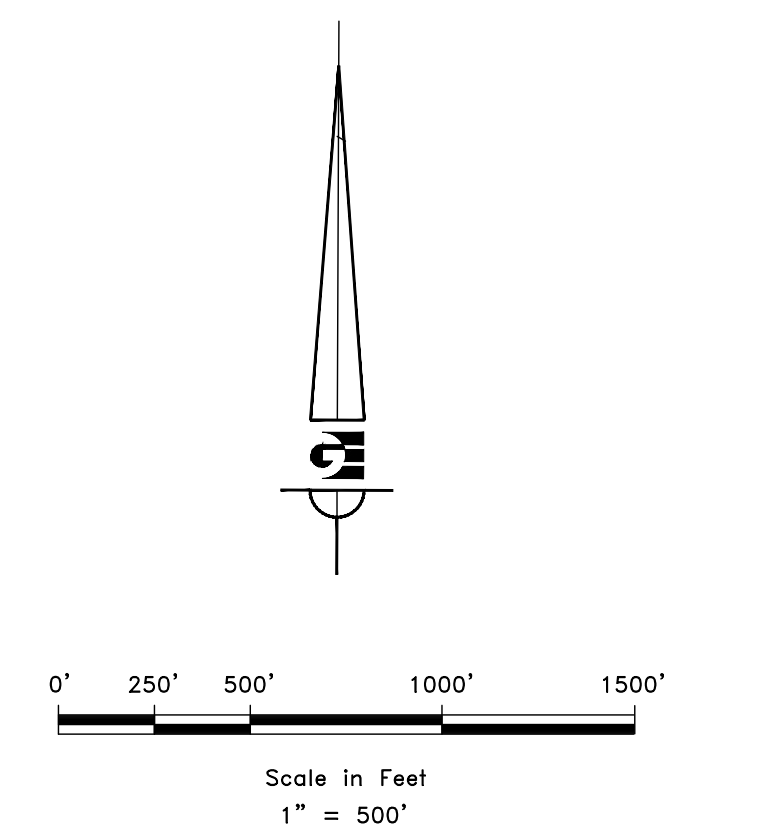
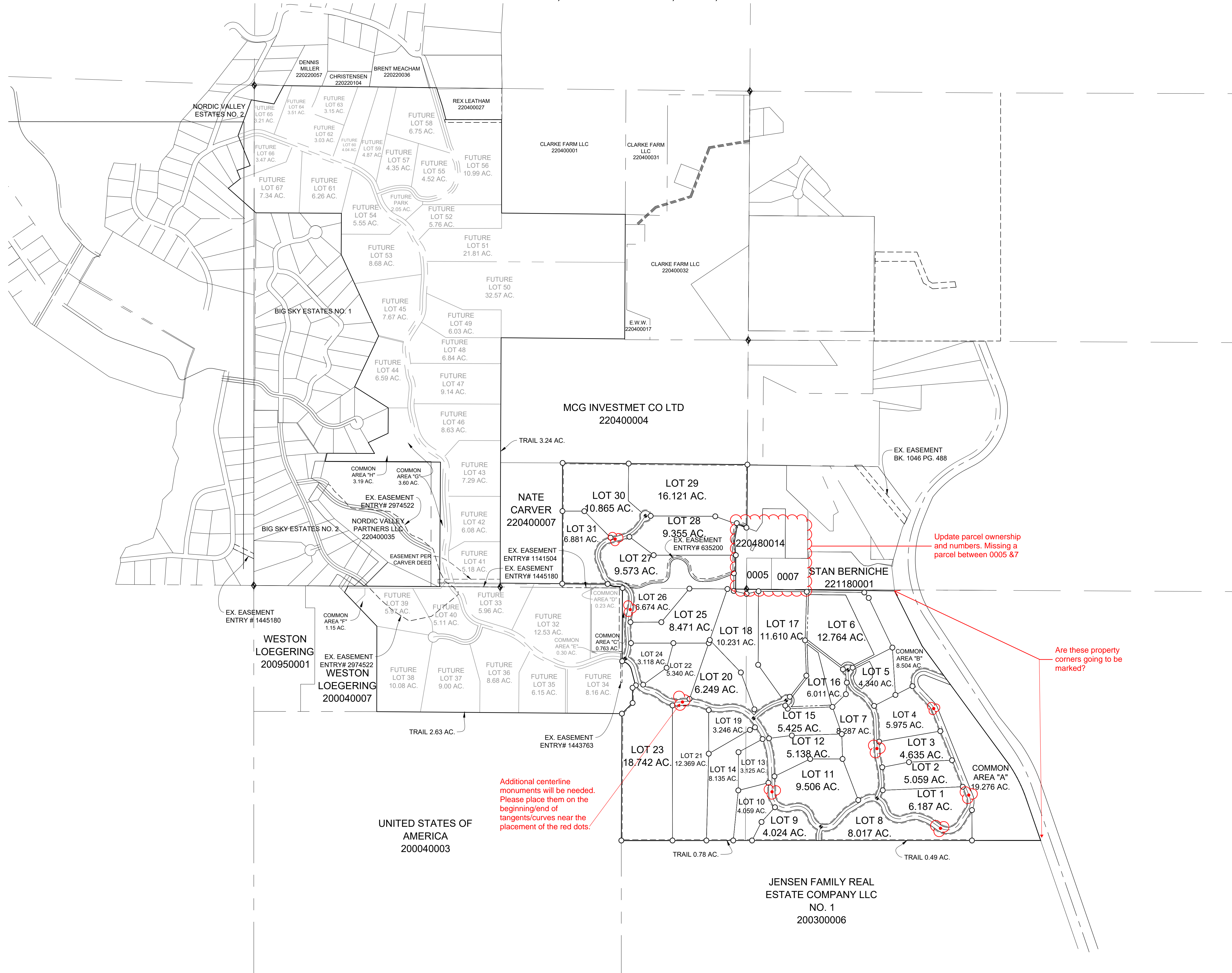






