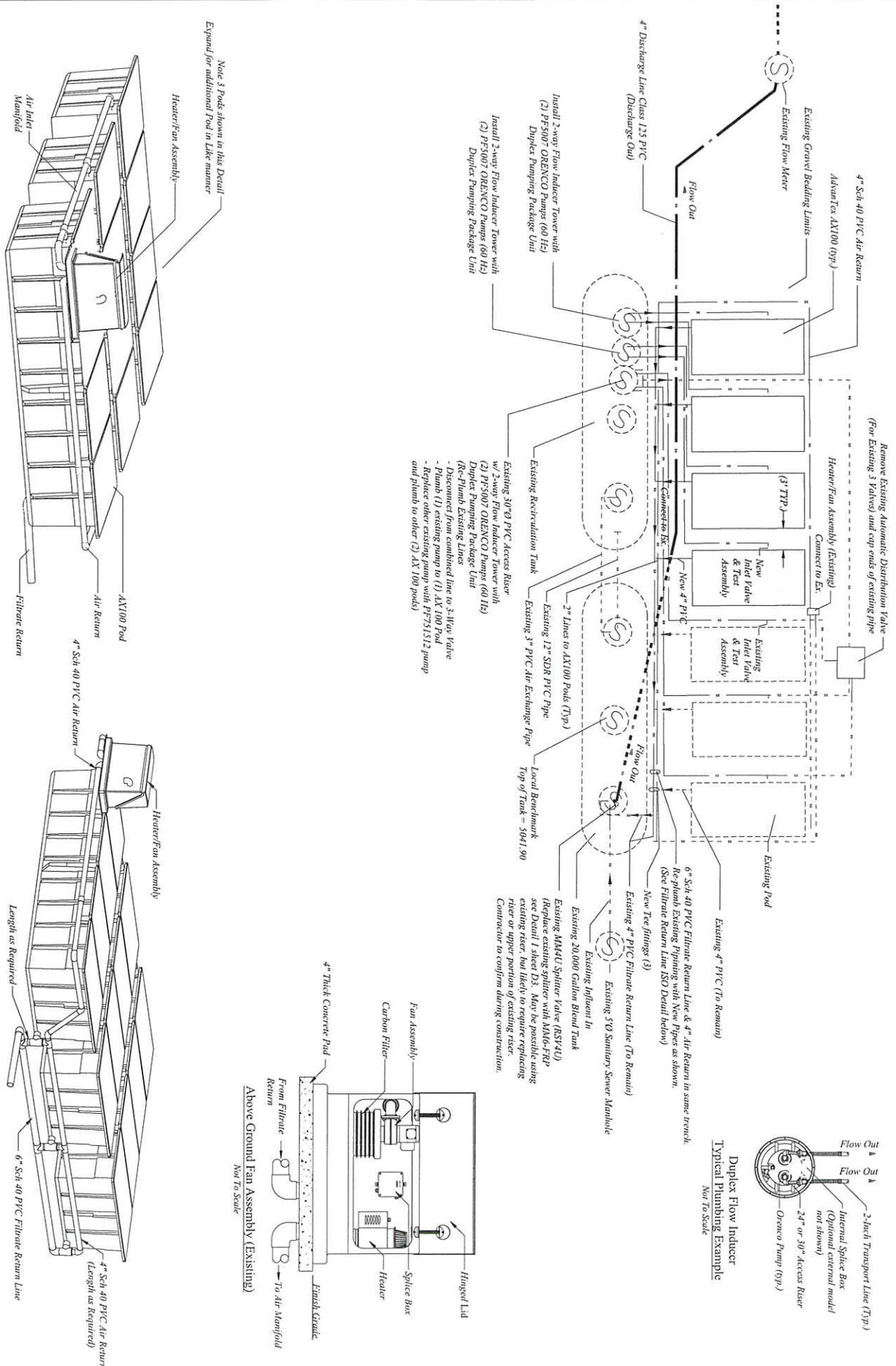
REVISIONS		SCALE	DATE	DESCRIPTION



EFFLUENT TREATMENT FACILITY DETAILS
 THE RESERVE AT CRIMSON RIDGE CLUSTER SUBD. PHASE 2
 1250 NORTH 5200 EAST
 EDEN, WEBER COUNTY, UTAH

