

THE RESERVE AT CRIMSON RIDGE CLUSTER SUBDIVISION PHASE 1 SECOND AMENDMENT

SUBDIVIDING LOT 69, THE RESERVE AT CRIMSON RIDGE CLUSTER SUBDIVISION PHASE 1 FIRST AMENDMENT

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

SIGNED THIS _____ DAY OF _____, 2025.

WEBER COUNTY ENGINEER

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 AFFECT SIGNED THIS _____ DAY OF _____, 2025.

WEBER COUNTY ATTORNEY

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION. SIGNED THIS _____ DAY OF _____, 20____.

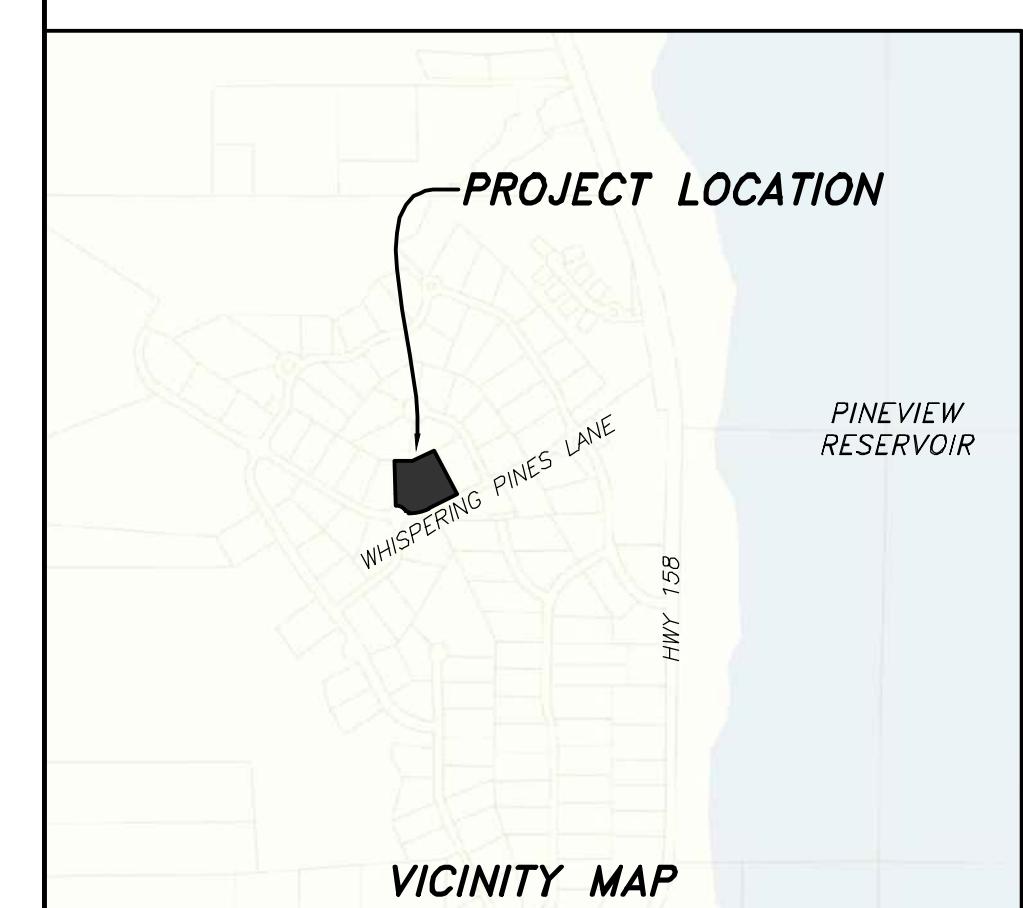
CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

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 _____, 2025.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST



DEVELOPER:
SHANNON SMITH
5074 EAST WHISPERING PINES LANE
EDEN, UTAH 84310
(619) 508-4034



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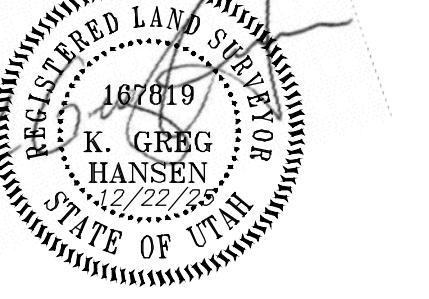
25-3-262 25-3-262 V19 10/29/2025 KGH

SURVEYOR'S CERTIFICATE

I, K. GREG HANSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT; AND I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND HAVE HEREAFTER AMENDED AND SUBDIVIDED SAID TRACT INTO TWO (2) LOTS, KNOWN HEREAFTER AS THE RESERVE AT CRIMSON RIDGE CLUSTER SUBDIVISION PHASE 1, SECOND AMENDMENT IN WEBER COUNTY, UTAH, AND HAS BEEN CORRECTLY DRAWN TO THE DESIGNATED SCALE AND IS TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME OR UNDER MY SUPERVISION ON THE GROUND, I FURTHER HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS 22ND DAY OF DECEMBER, 2025.