# OSPREY RANCH SUBDIVISION PHASE 1

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 WEST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH, AUGUST 2022



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

I:\GE\_SERVER\LAND\_DESKTOP\1201 - LEWIS HOMES\2105 - OSPREY RANCH\SUBDIVISION\OSPREY RANCH PHASE 1.PC 081822.DWG

DEVELOPER: OSPREY RANCH LLC JOHN LEWIS 3718 NORTH WOLF CREEK DRIVE EDEN, UTAH, 84310 801-430-1507	<b>S2</b> <b>7</b>	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: 801-476-0066		

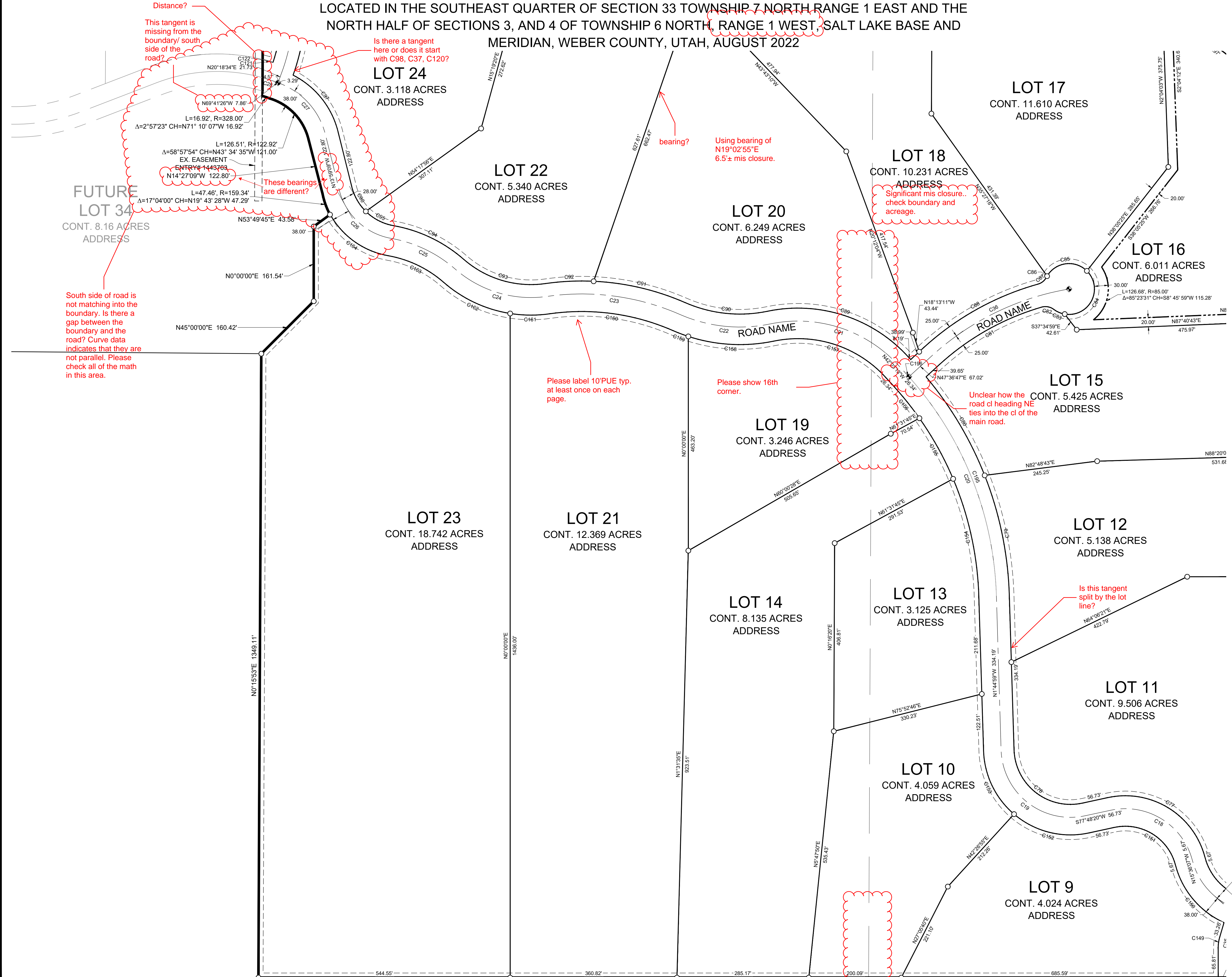






# OSPREY RANCH SUBDIVISION PHASE 1

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 WEST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH, AUGUST 2022



Distance?  
This tangent is missing from the boundary/ south side of the road?