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

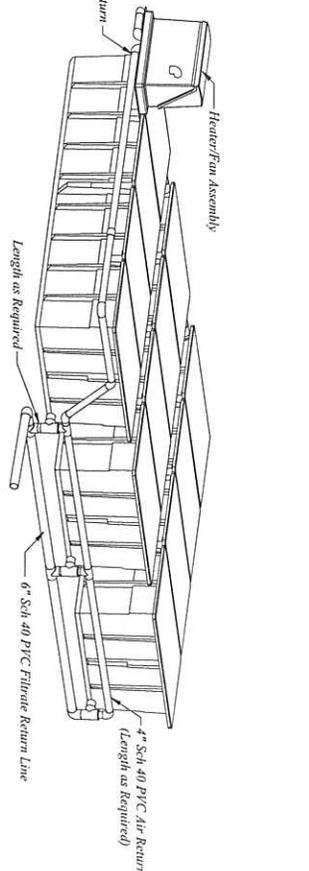
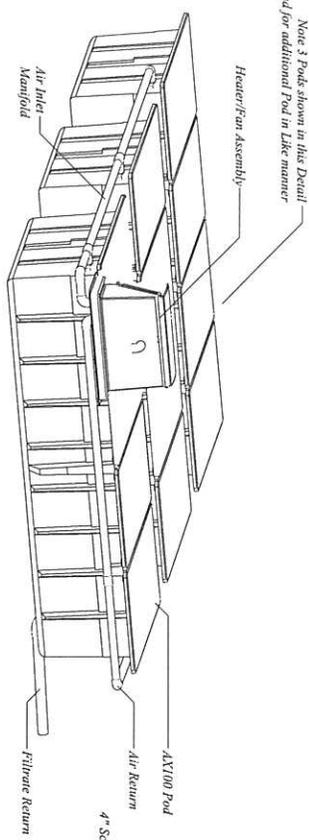
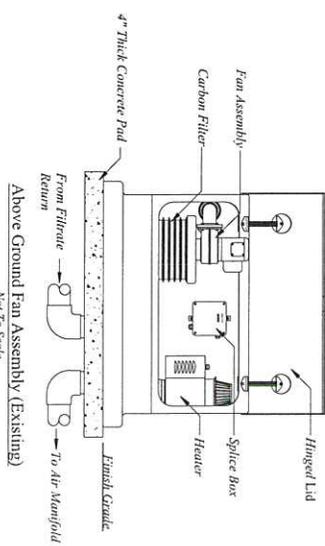
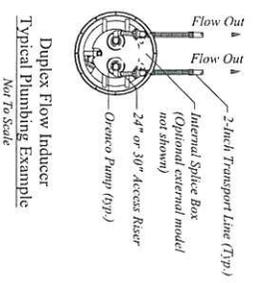
D3



Install 2-way Flow Inducer Tower with
(2) PE5007 ORENCO Pumps (60 Hz)
Duplex Pumping Package Unit

Existing 30" Ø PVC Access Riser
w/ 2-way Flow Inducer Tower with
(2) PE5007 ORENCO Pumps (60 Hz)
Duplex Pumping Package Unit
(Re-Plumb Existing Lines
- Disconnect from combined line to 3-Way Valve
- Plumb (1) existing pump to (1) AX 100 Pod
- Replace other existing pump with PE751512 pump
and plumb to other (2) AX 100 pods)

Existing 20,000 Gallon Bleed Tank
Existing M44Q Splitter Valve (SSV4U)
(Replace existing splitter with M46-FRU
see Detail I sheet D3. May be possible using
existing riser, but likely to require replicating
riser or upper portion of existing riser.
Contractor to confirm during construction.)



Note: 3 Pods shown in this Detail
Expand for additional Pod in Like manner

Air Manifold Iso
Not To Scale

Advantex AX100 System
Cold Weather Venting (Example)

Filtrate Return Line Iso
Not To Scale

D4

GARDNER ENGINEERING
CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING
5150 SOUTH 372 EAST OGDEN, UT
OFFICE: 801-476-0240 FAX: 801-476-0166

