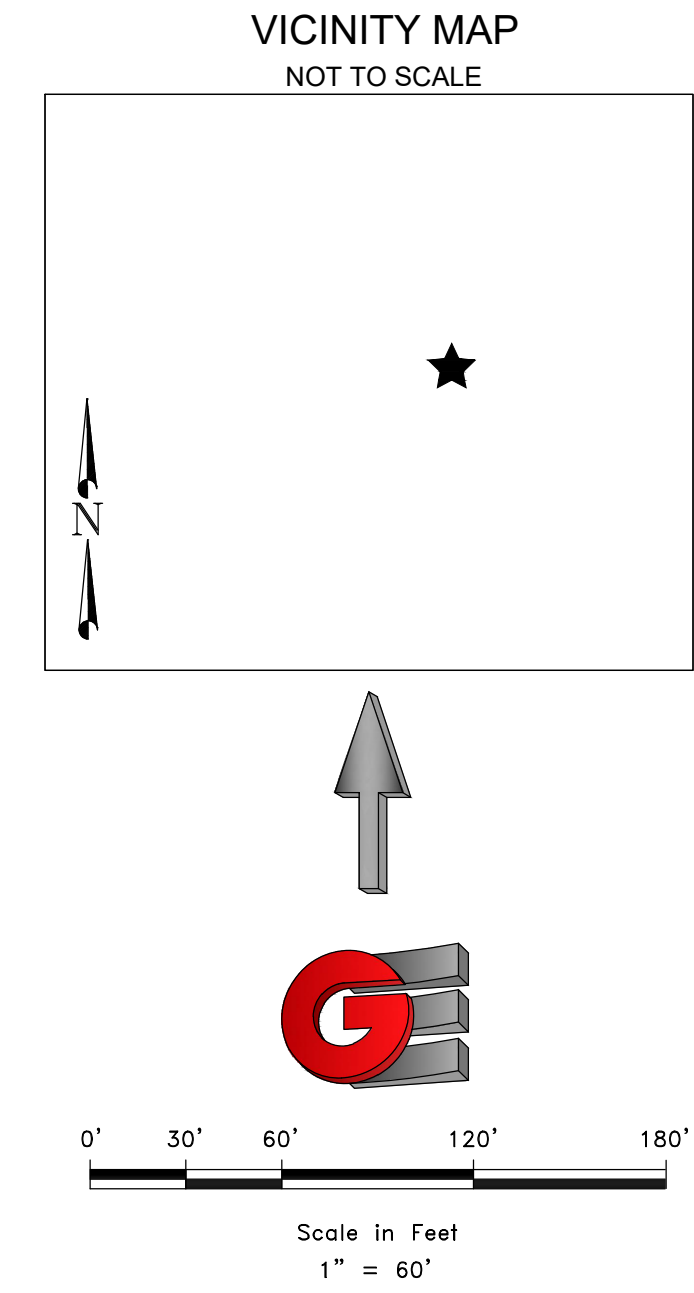
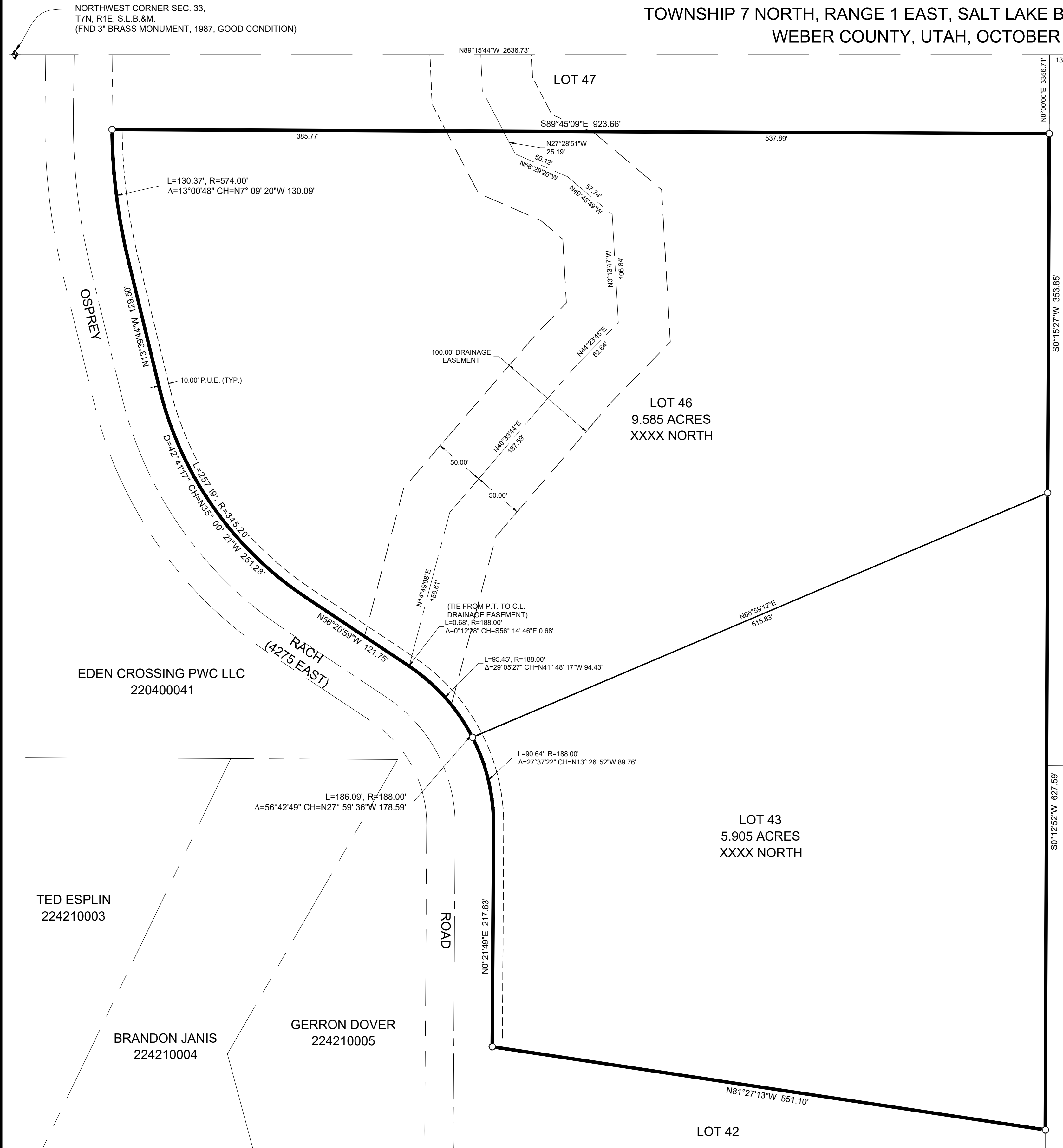