Is there a tangent here or does it start with C98, C37, C120?

bearing?  
Using bearing of N19°02'55"E 6.5'± mis closure.

Significant mis closure... check boundary and acreage.

These bearings are different?

FUTURE LOT 34  
CONT. 8.16 ACRES  
ADDRESS

South side of road is not matching into the boundary. Is there a gap between the boundary and the road? Curve data indicates that they are not parallel. Please check all of the math in this area.

Please label 10'PUE typ. at least once on each page.

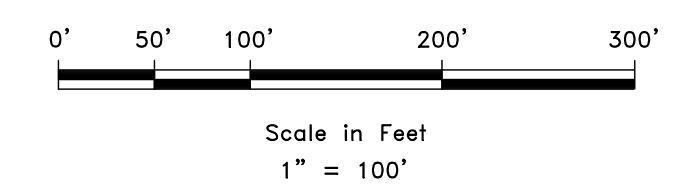
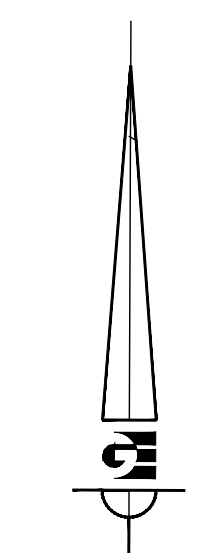
Please show 16th corner.

Unclear how the road of heading NE ties into the cl of the main road.

Is this tangent split by the lot line?

Does this line follow a 1/4 section line? If so please show and call to it.

