

OSPREY RANCH SUBDIVISION PHASE 1

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 33 TOWNSHIP 7 NORTH RANGE 1 EAST AND THE NORTH HALF OF SECTIONS 3, AND 4 OF TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH, AUGUST 2022

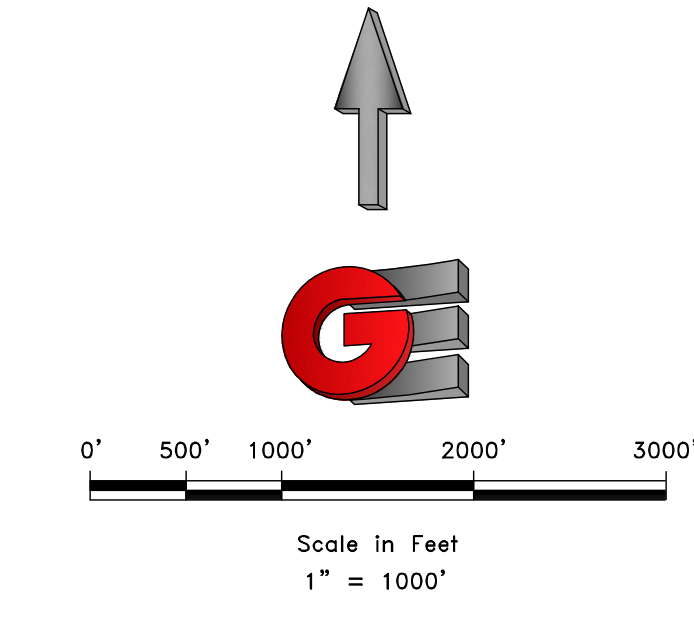
PHASE 1 BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 1 EAST AND A PART OF THE NORTH HALF OF SECTIONS 3 AND 4 OF TOWNSHIP 6 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER BEING LOCATED NORTH 00°22'52" EAST 1323.89 FEET ALONG THE EAST LINE OF SAID SECTION 33 FROM THE SOUTHEAST CORNER OF SAID SECTION 33; RUNNING THENCE ALONG SAID EAST LINE SOUTH 00°22'52" WEST 672.71 FEET; THENCE NORTH 70°00'53" WEST 107.12 FEET; THENCE SOUTH 10°11'47" WEST 178.55 FEET; THENCE SOUTH 05°08'51" EAST 152.07 FEET; THENCE SOUTH 00°17'39" WEST 360.00 FEET; THENCE SOUTH 89°19'35" EAST 1690.75 FEET TO THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 158; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 26°32'40" EAST 650.08 FEET; (2) SOUTH 36°16'03" EAST 1586.42 FEET; (3) ALONG THE ARC OF A 1530.00 FOOT RADIUS CURVE TO THE RIGHT 383.09 FEET, HAVING A CENTRAL ANGLE OF 14°20'46"; CHORD BEARS SOUTH 26°16'20" EAST 382.09 FEET; (4) SOUTH 19°05'57" EAST 476.77 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3 AND THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4 NORTH 90°00'00" WEST 4460.96 FEET; THENCE NORTH 00°15'53" EAST 1349.11 FEET; THENCE NORTH 45°00'00" EAST 160.42 FEET; THENCE NORTH 53°49'45" EAST 44.12 FEET; THENCE ALONG THE ARC OF A 179.14 FOOT RADIUS CURVE TO THE RIGHT 47.39 FEET, HAVING A CENTRAL ANGLE OF 15°09'30"; CHORD BEARS NORTH 21°33'54" WEST 47.26 FEET; THENCE NORTH 13°59'09" WEST 122.80 FEET; THENCE ALONG THE ARC OF A 122.00 FOOT RADIUS CURVE TO THE LEFT 118.61 FEET, HAVING A CENTRAL ANGLE OF 55°42'17"; CHORD BEARS NORTH 41°50'18" WEST 114.00 FEET; THENCE NORTH 69°41'26" WEST 7.86 FEET; THENCE ALONG THE ARC OF A 328.00 FOOT RADIUS CURVE TO THE LEFT 16.92 FEET, HAVING A CENTRAL ANGLE OF 02°57'23"; CHORD BEARS NORTH 71°10'07" WEST 16.92 FEET; THENCE NORTH 00°15'55" EAST 780.64 FEET ALONG THE EAST LINE OF LOT 2 OF SECTION 3 TOWNSHIP 6 NORTH, RANGE 1 EAST AND ITS PROJECTION; THENCE ALONG THE ARC OF A 120.68 FOOT RADIUS CURVE TO THE LEFT 63.53 FEET, HAVING A CENTRAL ANGLE OF 30°09'48"; CHORD BEARS NORTH 78°44'38" WEST 62.80 FEET; THENCE ALONG THE ARC OF A 167.15 FOOT RADIUS CURVE TO THE RIGHT 101.44 FEET, HAVING A CENTRAL ANGLE OF 34°46'15"; CHORD BEARS NORTH 73°52'07" WEST 99.89 FEET; THENCE NORTH 89°30'41" WEST 483.94 FEET; THENCE NORTH 00°11'58" EAST 1283.62 FEET; THENCE SOUTH 89°28'52" EAST 1965.83 FEET TO THE POINT OF BEGINNING, CONTAINING 283.839 ACRES.