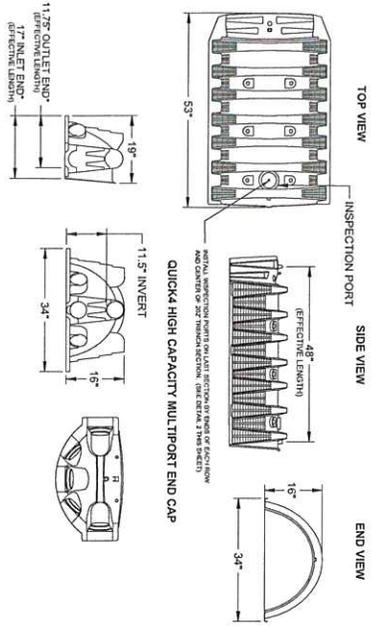
EFFLUENT + AIR POD DETAILS
THE RESERVE AT CRIMSON RIDGE CLUSTER SUBD. PHASE 2
1250 NORTH 5200 EAST
EDEN, WEBER COUNTY, UTAH



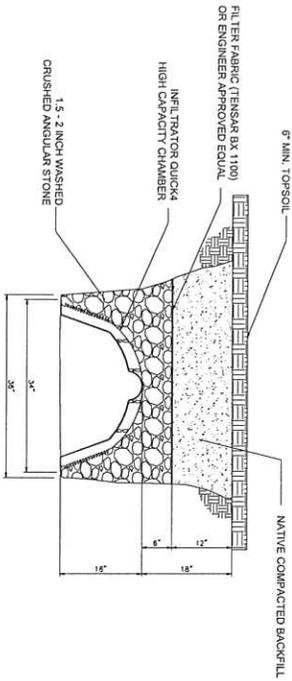
REVISIONS	
DATE	DESCRIPTION

SCALE: N/A
DATE: 5/12/2021
DRAWN: BDC/MLB
CHECKED: TMH
DWG#: 21-008 - 844 INVESTMENT, CONDOM, BIDD, DESIGN, ERECT, CONDOM, BIDD - 008.DWG

**INFILTRATOR WATER TECHNOLOGIES
QUICK4 HIGH CAPACITY CHAMBER
PRODUCT SPECIFICATIONS
(NOT TO SCALE)**

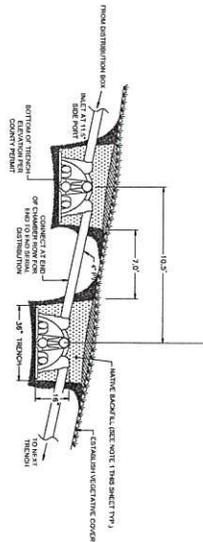


ALL VIEWS = INSTALLED LENGTHS.

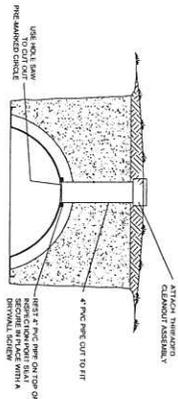


**CHAMBER SYSTEM
TRENCH DETAIL
(NOT TO SCALE)**

**1 INFILTRATION TRENCH DETAIL
Scale: (NOT TO SCALE)**

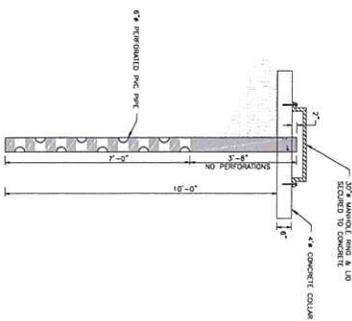


**INFILTRATOR WATER
TECHNOLOGIES
QUICK4 HIGH CAPACITY
CHAMBER
SERIAL DISTRIBUTION TYPICAL
DETAIL
SECTION VIEW
(NOT TO SCALE)**



**QUICK4 CHAMBERS
INSPECTION PORT
TYPICAL INSTALLATION DETAIL
(NOT TO SCALE)**

**2 CHAMBER CLEANOUT DETAIL
Scale: (NOT TO SCALE)**



**3 MONITORING / SAMPLING WELL
Scale: (NOT TO SCALE)**

THIS IS A SET OF DRAWINGS FOR THE PROJECT. IT IS THE RESPONSIBILITY OF THE USER TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