Please show E1/4



### LEGEND

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- - - SECTION LINE
- - - EASEMENT
- - - EXISTING FENCE LINE
- - - BUILDABLE AREA

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 375 EAST OGDEN, UT  
OFFICE: 801-476-0202 FAX: 801-476-0066

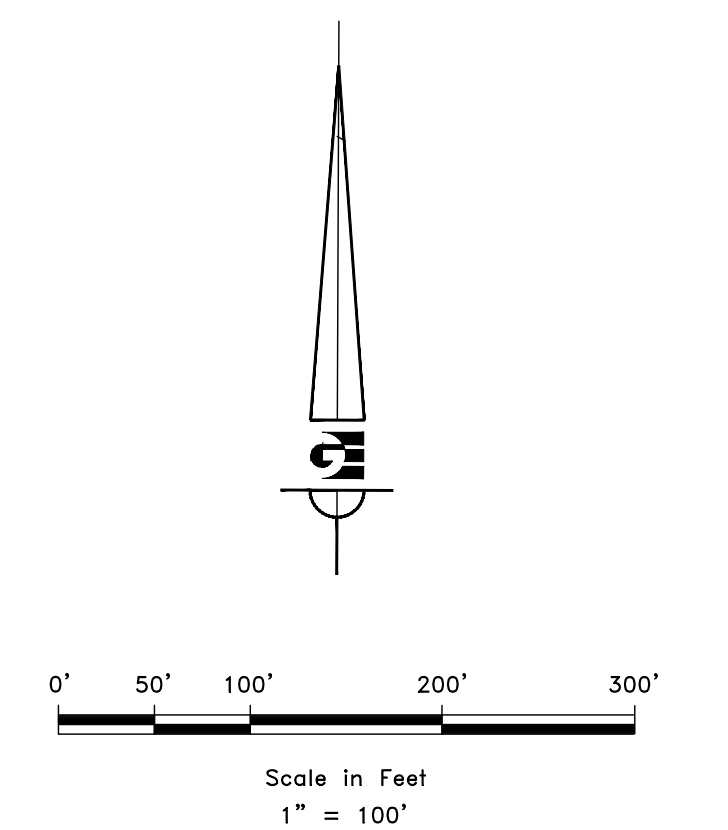
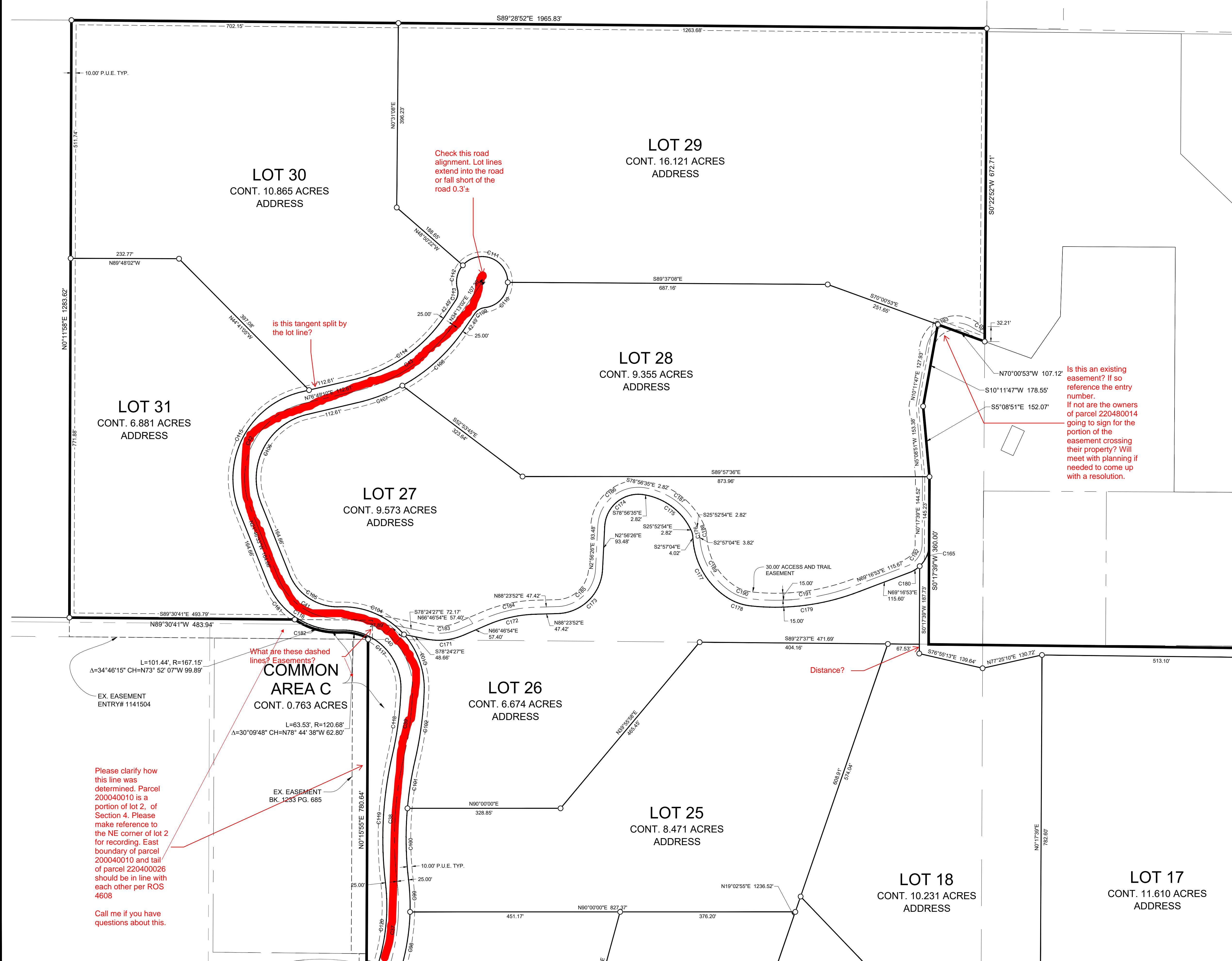
S4  
7