AREA CALCULATIONS

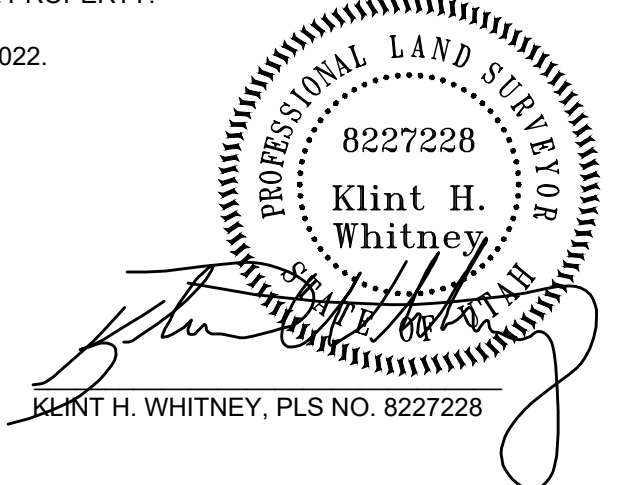
- TOTAL PROJECT AREA - 595.94 ACRES
PHASE 1 AREA - 283.782 ACRES
TOTAL COMMON AREA - 38.66 ACRES
PHASE 1 COMMON AREA - 28.54 ACRES
COMMUNITY PARK AREA - 2.05 ACRES

All addresses given on address review need to appear on the plat unless a "no access" line exists. You can put the address on a table if that is preferred. If there are questions about this please call. Street names are approved.



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...



OWNER'S DEDICATION

I THE UNDERSIGNED OWNER 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 PHASE 1

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 USED AS PUBLIC THROUGHFARES FOREVER, AND ALSO DOES 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 GRANTEEES, SUCCESSORS AND/OR ASSIGNS ALL THOSE PART 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 OTHER IN THE SUBDIVISION...

Table with 6 columns: CURVE #, LENGTH, RADIUS, DELTA, CHORD BEARING, CHORD LENGTH. Contains data for curves C1 through C6.

NOTES

- 1. ZONE FV-3 CURRENT YARD SETBACKS: FRONT 30', SIDE 20' - SIDE FACING STREET ON CORNER 30', REAR MAIN BUILDING 30' - ACCESSORY BUILDING 10'.
2. SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA MAP NO. 49057C0237F WITH AN EFFECTIVE DATE OF JUNE 2, 2015.
3. A NATURAL HAZARD NOTICE SHALL BE RECORDED WITH THE PLAT, AND A NOTE ON THE FINAL PLAT SHALL BE REQUIRED WHICH STATES THAT THE PARCEL IS LOCATED WITHIN A NATURAL HAZARD STUDY AREA.
4. "A LOT WITH A DELINEATED "BUILDABLE AREA" SHALL ONLY ALLOW BUILDINGS WITHIN THE DESIGNATED BUILDABLE AREA."
5. EACH LOT SHALL BE RESPONSIBLE TO PROVIDE INDIVIDUAL LOT DETENTION. CALCULATIONS FOR DETAING STORM WATER SHALL BE INCLUDED AS PART OF BUILDING PERMIT.

SIGNED THIS ___ DAY OF _____, 2022.

OSPREY RANCH, LLC

BY: JOHN LEWIS, MANAGING MEMBER

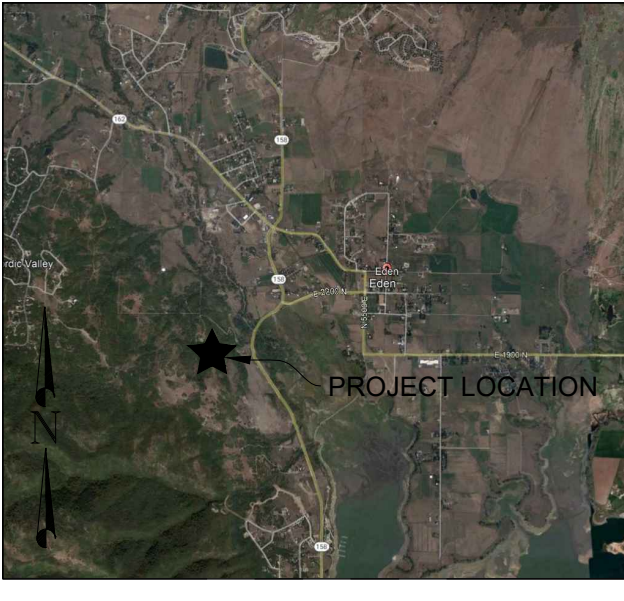
ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)

On this ___ day of _____, 2022, 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/she is the MANAGING MEMBER OF OSPREY RANCH, 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 JOHN LEWIS acknowledged to me that said Corporation executed the same.