OSPREY RANCH SUBDIVISION PHASE 3
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33,
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH, OCTOBER 2025



BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF LOT 47 OSPREY RANCH SUBDIVISION PHASE 2 BEING LOCATED NORTH 89°15'44" WEST 13.41 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 33 AND SOUTH 00°00'00" EAST 3356.71 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 33; RUNNING THENCE SOUTH 00°15'27" WEST 353.85 FEET; THENCE SOUTH 00°12'52" WEST 627.59 FEET TO THE NORTHEAST CORNER OF LOT 42 OSPREY RANCH SUBDIVISION PHASE 2; THENCE ALONG THE NORTH LINE OF SAID LOT 42 NORTH 81°27'13" WEST 551.10 FEET TO THE EAST RIGHT-OF-WAY LINE OF OSPREY RANCH ROAD; RUNNING THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSES: (1) NORTH 00°21'49" EAST 217.63 FEET; (2) ALONG THE ARC OF A 188.00 FOOT RADIUS CURVE TO THE LEFT 186.09 FEET, HAVING A CENTRAL ANGLE OF 56°42'49"; CHORD BEARS NORTH 27°59'36" WEST 178.59 FEET; (3) NORTH 56°20'59" WEST 121.75 FEET; (4) ALONG THE ARC OF A 345.20 FOOT RADIUS CURVE TO THE RIGHT 257.19 FEET, HAVING A CENTRAL ANGLE OF 42°41'17"; CHORD BEARS NORTH 35°00'21" WEST 251.28 FEET; (5) NORTH 13°39'44" WEST 129.50 FEET; (6) ALONG THE ARC OF A 574.00 FOOT RADIUS CURVE TO THE RIGHT 130.37 FEET, HAVING A CENTRAL ANGLE OF 13°00'48"; CHORD BEARS NORTH 07°09'20" WEST 130.09 FEET TO THE SOUTH LINE OF SAID LOT 47; THENCE ALONG SAID SOUTH LINE SOUTH 89°45'09" EAST 923.66 FEET TO THE POINT OF BEGINNING. CONTAINING 15.489 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; 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 OSPREY RANCH SUBDIVISION PHASE 3 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 _____, 2025.