K. GREG HANSEN, P.L.S.
UTAH LAND SURVEYOR LICENCE NO. 167819



SUBDIVISION BOUNDARY DESCRIPTION

ALL OF LOT 69, THE RESERVE AT CRIMSON RIDGE CLUSTER SUBDIVISION PHASE 1, FIRST AMENDMENT, WEBER COUNTY, UTAH SITUATED IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 69 BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WHISPERING PINES LANE LOCATED 190.65 FEET SOUTH 63°51'08" WEST ALONG THE CENTERLINE OF SAID WHISPERING PINES LANE AND 25.00 FEET NORTH 26°08'52" WEST FROM THE CENTERLINE MONUMENT AT THE INTERSECTION OF LAKE SIDE COURT AND WHISPERING PINES LANE;

RUNNING THENCE ALONG THE BOUNDARY OF SAID LOT 69 THE FOLLOWING EIGHT (8) COURSES: (1) SOUTH 63°51'08" WEST 145.59 FEET; (2) WESTERLY TO THE RIGHT ALONG THE ARC OF A 395.05 FOOT RADIUS CURVE, A DISTANCE OF 151.18 FEET, CHORD BEARS SOUTH 74°48'55" WEST 150.26 FEET, HAVING A CENTRAL ANGLE OF 21°55'33" ALONG SAID NORTH RIGHT-OF-WAY LINE; (3) WESTERLY WITH A COMPOUND TANGENT CURVE TO THE RIGHT ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE, A DISTANCE OF 45.13 FEET, CHORD BEARS NORTH 68°21'48" WEST 43.62, HAVING A CENTRAL ANGLE OF 51°43'09" ALONG SAID NORTH RIGHT-OF-WAY LINE; (4) WESTERLY WITH A REVERSE TANGENT CURVE TO THE LEFT OF A 61.50 FOOT RADIUS CURVE, A DISTANCE OF 59.43 FEET, CHORD BEARS NORTH 70°11'22" WEST 57.15 FEET, HAVING A CENTRAL ANGLE OF 55°22'16" ALONG SAID NORTH RIGHT-OF-WAY LINE; (5) NORTH 00°38'03" EAST 268.64 FEET; (6) SOUTH 88°43'00" EAST 100.68 FEET; (7) NORTH 63°51'08" EAST 151.73 FEET; AND (8) SOUTH 26°08'52" EAST 295.40 FEET TO THE POINT OF BEGINNING, CONTAINING 2.16 ACRES.

OWNER'S DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND AMEND AND SUBDIVIDE THE SAME INTO TWO (2) LOTS AS SHOWN HERON AND NAME SAID TRACT THE RESERVE AT CRIMSON RIDGE CLUSTER SUBDIVISION PHASE 1, SECOND AMENDMENT, AND DO HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON, AND UNDER THE LANDS DESIGNATED HEREIN AS PUBLIC UTILITY, STORM WATER DETENTION PONDS, DRAINAGE EASEMENTS AND CANAL MAINTENANCE EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 2025.

