



\*W3397705\*

**WHEN RECORDED RETURN TO:**

OSPREY RANCH LLC  
3718 N WOLF CREEK DR  
EDEN UT 84310-9655

E#3397705 PG 1 OF 6

B RAHIMZADEGAN, WEBER CTY. RECORDER  
17-DEC-25 0942AM FEE \$0.00 211  
REC FOR: WEBER COUNTY PLANNING

## **NOTICE OF TRANSFERRED RESIDENTIAL DEVELOPMENT RIGHTS**

This document is a notice of residential development rights that exist on property in Weber County ("**County**") following the transfer of such rights either to or from the property.

- A. Osprey Ranch, LLC ("**Owner**") is the owner of the parcel of land that is more fully described on **Exhibit A** (the "**Property**").
- B. Owner has applied to the County for approval to take one or more of the following actions with the Property, in accordance with applicable laws and ordinances:
  - a. Receive one or more transferred residential development rights on the Property, either to utilize the rights for future residential development on the Property or to utilize the rights in a future transfer to other property; or
  - b. Transfer one or more residential development rights to another property.
- C. Approved transfers are accounted for in the tracking ledger (see **Exhibit C**, the "**Tracking Ledger**"), which shall be the estimated accounting of available and transferred residential development rights for the Property.
- D. County staff's signatures on the Tracking Ledger indicate the County's approval of the proposed transfer(s).
- E. The Tracking Ledger shows an estimated density calculation, based on information available at the time of execution of this notice. The actual number of development rights available depends on multiple factors, such as existing zoning, future zoning, development standards, area unsuitable for development, survey-level accurate legal descriptions, etc.
- F. Owner acknowledges and agrees to the following:
  - a. Any future transfer of residential development rights shall require County approval, along with a new notice of transferred residential development rights if required by the County.
  - b. If Owner is transferring residential development rights from another property, neither this notice nor the County's approval of the transfer is sufficient to authorize Owner to use those rights on the Property; any such use, and all future development on the Property, must comply with applicable laws and ordinances and must be separately approved by the County.

c. If Owner is transferring residential development rights to another property, those rights shall not be available for future use on the Property.

G. Owner authorizes the County to record this document, including the Tracking Ledger, on the records of the Property in the Weber County Recorder's Office.

IN WITNESS WHEREOF, the undersigned has caused this notice to be signed by its duly authorized representatives, as of the day and year first above written.

**OWNER**

Osprey Ranch LLC



By (Printed Name): Shane Dunleavy

Title: Member

Date: 10/6/25

STATE OF Utah )


: ss )

COUNTY OF Weber )

On this 6<sup>th</sup> day of November, in the year 2024<sup>6</sup>, before me Candace Smith, a notary public, personally appeared Shane Dunleavy, who being by me duly sworn did say that he/she is the Member of Eden Crossing LLC, that executed the above and foregoing instrument, and proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged he/she executed the same.

Notary seal:



  
Notary Public

## **EXHIBIT A**

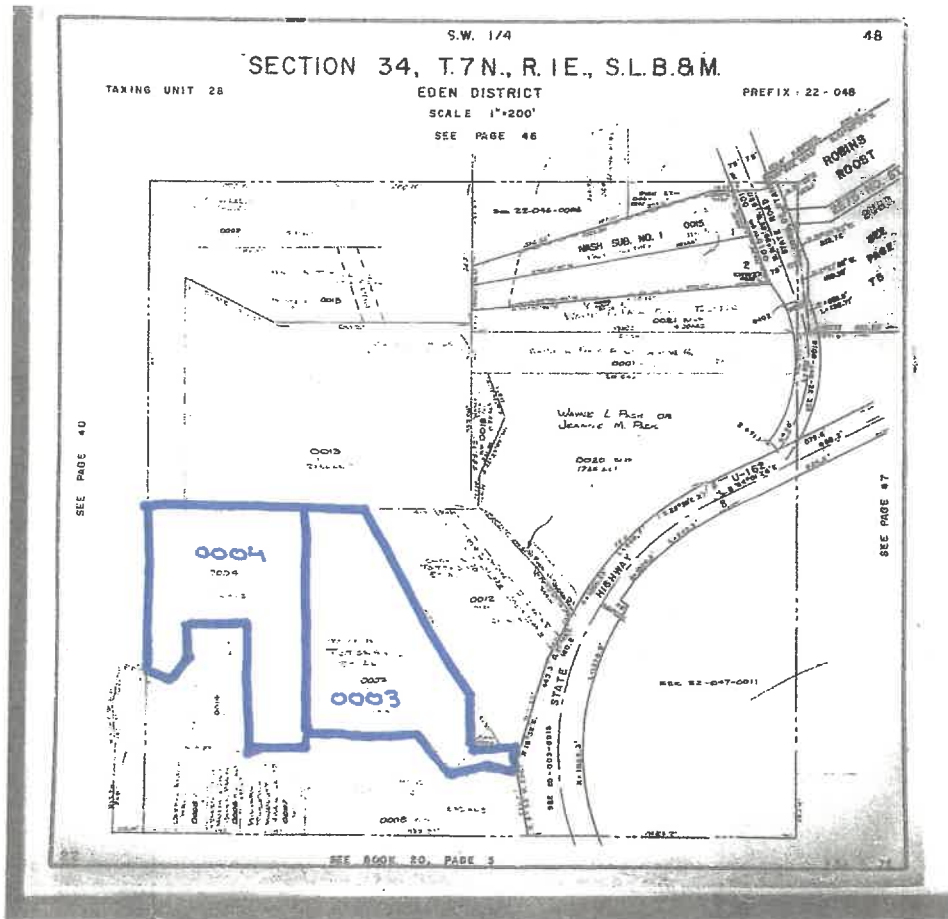
(Legal Description and Graphic Depiction of the Sending Property)