OWNER'S DEDICATION

WE THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:
OSPREY RANCH SUBDIVISION PHASE 3
AND HEREBY DEDICATE GRANT AND CONVEY TO WEBER COUNTY, UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE FOREVER USED AS PUBLIC THOROUGHFARES, AND ALSO DO HEREBY GRANT AND CONVEY TO THE OSPREY RANCH OWNERS ASSOCIATION, INC. (AND ITS SUCCESSORS AND ASSIGNS) WHOSE MEMBERSHIP CONSISTS OF THE MEMBERS/OWNERS OF SAID ASSOCIATION, THEIR GRANTEES, SUCCESSORS AND/OR ASSIGNS ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AND DEPICTED ON SAID PLAT AS COMMON AREAS, WHICH ARE TO BE USED FOR PRIVATE RECREATIONAL AND OPEN SPACE PURPOSES BY AND FOR THE BENEFIT OF EACH ASSOCIATION MEMBER/OWNER IN COMMON WITH ALL OTHERS IN THE SUBDIVISION, WITH SUCH COMMON AREAS TO BE MAINTAINED BY SAID ASSOCIATION, AND ALSO DO HEREBY GRANT AND CONVEY TO SAID ASSOCIATION ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AND DEPICTED ON SAID PLAT AS TRAILS AND TRAIL EASEMENTS, INCLUDING ANY SUCH TRAILS OR TRAIL EASEMENTS LOCATED ON ANY COMMON AREAS OR ON ANY INDIVIDUAL LOTS, WHICH TRAILS AND TRAIL EASEMENTS ARE TO BE USED FOR PRIVATE RECREATIONAL PURPOSES BY AND FOR THE BENEFIT OF THE ASSOCIATION'S MEMBERS/OWNERS AND IN COMMON WITH ALL OTHERS IN THE SUBDIVISION, WITH SUCH TRAILS AND TRAIL EASEMENTS TO BE MAINTAINED BY SAID ASSOCIATION, AND DO ALSO RESERVE UNTO OSPREY RANCH, LLC, INCLUDING ITS GRANTEES AND ASSIGNS, THAT CERTAIN ACCESS EASEMENT LOCATED ALONG THE NORTHERN BOUNDARY OF LOT 56, TO BE USED FOR THE BENEFIT OF LOT(S) LOCATED WITHIN THE SUBDIVISION, PARCEL(S) LOCATED OUTSIDE THE SUBDIVISION AND/OR DESIGNEES AS DETERMINED BY OSPREY RANCH, LLC, AND ALSO DO HEREBY GRANT AND DEDICATE TO WEBER COUNTY A PERPETUAL OPEN SPACE RIGHT AND EASEMENT ON AND OVER THE COMMON AREAS TO GUARANTEE TO WEBER COUNTY THAT SUCH COMMON AREAS REMAIN OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL PARKING AND OPEN SPACE PURPOSES, AND ALSO DO HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, STORM WATER DETENTION PONDS AND DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE, WHICH SUCH AREAS TO BE MAINTAINED BY WEBER COUNTY, WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS AND ALSO DO HEREBY GRANT AND CONVEY LAND DESIGNATED AS SEWER EASEMENT TO WOLF CREEK WATER AND SEWER IMPROVEMENT DISTRICT FOR THE PURPOSE OF INSTALLING, MAINTAINING AND REPAIRING SANITARY SEWER LINES AND STRUCTURES AND ALSO DO HEREBY GRANT AND CONVEY TO WEBER COUNTY THAT CERTAIN LAND DESIGNATED AS DRAINAGE EASEMENT FOR DRAINAGE AND STORM DRAIN PURPOSES, AND ALSO DO HEREBY GRANT AND DEDICATE TO WEBER COUNTY COMMON AREA "C" AS AN ACCESS EASEMENT FOR EMERGENCY SERVICES, AND ALSO DO HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY A TEMPORARY TURN AROUND EASEMENT AS SHOWN HEREON TO BE USED BY THE PUBLIC UNTIL SUCH TIME THAT THE ROAD IS EXTENDED. THE TEMPORARY TURN AROUND EASEMENT SHALL BE REVOKED AND NULLIFIED UPON THE COMPLETION OF AN EXTENSION OF THE ROAD WITHOUT FURTHER WRITTEN DOCUMENT AND ANY PORTION OF ANY LOTS THAT MAY BE ENCUMBERED BY SUCH TEMPORARY TURN AROUND EASEMENT SHALL BE RELEASED FROM SUCH EASEMENT FOR THE FULL AND EXCLUSIVE USE AND BENEFIT OF THE OWNER(S) OF SUCH LOTS.
SIGNED THIS ____ DAY OF _____, 2025.

OSPREY RANCH, LLC
EDEN VALLEY OPPORTUNITY, LLC

LEWIS GROUP HOLDINGS, LLC

EDENVIEW, CO.

BY: JOHN LEWIS, MANAGER

BY: SHANE DUNLEAVY, PRESIDENT

BY: RICHARD H WEBB

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)

On this ____ day of _____, 2025, personally appeared before me JOHN LEWIS, 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 is the Manager of LEWIS GROUP HOLDINGS, LLC, which is a Manager of EDEN VALLEY OPPORTUNITY, LLC, which is the holding company for OSPREY RANCH, LLC, that executed the above and foregoing subdivision plat map on behalf of OSPREY RANCH, LLC, by proper authority, and that said entity executed the same.

STAMP NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)

On this ____ day of _____, 2025, before me _____, A Notary Public, personally appeared RICHARD H WEBB, Proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged he executed the same. Witness my hand and official seal.

STAMP NOTARY PUBLIC

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY OSPREY RANCH LLC. 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 33, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 89°15'44" EAST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING.

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 _____, 2025.

COUNTY SURVEYOR

RECORD OF SURVEY: _____

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 _____, 2025.

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 _____, 2025.

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 _____, 2025.

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 _____, 2025.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION