

OSPREY RANCH SUBDIVISION PHASE 2

LOCATED IN SECTION 33 TOWNSHIP 7 NORTH RANGE 1 EAST AND THE NORTH HALF OF SECTION 4 OF TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH, MARCH 2023

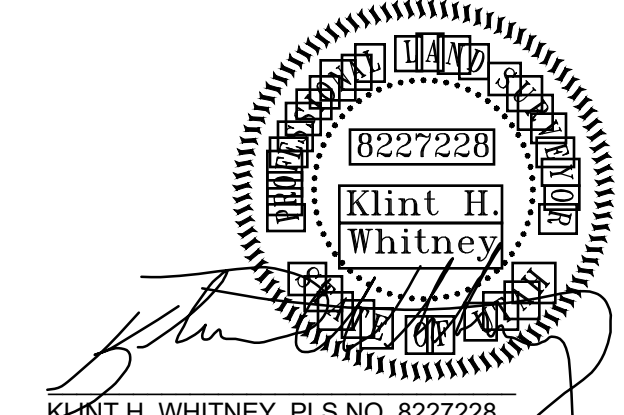
PHASE 1 BOUNDARY DESCRIPTION

A PART OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 1 EAST AND A PART OF THE NORTH HALF OF SECTION 4, TOWNSHIP 6 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 33 BEING LOCATED SOUTH 89°15'44" EAST 1107.98 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 33; RUNNING THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER SOUTH 89°15'44" EAST 831.20 FEET; THENCE SOUTH 17°34'49" EAST 209.74 FEET; THENCE SOUTH 14°33'37" EAST 145.40 FEET; THENCE NORTH 89°59'45" EAST 592.13 FEET; THENCE SOUTH 00°10'00" EAST 993.73 FEET; THENCE SOUTH 89°24'46" EAST 1316.19 FEET; THENCE SOUTH 00°17'51" WEST 1324.59 FEET; THENCE NORTH 89°27'06" WEST 1314.49 FEET; THENCE SOUTH 00°14'51" WEST 1325.25 FEET; THENCE SOUTH 00°11'58" WEST 1283.97 FEET; THENCE SOUTH 89°30'41" EAST 660.01 FEET TO THE BOUNDARY OF THE OSPREY RANCH SUBDIVISION PHASE 1; THENCE THE BOUNDARY OF OSPREY RANCH PHASE 1 THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 89°30'41" EAST 483.94 FEET; (2) ALONG THE ARC OF A 167.15 FOOT RADIUS CURVE TO THE LEFT 101.44 FEET, HAVING A CENTRAL ANGLE OF 34°46'15"; CHORD BEARS SOUTH 73°52'07" EAST 99.89 FEET; (3) ALONG THE ARC OF A 144.95 FOOT RADIUS CURVE TO THE RIGHT 63.30 FEET, HAVING A CENTRAL ANGLE OF 25°01'14"; CHORD BEARS SOUTH 78°44'38" EAST 62.80 FEET; (4) SOUTH 00°15'55" WEST 2.58 FEET; THENCE NORTH 89°30'19" WEST 330.00 FEET; THENCE SOUTH 00°15'55" WEST 675.00 FEET; THENCE SOUTH 89°27'16" EAST 330.00 FEET TO THE BOUNDARY OF THE OSPREY RANCH SUBDIVISION PHASE 1; THENCE ALONG THE BOUNDARY OF SAID OSPREY RANCH SUBDIVISION PHASE 1 THE FOLLOWING NINE (9) COURSES: (1) THENCE SOUTH 00°15'55" WEST 102.77 FEET; (2) ALONG THE ARC OF A 328.00 FOOT RADIUS CURVE TO THE RIGHT 16.92 FEET, HAVING A CENTRAL ANGLE OF 02°5'27.3"; CHORD BEARS SOUTH 71°10'07" EAST 16.92 FEET; (3) SOUTH 69°41'26" EAST 7.86 FEET; (4) ALONG THE ARC OF A 122.00 FOOT RADIUS CURVE TO THE RIGHT 118.61 FEET, HAVING A CENTRAL ANGLE OF 55°42'17"; CHORD BEARS SOUTH 41°50'18" EAST 114.00 FEET; (5) SOUTH 13°59'09" EAST 122.80 FEET; (6) ALONG THE ARC OF A 179.14 FOOT RADIUS CURVE TO THE LEFT 47.39 FEET, HAVING A CENTRAL ANGLE OF 15°09'30"; CHORD BEARS SOUTH 21°33'54" EAST 47.26 FEET; (7) SOUTH 53°49'45" WEST 44.12 FEET; (8) SOUTH 00°00'00" EAST 161.54 FEET; (9) SOUTH 44°59'55" WEST 160.42 FEET; THENCE NORTH 89°32'17" WEST 2608.44 FEET; THENCE NORTH 00°06'34" EAST 908.49 FEET; THENCE NORTH 43°44'33" WEST 497.41 FEET; THENCE NORTH 28°29'33" EAST 77.14 FEET; THENCE SOUTH 89°38'24" EAST 975.11 FEET; THENCE NORTH 00°21'49" EAST 1324.04 FEET; THENCE NORTH 55°31'49" EAST 8.72 FEET; THENCE ALONG THE ARC OF A 122.00 FOOT RADIUS CURVE TO THE LEFT 46.59 FEET, HAVING A CENTRAL ANGLE OF 21°52'48"; CHORD BEARS NORTH 45°24'35" WEST 46.31 FEET; NORTH 56°20'59" WEST 121.75 FEET; THENCE ALONG THE ARC OF A 411.20 FOOT RADIUS CURVE TO THE RIGHT 306.36 FEET, HAVING A CENTRAL ANGLE OF 42°41'15"; CHORD BEARS NORTH 35°00'22" WEST 299.32 FEET; THENCE NORTH 13°39'44" WEST 154.25 FEET; THENCE ALONG THE ARC OF A 444.00 FOOT RADIUS CURVE TO THE RIGHT 76.98 FEET, HAVING A CENTRAL ANGLE OF 09°56'00"; CHORD BEARS NORTH 08°41'44" WEST 76.88 FEET; THENCE SOUTH 90°00'00" WEST 208.39 FEET; THENCE NORTH 57°48'19" WEST 422.49 FEET; THENCE NORTH 25°18'20" EAST 597.00 FEET; THENCE NORTH 00°18'20" EAST 439.01 FEET; THENCE NORTH 89°41'38" WEST 450.11 FEET; THENCE NORTH 02°49'12" EAST 656.94 FEET; THENCE SOUTH 89°35'23" EAST 332.74 FEET; THENCE NORTH 19°35'37" EAST 853.96 FEET TO THE POINT OF BEGINNING. CONTAINING 274.821 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, HEREINAFTER TO BE KNOWN AS OSPREY RANCH PHASE 2 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 _____, 2023.



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 2

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, WITH SUCH COMMON AREAS TO BE MAINTAINED BY SAID ASSOCIATION, AND DOES ALSO 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 ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS COMMON AREA, 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 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 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 GRANT DEDICATE AND CONVEY TO WEBER COUNTY LAND DESIGNATED AS DRAINAGE EASEMENT TO WEBER COUNTY FOR DRAINAGE AND STORM DRAIN PURPOSES.

SIGNED THIS _____ DAY OF _____, 2023.

OSPREY RANCH, LLC

BY: JOHN LEWIS, MANAGING MEMBER

THE CARL LORENTZEN LIVING TRUST, DATED SEPTEMBER 12, 2003, AMENDED AND RESTATED OCTOBER 20, 2016

BY: CARL LORENTZEN, TRUSTEE

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)

On this _____ day of _____, 2023, 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.

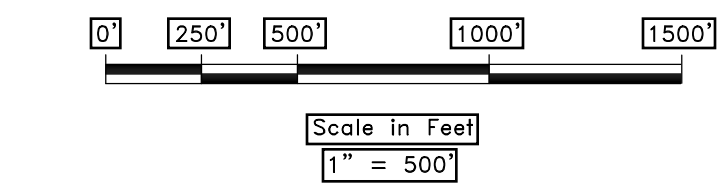
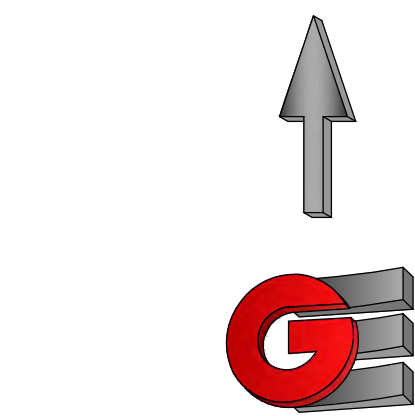
STAMP NOTARY PUBLIC

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

GARDNER ENGINEERING
CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING
5150 SOUTH 875 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

S1
6

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



LEGEND

- WEBER COUNTY MONUMENT AS NOTED
- SET CENTERLINE MONUMENT
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- EASEMENT
- EXISTING FENCE LINE

NOTES

- ZONE FV-3 CURRENT YARD SETBACKS: FRONT 30', SIDE 20' - SIDE FACING STREET ON CORNER 30', REAR MAIN BUILDING 30' - ACCESSORY BUILDING 10'.
- SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA MAP NO. 49057G0237F WITH AN EFFECTIVE DATE OF JUNE 2, 2015.
- 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.
- A LOT WITH A DELINEATED "BUILDABLE AREA" SHALL ONLY ALLOW BUILDINGS WITHIN THE DESIGNATED BUILDABLE AREA.
- EACH LOT SHALL BE RESPONSIBLE TO PROVIDE INDIVIDUAL LOT DETENTION. CALCULATIONS FOR DETAING STORM WATER SHALL BE INCLUDED AS PART OF BUILDING PERMIT.

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)

On this _____ day of _____, 2023, personally appeared before me CARL LORENTZEN, 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 TRUSTEE OF THE CARL LORENTZEN LIVING TRUST, DATED SEPTEMBER 12, 2003, AMENDED AND RESTATED OCTOBER 20, 2016, and that said document was signed by him/her in behalf of said Trust by Authority of its Bylaws, or (Resolution of its Board of Directors), and said CARL LORENTZEN acknowledged to me that said Trust executed the same.

STAMP NOTARY PUBLIC

NARRATIVE

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.

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-5522 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.

NORTHWEST CORNER SEC. 33, T7N, R1E, S.L.B.&M.

NORTH QUARTER COR. SEC. 33, T7N, R1E, S.L.B.&M.

NORTHWEST CORNER SEC. 4, T6N, R1E, S.L.B.&M.

NORTH QUARTER COR. SEC. 4, T6N, R1E, S.L.B.&M.

NORTHEAST CORNER SEC. 4, T6N, R1E, S.L.B.&M.

VICINITY MAP



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

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

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 _____, 2023.
COUNTY SURVEYOR
RECORD OF SURVEY: _____

WEBER COUNTY ATTORNEY
I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.
SIGNED THIS _____ DAY OF _____, 2023.
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 _____, 2023.
COUNTY ENGINEER

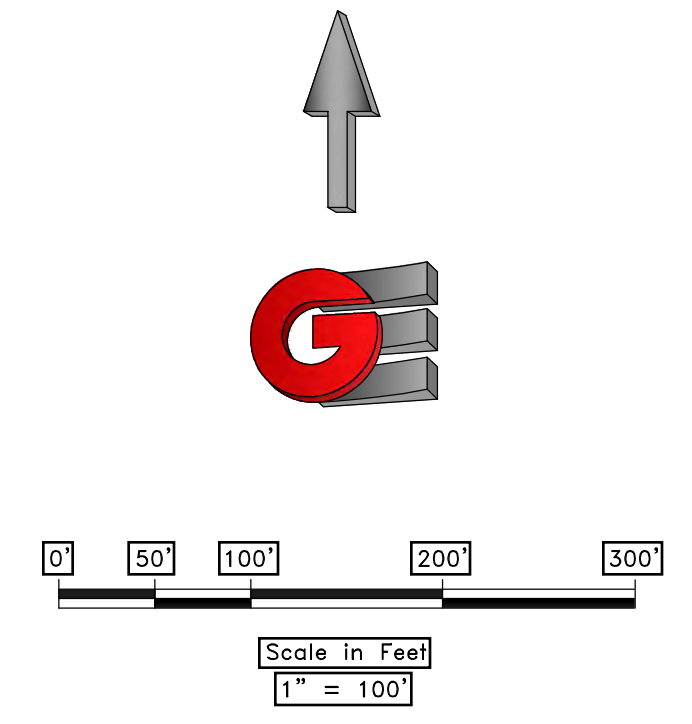
WEBER COUNTY COMMISSION ACCEPTANCE
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH.
SIGNED THIS _____ DAY OF _____, 2023.
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 _____, 2023.
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 _____, 2023.
DIRECTOR WEBER-MORGAN HEALTH DEPT.

OSPREY RANCH SUBDIVISION PHASE 2

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



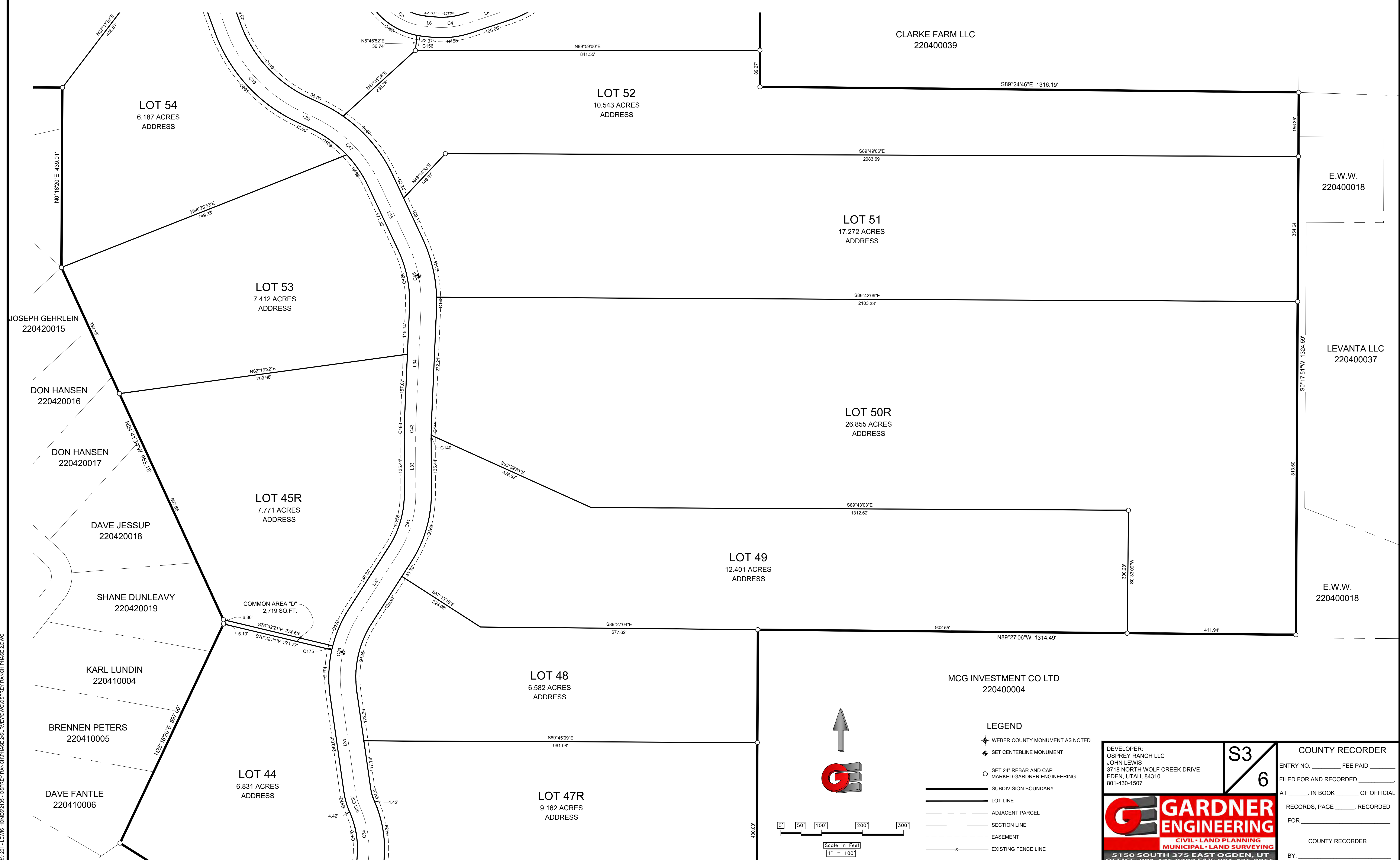
- LEGEND**
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DEVELOPER: OSPREY RANCH LLC JOHN LEWIS 3718 NORTH WOLF CREEK DRIVE EDEN, UTAH, 84310 801-430-1507	<div style="border: 1px solid black; padding: 5px; display: inline-block;"> S2 <hr style="border: 0; border-top: 1px solid black;"/> 6 </div>	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		

R:\1201 - LEWIS HOMES\1201 - OSPREY RANCH PHASE 2 SURVEY\DWG\OSPREY RANCH PHASE 2.DWG

OSPREY RANCH SUBDIVISION PHASE 2

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



R:\1201 - LEWIS HOMES\1205 - OSPREY RANCH\PHASE 2\SURVEY\DWG\OSPREY RANCH PHASE 2.DWG

CLARKE FARM LLC
220400039

LOT 54
6.187 ACRES
ADDRESS

LOT 52
10.543 ACRES
ADDRESS

LOT 51
17.272 ACRES
ADDRESS

LOT 53
7.412 ACRES
ADDRESS

E.W.W.
220400018

JOSEPH GEHRLEIN
220420015

DON HANSEN
220420016

DON HANSEN
220420017

DAVE JESSUP
220420018

SHANE DUNLEAVY
220420019

LOT 45R
7.771 ACRES
ADDRESS

LOT 50R
26.855 ACRES
ADDRESS

LEVANTA LLC
220400037

LOT 49
12.401 ACRES
ADDRESS

E.W.W.
220400018

KARL LUNDIN
220410004

BRENNEN PETERS
220410005

DAVE FANTLE
220410006

LOT 44
6.831 ACRES
ADDRESS

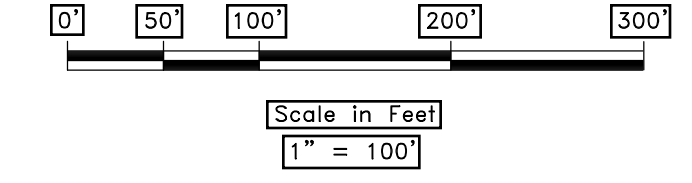
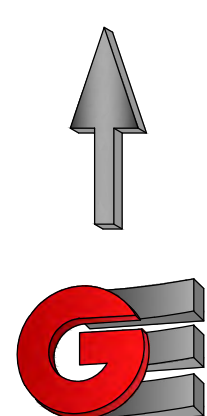
LOT 48
6.582 ACRES
ADDRESS

MCG INVESTMENT CO LTD
220400004

LOT 47R
9.162 ACRES
ADDRESS

LEGEND

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

S3
6

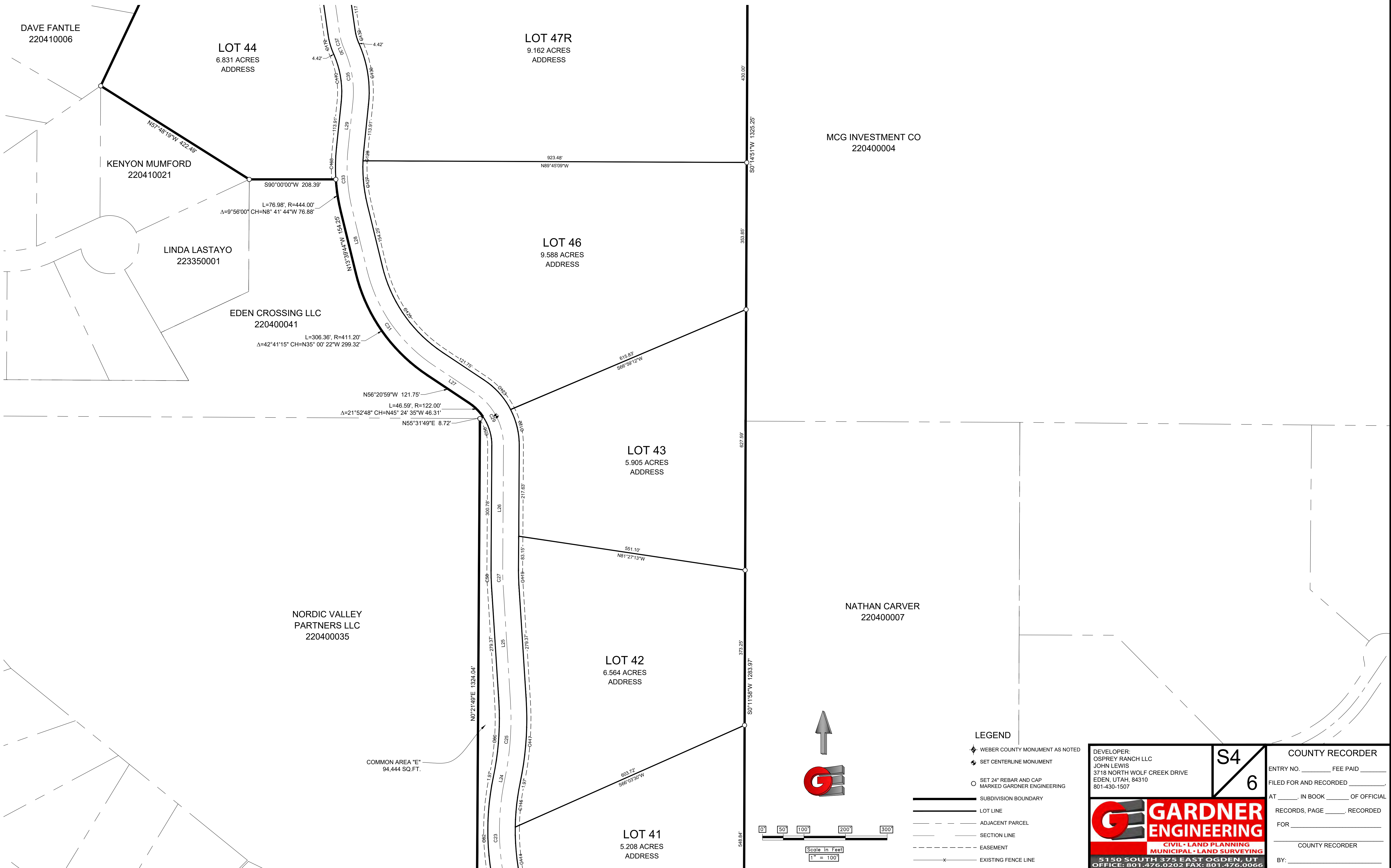


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COUNTY RECORDER
BY: _____

5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

OSPREY RANCH SUBDIVISION PHASE 2

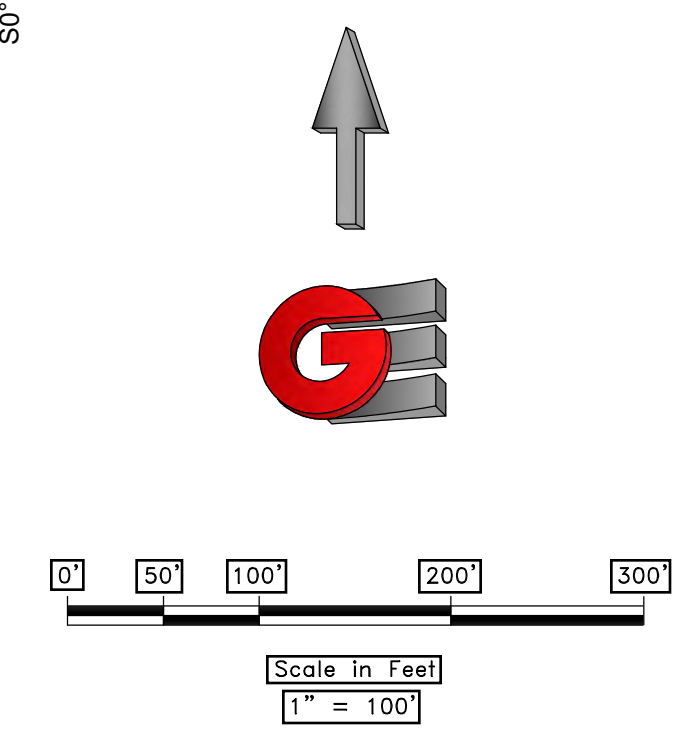
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OSPREY RANCH LLC
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3718 NORTH WOLF CREEK DRIVE
EDEN, UTAH, 84310
801-430-1507

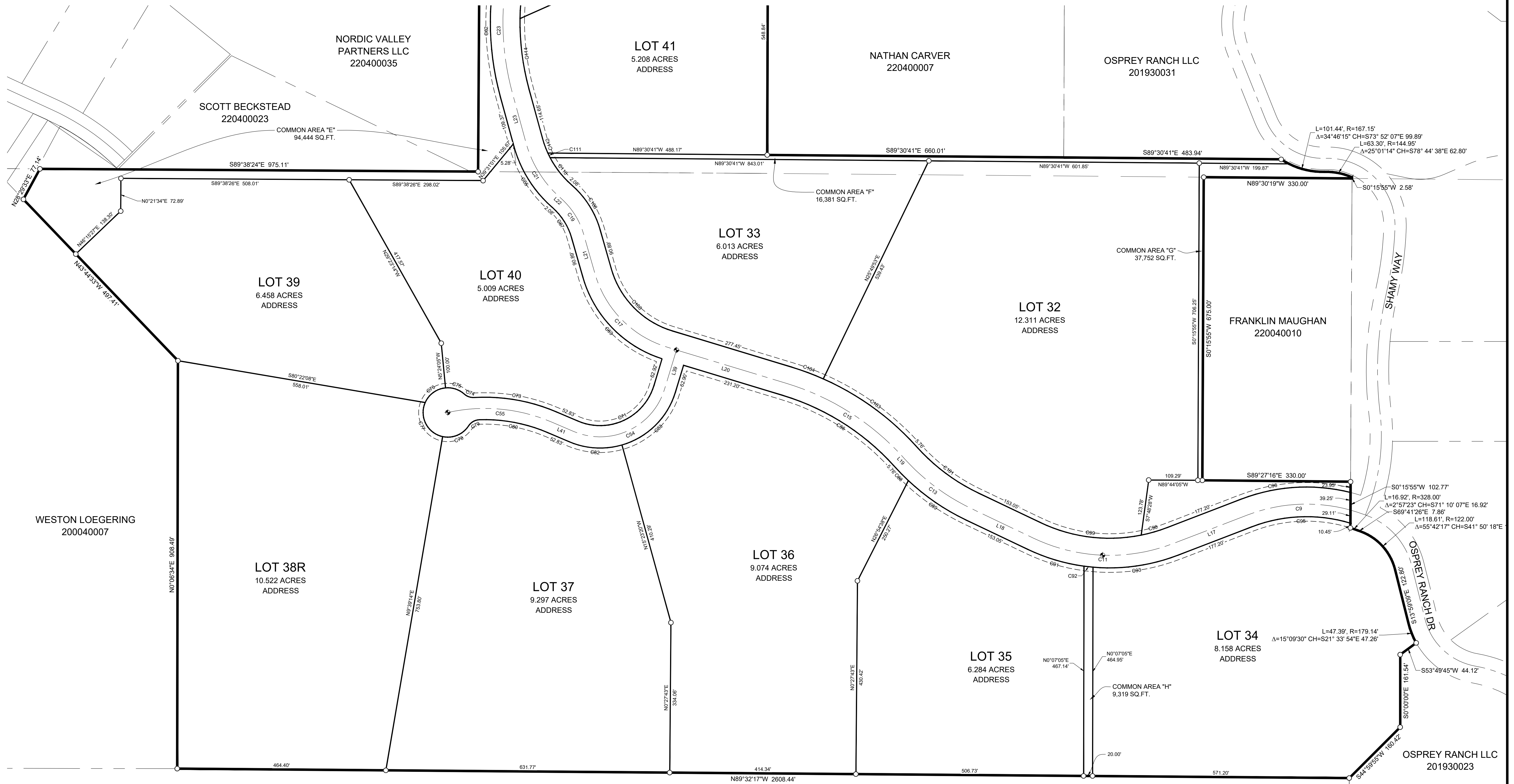
S4
6

G GARDNER ENGINEERING
CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

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WESTON LOEGERING
200040007

LOT 38R
10.522 ACRES
ADDRESS

LOT 39
6.458 ACRES
ADDRESS

LOT 40
5.009 ACRES
ADDRESS

LOT 33
6.013 ACRES
ADDRESS

LOT 41
5.208 ACRES
ADDRESS

NATHAN CARVER
220400007

OSPREY RANCH LLC
201930031

LOT 32
12.311 ACRES
ADDRESS

FRANKLIN MAUGHAN
220040010

LOT 36
9.074 ACRES
ADDRESS

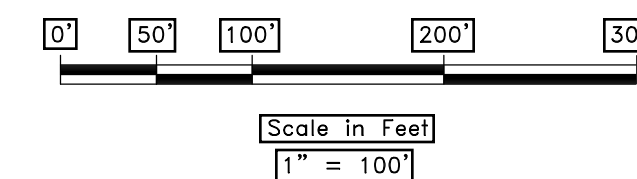
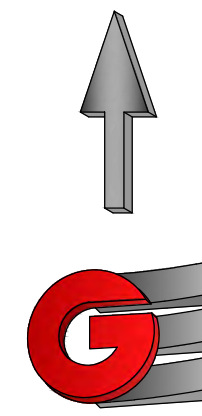
LOT 37
9.297 ACRES
ADDRESS

LOT 35
6.284 ACRES
ADDRESS

LOT 34
8.158 ACRES
ADDRESS

OSPREY RANCH LLC
201930023

UNITED STATES OF
AMERICA
200040003



LEGEND

- WEBER COUNTY MONUMENT AS NOTED
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DEVELOPER:
OSPREY RANCH LLC
JOHN LEWIS
3718 NORTH WOLF CREEK DRIVE
EDEN, UTAH, 84310
801-430-1507

S5
6

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

OSPREY RANCH SUBDIVISION PHASE 2
 LOCATED IN SECTION 33 TOWNSHIP 7 NORTH RANGE 1 EAST AND THE NORTH HALF OF SECTION 4 OF
 TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH, AUGUST 2022

LINE TABLE		
LINE #	LENGTH	BEARING
L1	107.25	N70° 03' 37"E
L4	18.73	S35° 03' 19"E
L6	22.37	S84° 13' 08"E
L8	105.06	N71° 29' 26"E
L10	35.40	N21° 59' 12"E
L12	64.79	N5° 18' 01"W
L14	158.72	N23° 49' 22"W
L16	633.97	N16° 15' 24"W
L17	177.20	S68° 59' 15"W
L18	153.05	N64° 30' 43"W
L19	5.76	N42° 09' 10"W
L20	277.45	N73° 06' 44"W
L21	90.89	N15° 56' 44"W
L22	2.08	N48° 35' 07"W
L23	114.65	N15° 17' 36"W
L24	1.97	N11° 47' 54"E
L25	279.37	N3° 37' 25"W
L26	300.78	N0° 21' 49"E
L27	121.75	N56° 20' 59"W
L28	154.25	N13° 39' 44"W
L29	113.91	N5° 53' 55"E
L30	4.42	N23° 29' 08"W
L31	240.02	N8° 09' 00"W
L32	180.34	N32° 46' 45"E
L33	135.44	N0° 09' 34"W
L34	272.21	N2° 33' 15"E
L35	171.35	N25° 08' 49"W
L36	35.00	N64° 56' 00"W
L37	157.40	N19° 56' 23"W
L38	191.53	N69° 35' 23"W
L39	90.90	S16° 53' 16"W
L41	52.83	N66° 53' 26"W
L43	0.94	S84° 54' 03"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	218.04	500.00	24.99	S82° 33' 12"W	216.32
C2	87.09	100.00	49.90	S60° 00' 16"E	84.36
C3	128.71	150.00	49.16	S59° 38' 13"E	124.80
C4	84.79	200.00	24.29	N83° 38' 09"E	84.16
C5	172.80	200.00	49.50	N46° 44' 19"E	167.48
C6	95.25	200.00	27.29	N8° 20' 36"E	94.35
C7	64.66	200.00	18.52	N14° 33' 41"W	64.38
C8	26.41	200.00	7.57	N20° 02' 23"W	26.39
C9	233.45	366.00	36.55	S87° 15' 37"W	229.51
C11	320.10	394.41	46.50	N87° 45' 44"W	311.39
C13	185.36	475.00	22.36	N53° 19' 57"W	184.19
C15	310.70	575.00	30.96	N57° 37' 57"W	306.93
C17	239.46	240.00	57.17	N44° 31' 44"W	229.65
C19	96.84	170.00	32.64	N32° 15' 55"W	95.54
C21	145.26	250.00	33.29	N31° 56' 22"W	143.23
C23	283.71	600.00	27.09	N1° 44' 51"W	281.07
C25	188.42	700.00	15.42	N4° 05' 15"E	187.85
C27	34.80	500.00	3.99	N1° 37' 48"W	34.79
C29	148.48	150.00	56.71	N27° 59' 35"W	142.49
C31	285.50	383.20	42.69	N35° 00' 22"W	278.94
C33	142.02	416.00	19.56	N3° 52' 55"W	141.33

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C35	128.21	250.00	29.38	N8° 47' 37"W	126.81
C37	40.15	150.00	15.34	N15° 49' 04"W	40.03
C39	200.02	280.00	40.93	N12° 18' 53"E	195.79
C41	152.63	265.50	32.94	N16° 18' 36"E	150.54
C43	47.36	1000.00	2.71	N1° 11' 51"E	47.35
C45	157.13	325.00	27.70	N11° 17' 47"W	155.60
C47	225.68	325.00	39.79	N45° 02' 25"W	221.17
C49	282.10	359.23	44.99	N42° 26' 12"W	274.90
C51	101.37	210.50	27.59	N33° 44' 08"W	100.39
C52	243.54	632.61	22.06	N58° 33' 39"W	242.04
C54	251.91	150.00	96.22	S64° 59' 55"W	223.33
C55	236.22	380.26	35.59	N84° 41' 13"W	232.44
C56	74.17	122.00	34.83	S17° 03' 11"E	73.03
C58	36.74	528.00	3.99	S1° 37' 48"E	36.74
C60	180.88	672.00	15.42	S4° 05' 15"W	180.33
C62	296.95	628.00	27.09	S1° 44' 51"E	294.19
C65	161.53	278.00	33.29	S31° 56' 22"E	159.27
C67	80.89	142.00	32.64	S32° 15' 55"E	79.80
C69	263.65	268.00	56.37	S44° 07' 43"E	253.15
C71	209.92	125.00	96.22	S64° 59' 55"W	186.11
C73	187.13	405.26	26.46	N80° 07' 07"W	185.47


CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C74	23.70	30.00	45.27	N70° 42' 50"W	23.09
C75	45.42	55.00	47.32	N71° 44' 28"W	44.14
C76	58.62	55.00	61.06	S54° 04' 02"W	55.88
C77	97.39	55.00	101.46	S27° 11' 36"E	85.16
C78	66.39	55.00	69.16	N67° 29' 49"E	62.43
C79	28.89	30.00	55.17	N60° 30' 12"E	27.79
C80	155.13	355.26	25.02	S79° 24' 01"E	153.90
C82	119.97	175.00	39.28	S86° 31' 51"E	117.64
C83	173.92	175.00	56.94	N45° 21' 30"E	166.85
C86	295.57	547.00	30.96	S57° 37' 57"E	291.98
C88	40.76	503.00	4.64	S44° 28' 28"E	40.75
C89	155.53	503.00	17.72	S55° 39' 14"E	154.91
C91	130.85	422.41	17.75	S73° 23' 10"E	130.32
C92	20.12	422.41	2.73	S83° 37' 29"E	20.12
C93	191.85	422.41	26.02	N81° 59' 57"E	190.21
C95	223.26	338.00	37.85	N87° 54' 36"E	219.22
C96	247.35	404.00	35.08	S86° 31' 38"W	243.50
C98	59.95	356.41	9.64	S73° 48' 23"W	59.88
C99	229.30	356.41	36.86	N82° 56' 36"W	225.37
C101	170.54	437.00	22.36	N53° 19' 57"W	169.46
C103	255.99	613.00	23.93	N54° 06' 59"W	254.13