KEVIN CRAIG SMITH, TRUSTEE OF
KS TRUST I, DATED NOVEMBER 1, 2005

SHANNON KATHLEEN SMITH, TRUSTEE OF
KS TRUST I, DATED NOVEMBER 1, 2005

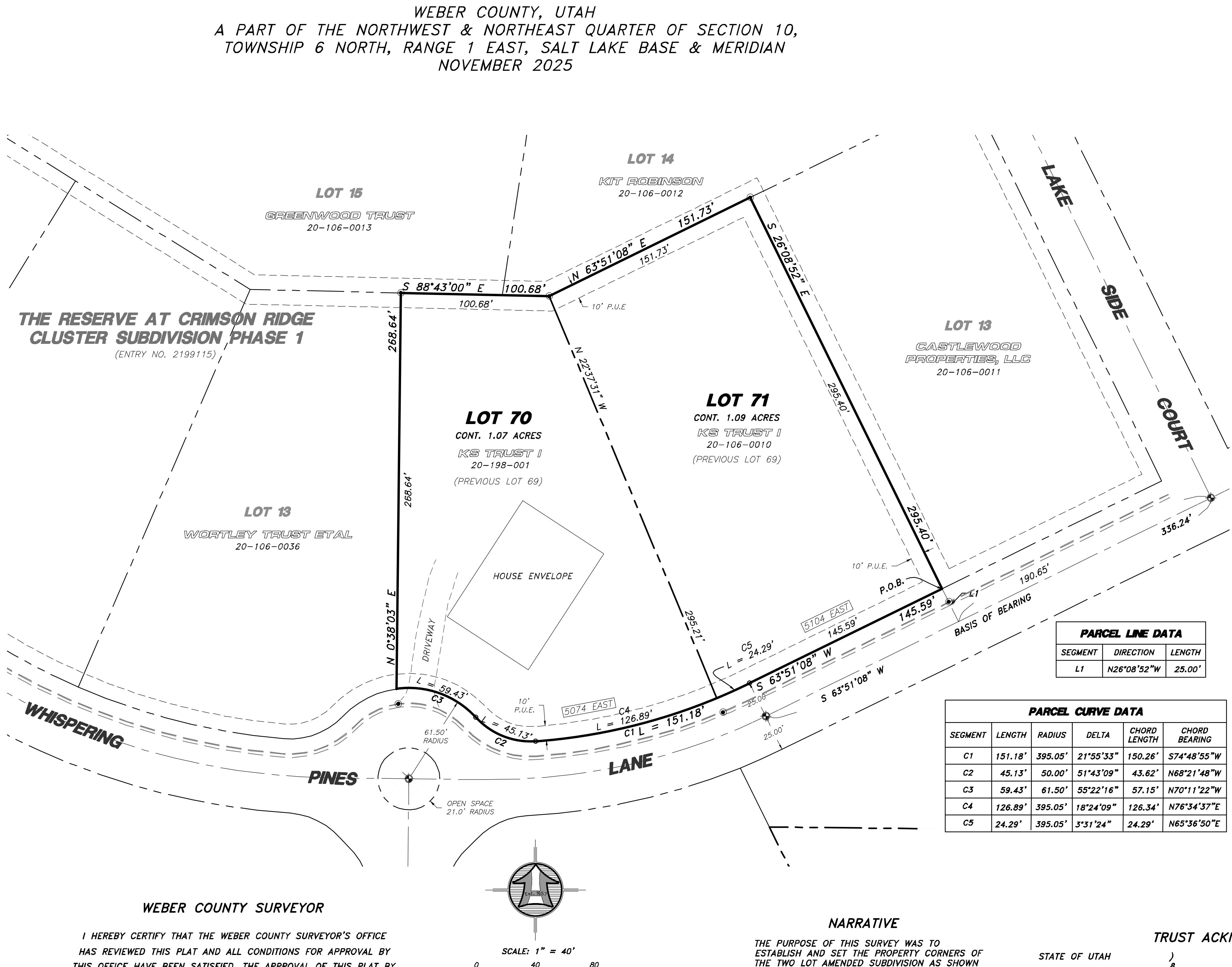
TRUST ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF WEBER)
ON THIS _____ DAY OF _____, 2025, KEVIN CRAIG SMITH AND
SHANNON KATHLEEN SMITH, TRUSTEES OF KS TRUST I, DATED NOVEMBER 1, 2005,
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND
FOR SAID COUNTY OF WEBER, IN THE STATE OF UTAH, THE SIGNERS OF THE
ATTACHED OWNERS DEDICATION, TWO IN NUMBERS, WHO DULY ACKNOWLEDGED TO
ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN
MENTIONED ON BEHALF OF SAID TRUST.

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DEC 23 2025
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NOTARY PUBLIC

WEBER COUNTY RECORDER
ENTRY NO. _____ FEE PAID
FILED FOR RECORD AND
RECORDED _____
IN BOOK _____ OF OFFICIAL
RECORDS, PAGE _____, RECORDED
FOR _____
COUNTY RECORDER
BY: _____ DEPUTY



NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS OF THE TWO LOT AMENDED SUBDIVISION AS SHOWN AND DESCRIBED HEREON. THIS SURVEY WAS ORDERED BY SHANNON SMITH. THE CONTROL USED TO ESTABLISH THE PROPERTY CORNERS WAS THE OFFICIAL PLAT OF THE RESERVE AT CRIMSON RIDGE CLUSTER SUBDIVISION PHASE 1, RECORDED AS ENTRY NO. 2199115 ALONG WITH THE EXISTING WEBER COUNTY SURVEY MONUMENTATION SURROUNDING SECTION 10, T6N, R1E, SLB&M.

THE BASIS OF BEARING IS THE CENTERLINE OF WHISPERING PINES LANE FROM THE CENTERLINE MONUMENT AT THE INTERSECTION OF LAKE SIDE COURT HEADING WESTERLY TO THE NEXT CENTERLINE MONUMENT WHICH BEARS SOUTH 63°51'08" WEST, UTAH NORTH, STATE PLANE, CALCULATED N.A.D.83 BEARING.

TRUST ACKNOWLEDGMENT

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ON THIS _____ DAY OF _____, 2025, KEVIN CRAIG SMITH AND SHANNON KATHLEEN SMITH, TRUSTEES OF KS TRUST I, DATED NOVEMBER 1, 2005, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF WEBER, IN THE STATE OF UTAH, THE SIGNERS OF THE ATTACHED OWNERS DEDICATION, TWO IN NUMBERS, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED ON BEHALF OF SAID TRUST.

NOTARY PUBLIC

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