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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**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 WEST, SALT LAKE BASE AND  
 MERIDIAN, WEBER COUNTY, UTAH, AUGUST 2022



- LEGEND**
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  - x EXISTING FENCE LINE

Is this an existing easement? If so reference the entry number. If not are the owners of parcel 220480014 going to sign for the portion of the easement crossing their property? Will meet with planning if needed to come up with a resolution.

What are these dashed lines? Easements?

Please clarify how this line was determined. Parcel 200040010 is a portion of lot 2, of Section 4. Please make reference to the NE corner of lot 2 for recording. East boundary of parcel 200040010 and tail of parcel 220400026 should be in line with each other per ROS 4608

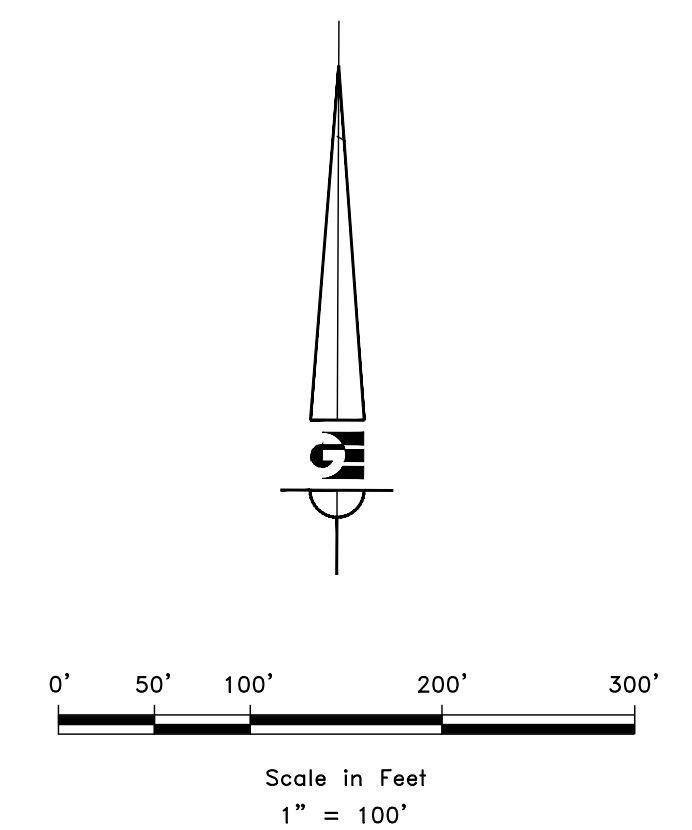
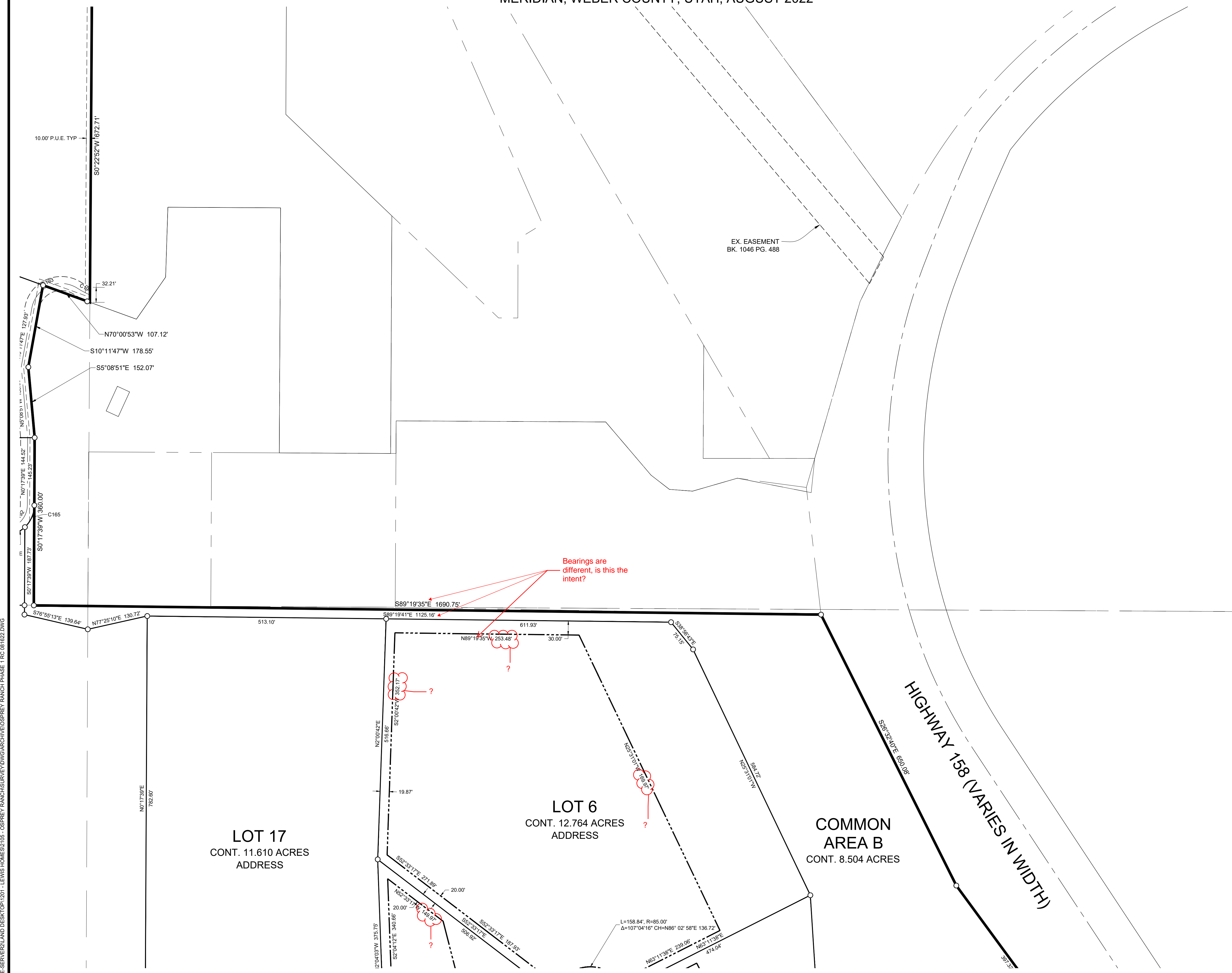
Call me if you have questions about this.

DEVELOPER: OSPREY RANCH LLC JOHN LEWIS 3718 NORTH WOLF CREEK DRIVE EDEN, UTAH, 84310 801-430-1507	S5 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: 801-476-0066	

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# 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 WEST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH, AUGUST 2022



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I:\CE\_SERVER\LAND\_DESKTOP\1201 - LEWIS HOMES\2105 - OSPREY RANCH SURVEY\DWG\ARCHIVE\OSPREY RANCH PHASE 1.PC 081622.DWG