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C104	75.24	613.00	7.03	N69° 35' 45"W	75.19
C106	201.54	202.00	57.17	N44° 31' 44"W	193.29
C108	118.49	208.00	32.64	N32° 15' 55"W	116.90
C110	77.34	212.00	20.90	N38° 08' 01"W	76.92
C111	11.19	212.00	3.02	N26° 10' 12"W	11.19
C112	34.65	212.00	9.36	N19° 58' 32"W	34.61
C114	158.26	562.00	16.13	N7° 13' 34"W	157.74
C115	107.39	562.00	10.95	N6° 19' 27"E	107.23
C117	198.64	738.00	15.42	N4° 05' 15"E	198.05
C119	32.15	462.00	3.99	N1° 37' 48"W	32.14
C122	90.64	188.00	27.62	N13° 26' 52"W	89.76
C123	95.45	188.00	29.09	N41° 48' 16"W	94.43
C125	257.19	345.20	42.69	N35° 00' 22"W	251.28
C127	105.89	378.00	16.05	N5° 38' 14"W	105.54
C128	23.15	378.00	3.51	N4° 08' 37"E	23.15
C130	147.70	288.00	29.38	N8° 47' 37"W	146.09
C132	29.98	112.00	15.34	N15° 49' 04"W	29.89
C135	172.87	242.00	40.93	N12° 18' 53"E	169.22
C138	174.48	303.50	32.94	N16° 18' 36"E	172.09
C140	7.80	962.00	0.46	N0° 04' 23"E	7.80
C141	37.76	962.00	2.25	N1° 25' 47"E	37.76

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C143	27.41	363.00	4.33	N0° 23' 28"E	27.40
C144	148.09	363.00	23.38	N13° 27' 34"W	147.07
C147	252.07	363.00	39.79	N45° 02' 25"W	247.03
C149	252.25	321.23	44.99	N42° 26' 12"W	245.82
C152	207.14	475.00	24.99	N82° 33' 12"E	205.50
C153	66.26	77.03	49.29	S60° 18' 40"E	64.24
C155	134.26	175.00	43.96	S57° 01' 59"E	130.99
C156	15.91	175.00	5.21	S81° 36' 54"E	15.90
C158	95.39	225.00	24.29	N83° 38' 09"E	94.68
C160	194.40	225.00	49.50	N46° 44' 19"E	188.41
C162	107.15	225.00	27.29	N8° 20' 36"E	106.15
C164	72.74	225.00	18.52	N14° 33' 41"W	72.42
C166	23.11	175.00	7.57	N20° 02' 23"W	23.09
C168	74.61	444.00	9.63	N1° 05' 05"E	74.52
C170	113.85	222.00	29.38	N8° 47' 37"W	112.61
C172	47.64	178.00	15.34	N15° 49' 04"W	47.50
C174	111.17	308.00	20.68	N2° 11' 25"E	110.57
C175	10.00	308.00	1.86	N13° 27' 39"E	10.00
C176	98.85	308.00	18.39	N23° 35' 06"E	98.43
C178	136.54	237.50	32.94	N16° 18' 36"E	134.66
C180	48.68	1028.00	2.71	N1° 11' 51"E	48.68

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C183	143.59	297.00	27.70	N11° 17' 47"W	142.20
C185	93.99	297.00	18.13	N34° 12' 46"W	93.59
C186	44.14	670.61	3.77	S67° 42' 14"E	44.14
C187	214.03	670.61	18.29	S56° 40' 30"E	213.12
C188	89.49	248.50	20.63	S37° 12' 53"E	89.01
C189	30.18	248.50	6.96	S23° 25' 08"E	30.16
C190	228.94	525.00	24.99	N82° 33' 12"E	227.14
C191	52.26	127.03	23.57	S73° 10' 02"E	51.90
C192	57.31	127.03	25.85	S48° 27' 24"E	56.82
C193	107.26	125.00	49.16	S59° 38' 13"E	104.00
C194	74.19	175.00	24.29	N83° 38' 09"E	73.64
C195	151.20	175.00	49.50	N46° 44' 19"E	146.54
C196	83.34	175.00	27.29	N8° 20' 36"E	82.56
C197	56.57	175.00	18.52	N14° 33' 41"W	56.33
C198	29.71	225.00	7.57	N20° 02' 23"W	29.69
C199	112.25	297.00	21.65	N54° 06' 22"W	111.58
C201	304.08	387.23	44.99	N42° 26' 12"W	296.33
C203	87.88	182.50	27.59	N33° 44' 07"W	87.04
C204	0.00	0.50	180.00	S47° 31' 53"E	1.00
C205	232.76	604.61	22.06	N58° 33' 39"W	231.33

R:\1201 - LEWIS HOMES\1205 - OSPREY RANCH\PHASE 2\SURVEY\DWG\OSPREY RANCH PHASE 2.DWG

DEVELOPER: OSPREY RANCH LLC JOHN LEWIS 3718 NORTH WOLF CREEK DRIVE EDEN, UTAH, 84310 801-430-1507	S6 6	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