STAMP NOTARY PUBLIC

VICINITY MAP



NORDIC MOUNTAIN WATER INC. APPROVED BY NORDIC MOUNTAIN WATER INC. ON

THE ___ DAY OF _____, 20__ PRESIDENT: BILL GREEN

WOLF CREEK WATER AND SEWER IMPROVEMENT DISTRICT APPROVED BY WOLF CREEK WATER AND SEWER IMPROVEMENT DISTRICT ON

THE ___ DAY OF _____, 20__ MANAGER: ROB THOMAS

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 _____, 2022.

WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT. SIGNED THIS ___ DAY OF _____, 2022.

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS. SIGNED THIS ___ DAY OF _____, 2022.

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 _____, 2022.

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 _____, 2022.

WEBER - MORGAN HEALTH DEPARTMENT

I DO HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITION FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS. SIGNED THIS ___ DAY OF _____, 2022.

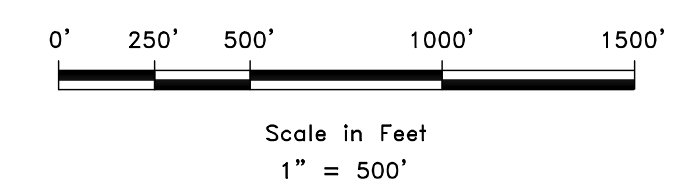
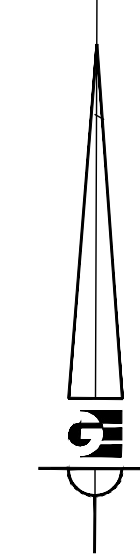
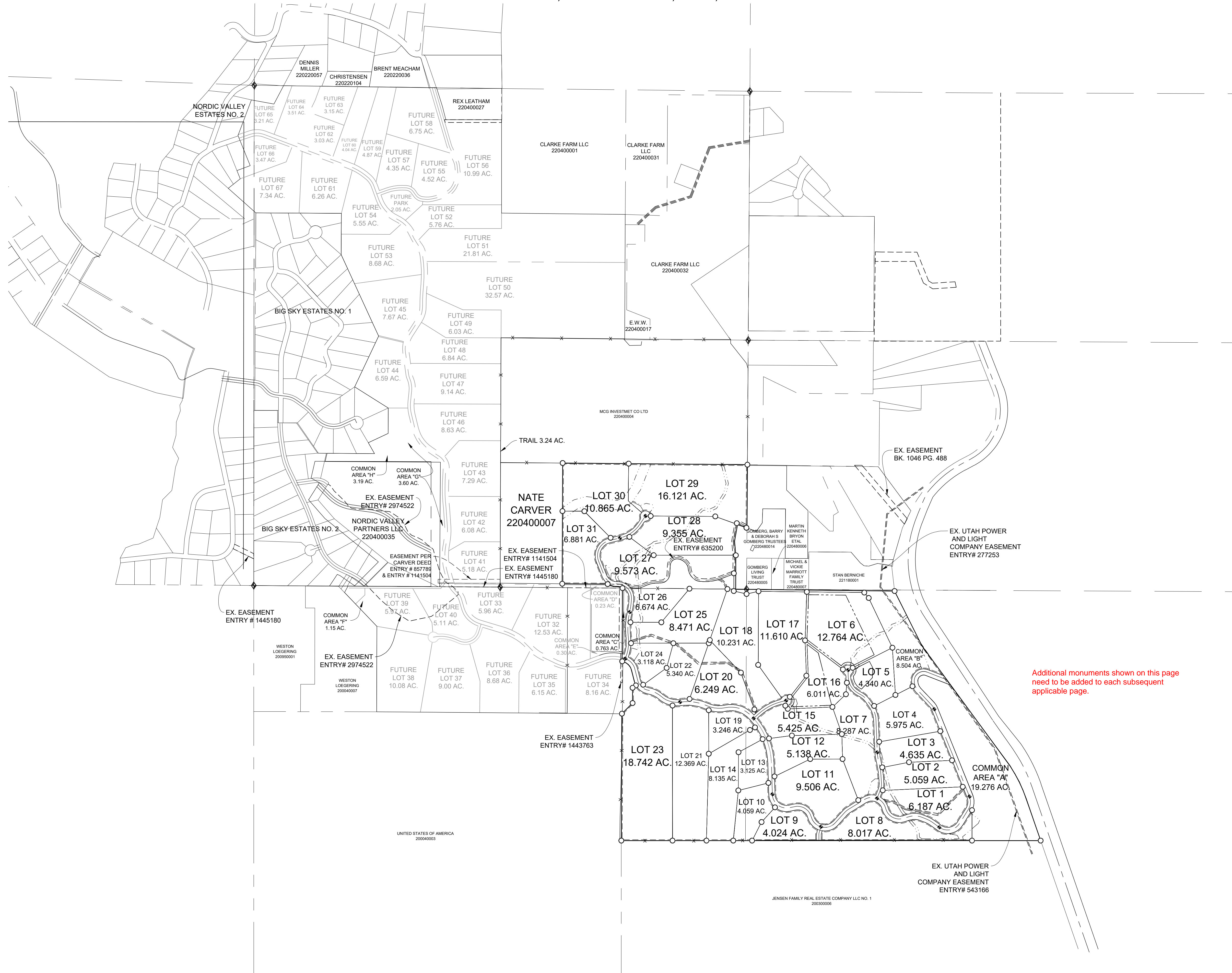
NARRATIVE

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 EAST LINE OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 00°22'52" EAST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING, THE RIGHT-OF-WAY OF HIGHWAY 158 WAS ESTABLISHED BY DRAWINGS RECEIVED FROM U.D.O.T. REGION 1 FEDERAL AID PROJECT H99-0158(116)0 PIN:522 DATED 4/30/2012. WARRANTY DEEDS RECORDED AS ENTRY NUMBERS 3143604, 3145237, 3145286 AND DEEDS OF ADJOINING PROPERTY OWNERS, RECORD OF SURVEY NUMBERS 1002, 293, 4608, 5102, 3584, AND THE DEDICATED PLATS OF BIG SKY ESTATES NO. 1, BIG SKY ESTATES NO. 2, BLAKE HOLLEY SUBDIVISION, EDEN ESTATES SUBDIVISION WERE ALSO USED TO DETERMINE BOUNDARY LOCATION.

Administrative block containing developer information (OSPREY RANCH LLC), county recorder information, and Gardner Engineering logo and contact details.

OSPREY RANCH SUBDIVISION PHASE 1

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

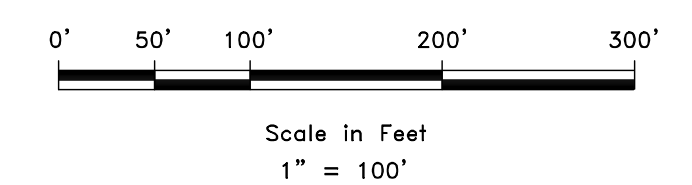
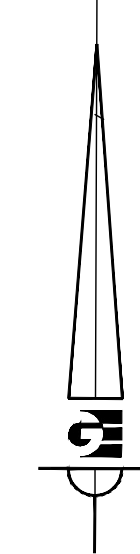
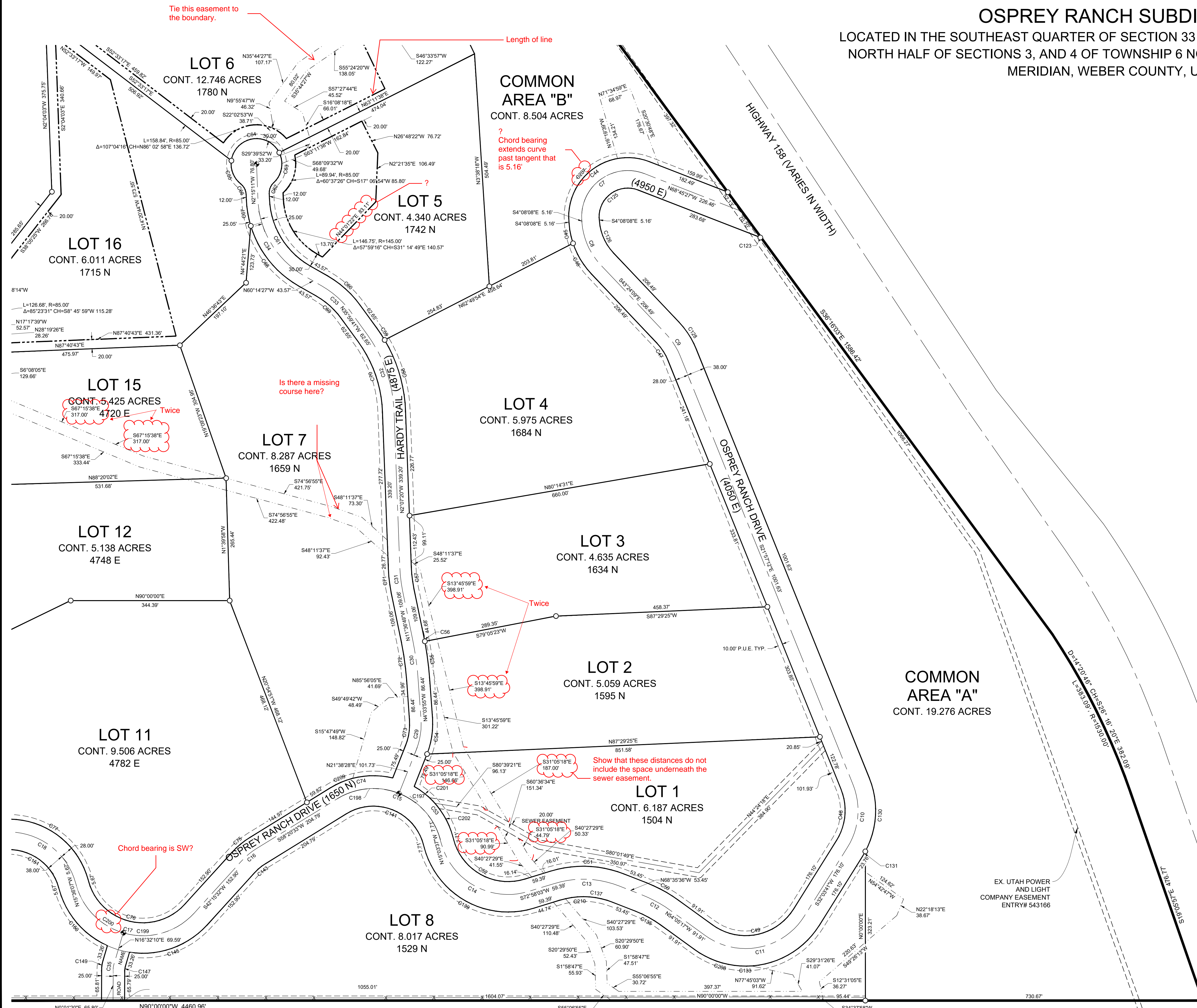
Additional monuments shown on this page need to be added to each subsequent applicable page.

R:\1201 - LEWIS HOMES\1201 - OSPREY RANCH\SUBDIVISION\OSPREY RANCH PHASE 1 PLAT 080122_1.DWG

DEVELOPER: OSPREY RANCH LLC JOHN LEWIS 3718 NORTH WOLF CREEK DRIVE EDEN, UTAH, 84310 801-430-1507	S2 7	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: 801-476-0666</p>	

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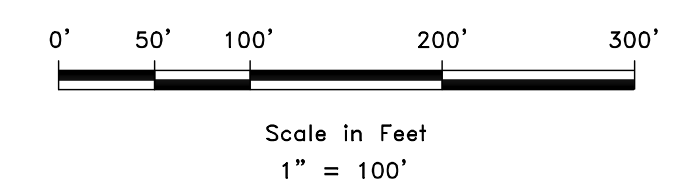
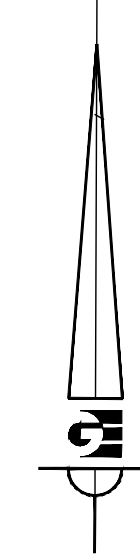
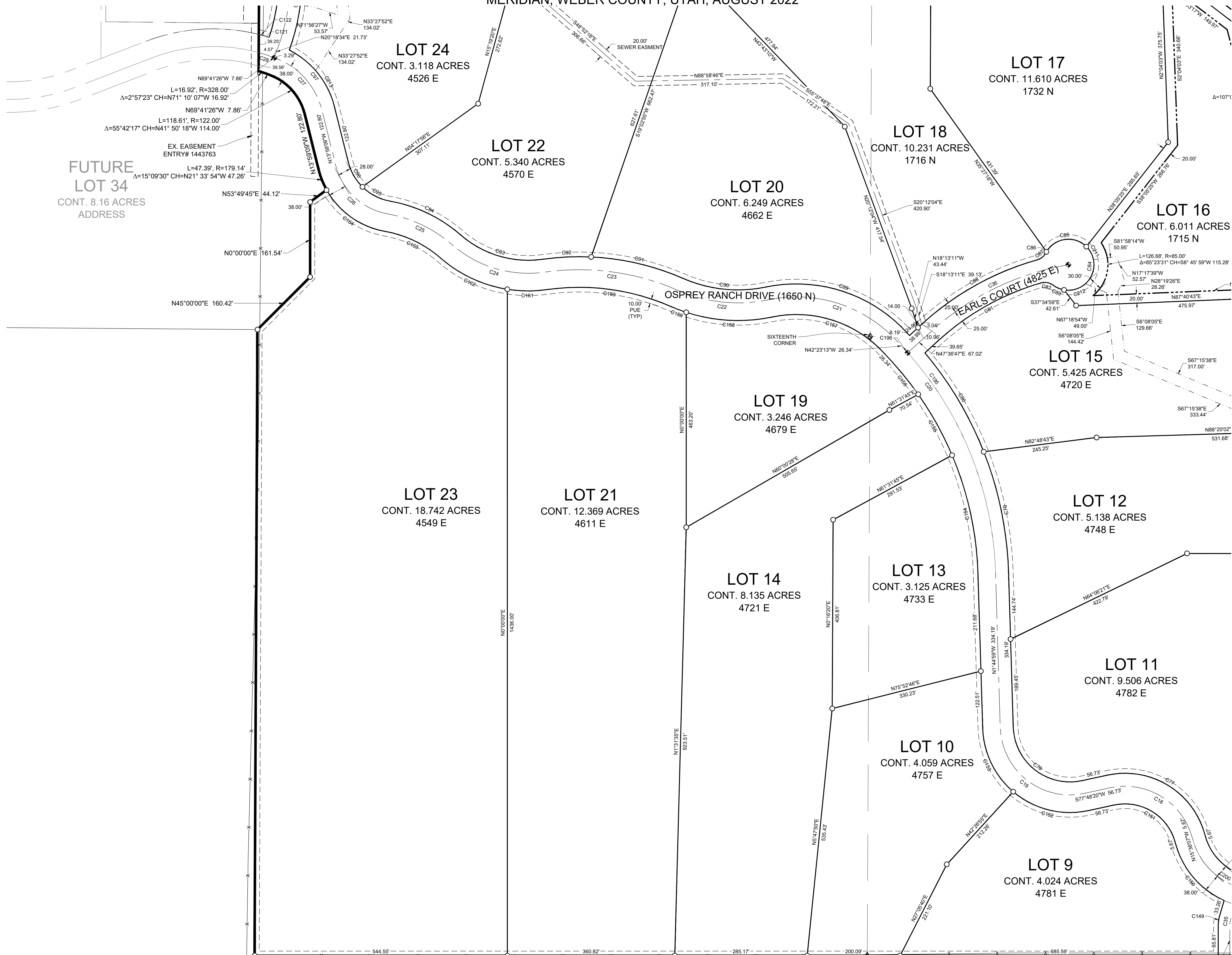
EX. UTAH POWER AND LIGHT COMPANY EASEMENT ENTRY# 543166

DEVELOPER: OSPREY RANCH LLC JOHN LEWIS 3718 NORTH WOLF CREEK DRIVE EDEN, UTAH, 84310 801-430-1507	S3 7	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: 801.476.0666

R:\1201 - LEWIS HOMES\1205 - OSPREY RANCH SURVEY\1205\OSPSEY RANCH PHASE 1 PLAT 080122_1.DWG

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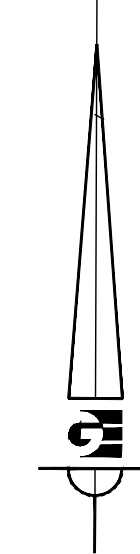
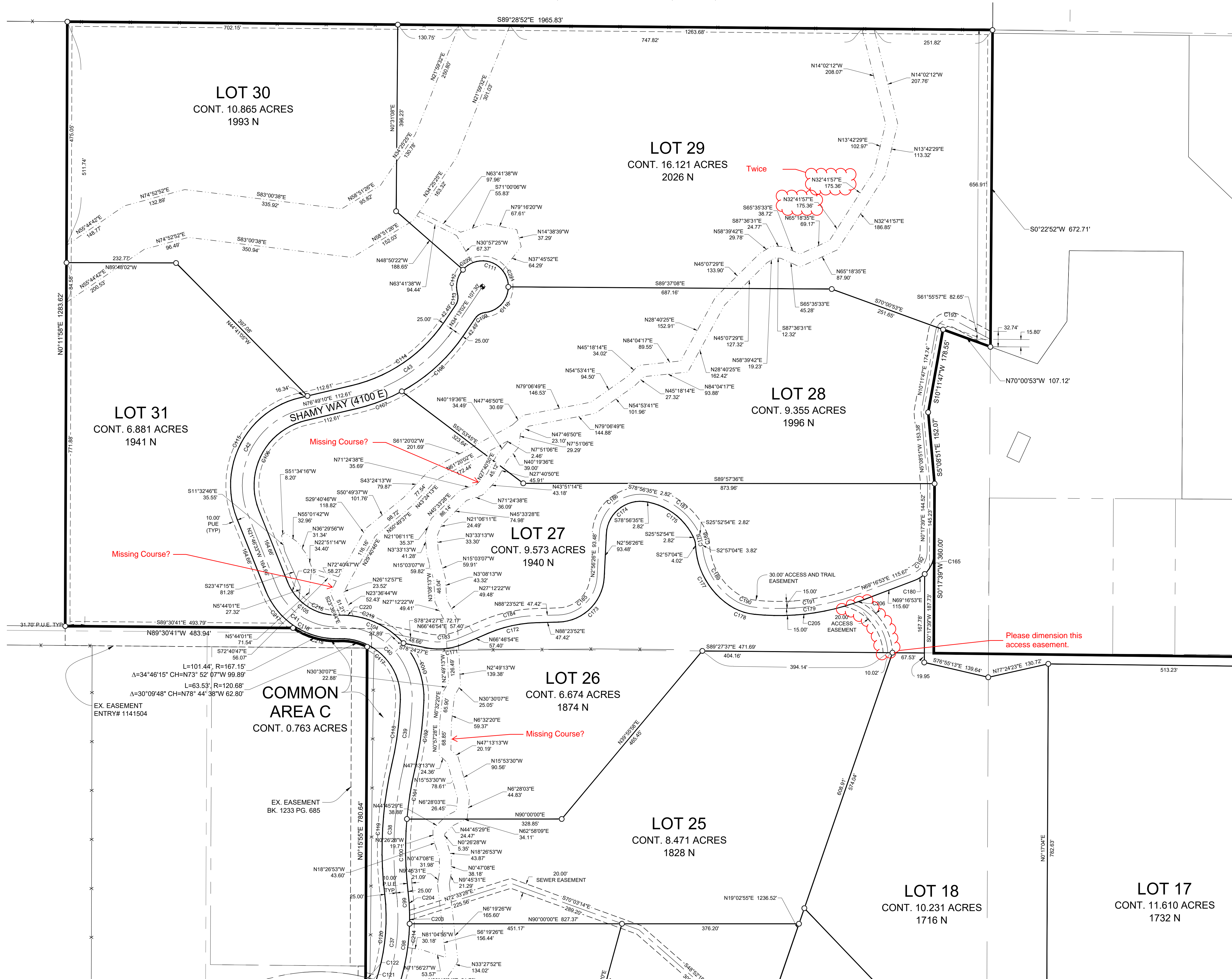
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R:\1201 - LEWIS HOMES\1205 - OSPREY RANCH\SUBDIVISION\OSPREY RANCH PHASE 1 PLAT 080123_1.DWG