### **PARCEL 22-048-0003**

PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 330 FEET NORTH OF THE SOUTHEAST CORNER OF SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER OF SECTION 34, AND RUNNING THENCE NORTH 242.90 FEET, THENCE NORTH 30°29'36" WEST 867.10 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER THENCE WEST 125 FEET; THENCE SOUTH 23°58'38" EAST 534.91 FEET; THENCE SOUTH 58°23'06" WEST 61.53 FEET; THENCE SOUTH 0°10'40" EAST 169.60 FEET; THENCE SOUTH 89°49'20" WEST 41.46 FEET; THENCE NORTH 46°34'27" WEST 317.06 FEET, MORE OR LESS, THENCE SOUTH 510 FEET, MORE OR LESS, THENCE EAST 11.50 FEET THENCE NORTH 70 FEET, THENCE EAST 450 FEET, TO ROAD THENCE SOUTHEASTERLY AND EASTERLY ALONG ROAD 5 COURSES AS FOLLOWS; SOUTH 40°45' EAST 150 FEET, THENCE SOUTH 52°30' EAST 50 FEET, THENCE SOUTH 86°00' EAST 50 FEET, THENCE NORTH 73°35' EAST 100 FEET, THENCE SOUTH 79°15' EAST 110 FEET, MORE OR LESS TO STATE ROAD RIGHT OF WAY, THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY 60 FEET, MORE OR LESS, TO A POINT EAST OF BEGINNING, THENCE WEST TO BEGINNING.

### **PARCEL 22-048-0004**

PART OF THE SOUTH 1/2 OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT NORTH 651.53 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 34, AND RUNNING THENCE NORTH 668.4 FEET THENCE SOUTH 89°41'34" EAST 419.03 FEET; THENCE SOUTH 258.04 FEET; THENCE SOUTH 46°34'27" EAST 315 FEET, MORE OR LESS, THENCE SOUTH 510 FEET, MORE OR LESS, THENCE WEST 239.11 FEET, THENCE NORTH 526 FEET, THENCE WEST 242.0 FEET THENCE SOUTH 1°33'28" WEST 150.0 FEET, THENCE SOUTH 34°28'13" WEST 110.0 FEET, THENCE NORTH 70°18'32" WEST 107.35 FEET TO THE POINT OF BEGINNING.

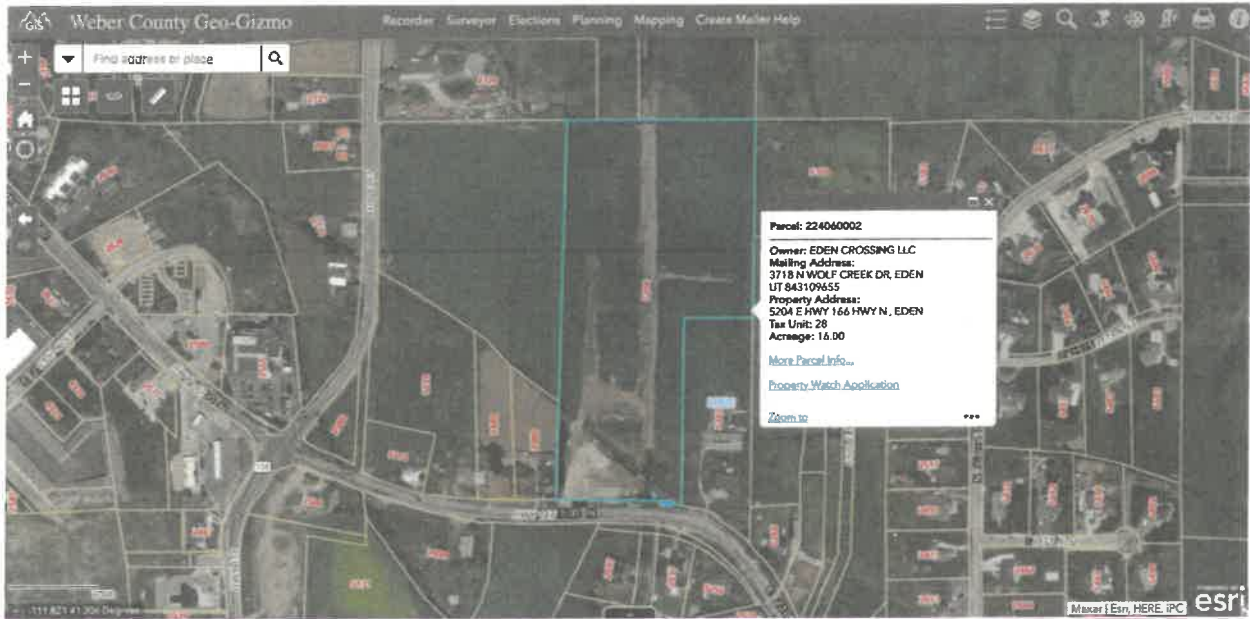


## EXHIBIT B

(Legal Description and Graphic Depiction of the Receiving Property)

### **Parcel 224060002**

ALL OF THE REMAINDER PARCEL, BROWNS SUBDIVISION 1ST AMENDMENT, WEBER COUNTY, UTAH.



## (Tracking Ledger of Transferred Residential Development Rights)

Property Net Developable Acres: 21.29

**\*Estimated density calculation is an estimate based on information given at the time of execution of this notice. The actual number of development rights available depends on multiple factors, such as existing zoning, future zoning, development standards, area unsuitable for development, survey-level accurate legal descriptions, etc. Any future development right transaction shall require a new notice.**

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