TYPE	DATE	BY	REVISION
5000	10/10/2018	JK	ISSUE FOR PERMIT
5001	10/10/2018	JK	ISSUE FOR PERMIT
5002	10/10/2018	JK	ISSUE FOR PERMIT
5003	10/10/2018	JK	ISSUE FOR PERMIT
5004	10/10/2018	JK	ISSUE FOR PERMIT
5005	10/10/2018	JK	ISSUE FOR PERMIT
5006	10/10/2018	JK	ISSUE FOR PERMIT
5007	10/10/2018	JK	ISSUE FOR PERMIT
5008	10/10/2018	JK	ISSUE FOR PERMIT
5009	10/10/2018	JK	ISSUE FOR PERMIT
5010	10/10/2018	JK	ISSUE FOR PERMIT

NOTES:
1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE SPECIFIED.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
3. ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE SPECIFIED.
4. ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE SPECIFIED.
5. ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE SPECIFIED.
6. ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE SPECIFIED.
7. ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE SPECIFIED.
8. ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE SPECIFIED.
9. ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE SPECIFIED.
10. ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE SPECIFIED.

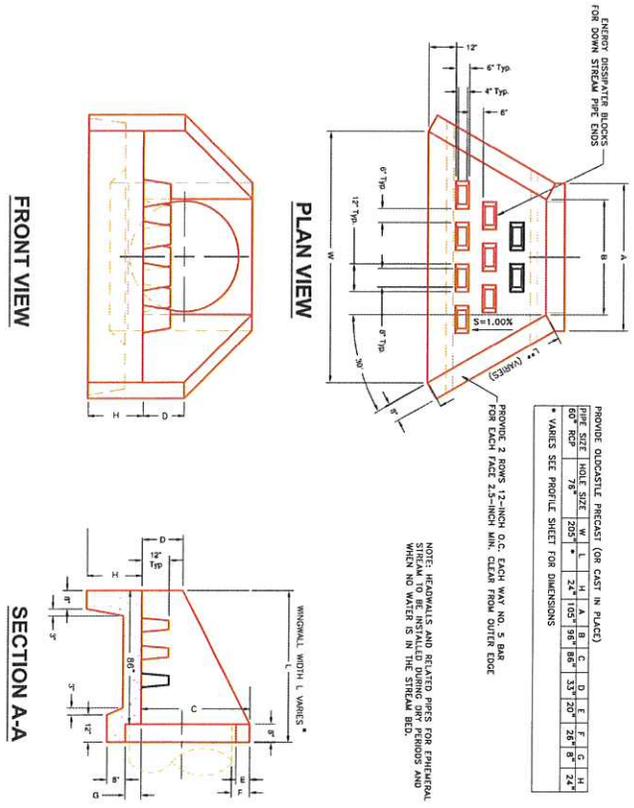
GARDNER ENGINEERING
CIVIL - LAND PLANNING
MUNICIPAL - LAND SURVEYING
2150 SOUTH 1470 EAST, SUITE 2020, P.O. BOX 101010, SALT LAKE CITY, UT 84110
PHONE: 801.478.0220 FAX: 801.478.0066

EFFLUENT TREATMENT - ABSORPTION BED DETAILS
THE RESERVE AT CRIMSON RIDGE CLUSTER SUBD. PHASE 2
1250 NORTH 5200 EAST
EDEN, WEBER COUNTY, UTAH



REVISIONS	
DATE	DESCRIPTION

D5



PROVIDE DUPLICATE PRECAST (OR CAST IN PLACE)

PIPE SIZE	HOLE SIZE	W	H	A	B	C	D	E	F	G	H
60"	78"	205"	24"	103"	56"	86"	33"	20"	28"	8"	24"

* VARIES SEE PROFILE SHEET FOR DIMENSIONS

PROVIDE 2 ROWS 12-INCH O.C. EACH WAY NO. 5 BAR FOR EACH FACE 2.5-INCH MIN. CLEAR FROM OUTER EDGE

NOTE: HEADWALLS AND RELATED PIPES FOR FEMERAL WATER TO BE INSTALLED DURING DRY PERIODS AND WHEN NO WATER IS IN THE STREAM BED.

1 60-INCH PIPE HEADWALL DETAIL
Sheet (out of 2) of 2

GARDNER ENGINEERING
CIVIL - LAND PLANNING
MUNICIPAL - LAND SURVEYING
2150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801-476-0202 FAX: 801-476-0066

MISC. DETAILS
THE RESERVE AT CRIMSON RIDGE CLUSTER SUBD. PHASE 2
1250 NORTH 5200 EAST
EDEN, WEBER COUNTY, UTAH



REVISIONS		SCALE	DATE	DESCRIPTION

BOULD	NTB
DATE	10/10/2010
DESIGN	BRD/WJB
DRAWN	BRD/WJB
CHECKED	TAN

DWG: A:\2010 - 104 INVESTMENT\EDEN RIDGE\DESIGN\DWG\EDEN RIDGE - COWLES

Exhibit C: Reserved for Escrow Certificate or Letter of Credit

IRREVOCABLE STANDBY LETTER OF CREDIT

Date: June 8, 2022

Beneficiary:

Weber County
2380 Washington Blvd.
Ogden, Utah 84401

Applicant:

B&H Investment Properties, LLC
110 W Jennings LN
Centerville, UT 84014-1147

LOC Number: 2022-27
Project Name: Crimson Ridge Phase 2A & 2B & Harbor View Cluster Subdivision
Amount: \$1,548,166.55
Expiration Date: 6/8/2024

WEBER COUNTY:

We hereby establish this irrevocable Standby Letter of Credit No. 2022-27 (the "LOC"), in favor of Weber County (the "County"), for the Account of the (Applicant) B&H Investment Properties, LLC up to an aggregate amount of One Million Five Hundred Forty-eight Thousand One Hundred Sixty-six & 55/100 U.S. Dollars (\$1,548,166.55) available by your draft at sight drawn on us. This LOC is issued to secure the completion and installation of improvements (the "Improvements") required under that certain Improvements Guarantee Agreement (the "Agreement") made between (Applicant) B&H Investment Properties, LLC and the County dated May 26, 2022.

Each draft must be accompanied by (i) a certification from the Weber County Engineer that (applicant) B&H Investment Properties, LLC is in default under the terms and conditions set forth in the Agreement; (ii) by this original LOC along with originals of all amendments; and (iii) by a sight draft signed by the Weber County Engineer. The original LOC shall be returned to the County if the sight drafts on the LOC have not exhausted the full amount of credit.

Each sight draft drawn under this LOC must state "Drawn Under (Bank name) Cache Valley Bank Irrevocable Standby Letter of Credit No. 2022-27, dated 6/8/2022, to satisfactorily complete such improvements as are required by the Improvements Guarantee Agreement between (Applicant) B&H Investment Properties, LLC and the County, May 26, 2022." (Bank name) Cache Valley Bank is entitled to rely upon the certification from the Weber County Engineer and will have no obligation to independently verify the accuracy thereof.

Partial drawings and multiple drawings are permitted. Each time the County inspects and approves a portion of the required improvements, the amount eligible to be drawn under this Letter of Credit will be reduced by the value assigned by the County to the approved improvements.

This LOC shall expire Twenty-four (24) months from the date hereon unless the County shall have released (Applicant) B&H Investment Properties, LLC from all further liability hereunder upon the timely and satisfactory completion of the Improvements.

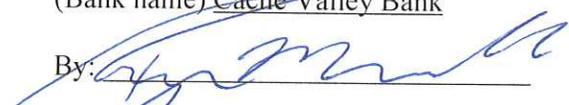
The proceeds of said drafts will be retained and used by the County to meet any expenses arising out of the satisfactory completion of the Improvements identified in the Agreement. Upon the final completion and acceptance of the performance required under the Agreement, there will be refunded to us by the County any balance remaining after application by the County of the sums necessary from the proceeds of the draft(s) to pay costs incurred in satisfactorily completing the Improvements.

This LOC is issued and shall be subject to the International Standby Practices (ISP98) or any subsequent revision thereto, to the extent that it does not conflict with Utah Code Annotated Sections 70A-5-101 *et seq.* (1953 as amended). Jurisdiction for resolution of disputes arising under this LOC lies in the courts of Salt Lake County, Utah.

We hereby agree with drawers, endorsers and bona fide holders of drafts that all drafts drawn under and in compliance with the terms of this LOC shall be honored by us and payment made no later than three (3) business days after delivery of documents as specified on or before the expiration date of this LOC.

In the event (Bank name) Cache Valley Bank is placed into receivership, becomes insolvent, or files for bankruptcy, the County shall be immediately notified. The County may consider this a default event and require the issuance of a new irrevocable standby letter of credit.

(Bank name) Cache Valley Bank

By: 

Title: Vice President