EAST QUARTER CORNER SEC. 4, T6N, R1E, S1B.M. (FOUND 3" WEBER COUNTY GRASS CAP MONUMENT 1967 GOOD CONDITION)

DEVELOPER: OSPREY RANCH LLC JOHN LEWIS 3718 NORTH WOLF CREEK DRIVE EDEN, UTAH, 84310 801-430-1507	S4 <hr/> 7	COUNTY RECORDER ENTRY NO. _____ FEE PAID _____ FILED FOR AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL _____ RECORDS, PAGE _____ RECORDED _____ FOR _____ WEBER COUNTY RECORDER COUNTY RECORDER BY: _____
		<p>GARDNER ENGINEERING CIVIL AND SURVEYING 5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801-476-0202 FAX: 801-476-0066</p>

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 MERIDIAN, WEBER COUNTY, UTAH, AUGUST 2022



0' 50' 100' 200' 300'
 Scale in Feet
 1" = 100'

LEGEND

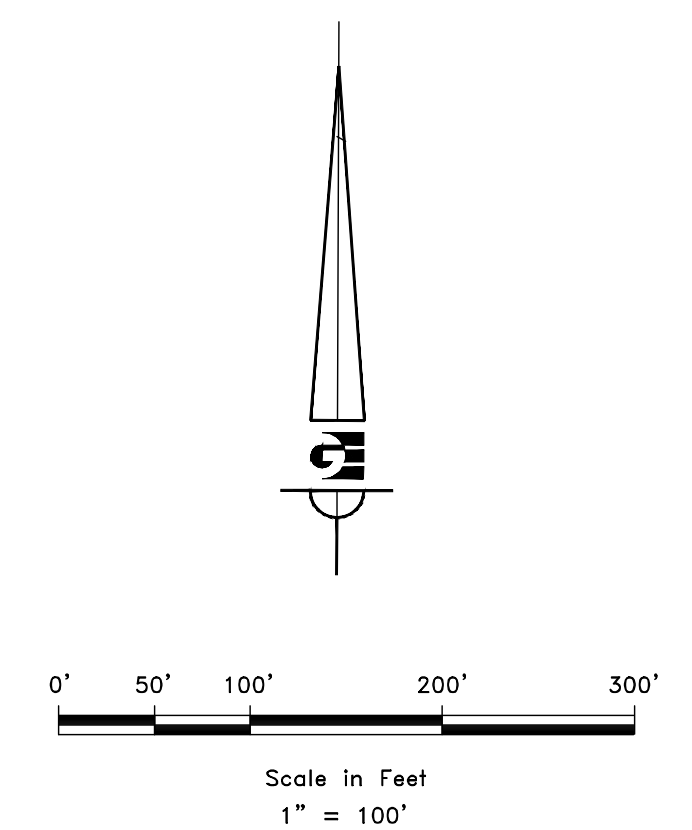
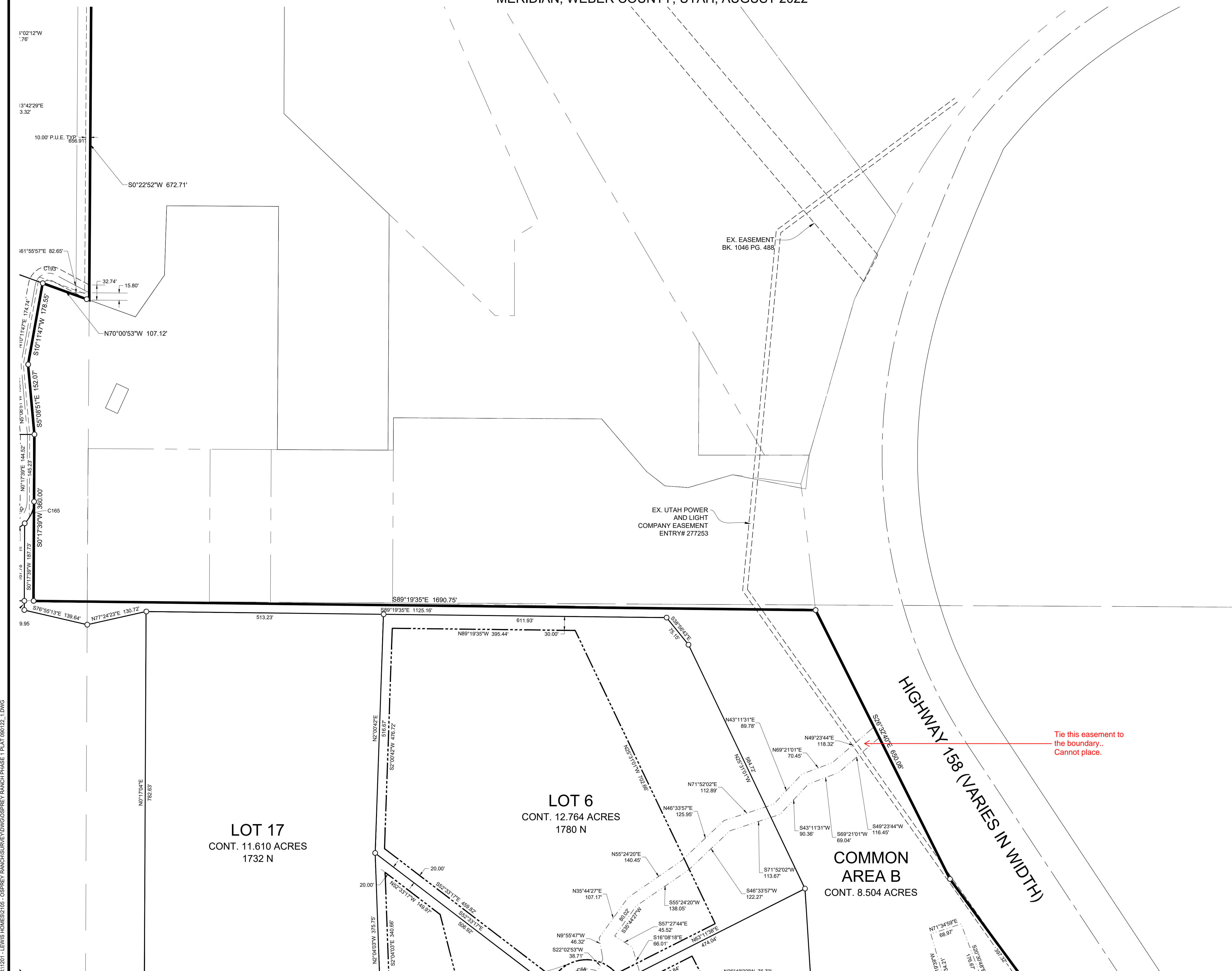
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DEVELOPER: OSPREY RANCH LLC JOHN LEWIS 3718 NORTH WOLF CREEK DRIVE EDEN, UTAH, 84310 801-430-1507	S5 <hr/> 7	COUNTY RECORDER ENTRY NO. _____ FEE PAID _____ FILED FOR AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL _____ RECORDS, PAGE _____ RECORDED _____ FOR _____ COUNTY RECORDER _____ BY: _____
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Tie this easement to the boundary.. Cannot place.

R:\1201 - LEWIS HOMES\1205 - OSPREY RANCH\SURVEY\OSPREY RANCH PHASE 1 PLAT 080123_1.DWG

DEVELOPER: OSPREY RANCH LLC JOHN LEWIS 3718 NORTH WOLF CREEK DRIVE EDEN, UTAH, 84310 801-430-1507	S6 7	COUNTY RECORDER ENTRY NO. _____ FEE PAID _____ FILED FOR AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____ RECORDED FOR _____ COUNTY RECORDER BY: _____
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