DEVELOPER: OSPREY RANCH LLC JOHN LEWIS 3718 NORTH WOLF CREEK DRIVE EDEN, UTAH, 84310 801-430-1507	<b>S6</b> <b>7</b>	COUNTY RECORDER ENTRY NO. _____ FEE PAID _____ FILED FOR AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____ RECORDED FOR _____ COUNTY RECORDER BY: _____
	<p><b>GARDNER ENGINEERING</b>          CIVIL • LAND PLANNING          MUNICIPAL • LAND SURVEYING          5150 SOUTH 375 EAST OGDEN, UT          OFFICE: 801-476-0202 FAX: 801-476-0066</p>	



**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 WEST, SALT LAKE BASE AND  
 MERIDIAN, WEBER COUNTY, UTAH, AUGUST 2022

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C7	201.37	100.00	115°22'41"	S53° 33' 12"W	169.03
C8	102.80	150.00	39°16'01"	S23° 46' 09"E	100.80
C9	56.15	150.00	21°26'57"	S32° 40' 41"E	55.83
C10	141.41	150.00	54°00'53"	S5° 03' 14"W	136.23
C11	245.70	150.00	93°51'02"	S78° 59' 12"W	219.14
C12	70.89	280.00	14°30'19"	N61° 20' 27"W	70.70
C13	142.23	212.00	38°26'20"	N87° 48' 47"W	139.58
C14	240.78	150.00	91°58'19"	N61° 02' 47"W	215.75
C15	279.07	150.00	106°35'50"	N68° 21' 32"W	240.53
C16	42.11	150.00	16°05'01"	S50° 18' 02"W	41.97
C17	319.76	150.00	122°08'21"	N76° 40' 18"W	262.56
C18	226.70	150.00	86°35'33"	N58° 53' 54"W	205.73
C19	262.96	150.00	100°26'42"	N51° 58' 20"W	230.56
C20	526.98	743.00	40°38'14"	N22° 04' 06"W	516.00
C21	305.08	294.50	59°21'16"	N72° 03' 51"W	291.62
C22	199.45	323.05	35°22'29"	N84° 03' 14"W	196.30
C23	293.78	530.14	31°45'02"	N82° 14' 30"W	290.03
C24	214.11	248.87	49°17'34"	N73° 28' 14"W	207.57
C25	155.51	286.00	31°09'18"	N64° 24' 06"W	153.61
C26	162.57	141.14	65°59'36"	N46° 58' 57"W	153.73

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C27	155.56	160.00	55°42'17"	N41° 50' 18"W	149.50
C28	30.51	366.00	4°46'35"	N72° 04' 44"W	30.50
C29	67.50	150.92	25°37'34"	N8° 44' 53"E	66.94
C30	86.74	658.38	7°32'54"	N7° 50' 22"W	86.67
C31	49.70	300.00	9°29'29"	N6° 52' 04"W	49.64
C32	177.36	300.00	33°52'21"	N19° 03' 30"W	174.78
C33	84.64	200.00	24°14'46"	N48° 07' 04"W	84.01
C34	202.42	200.00	57°59'16"	N31° 14' 49"W	193.89
C35	14.41	50.00	16°30'50"	N8° 16' 45"E	14.36
C36	334.78	584.25	32°49'50"	N64° 01' 42"E	330.21
C37	212.97	449.46	27°08'57"	N6° 44' 06"E	210.99
C38	267.21	768.94	19°54'37"	N3° 06' 56"E	265.86
C39	145.50	750.45	11°06'31"	N7° 30' 59"E	145.27
C40	246.31	150.00	94°04'59"	N45° 04' 46"W	219.55
C41	168.39	137.15	70°20'42"	N56° 56' 55"W	158.01
C42	285.91	166.15	98°35'43"	N27° 31' 18"E	251.92
C43	263.19	353.97	42°36'07"	N55° 31' 06"E	257.17
C44	257.76	128.00	115°22'41"	S53° 33' 12"W	216.36
C45	44.28	173.09	14°39'23"	S11° 14' 34"E	44.16
C46	77.72	178.29	24°58'39"	S30° 54' 13"E	77.11

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C47	45.67	122.00	21°26'57"	S32° 40' 41"E	45.41
C48	115.01	122.00	54°00'53"	S5° 03' 14"W	110.80
C49	199.84	122.00	93°51'02"	S78° 59' 12"W	178.23
C50	77.97	308.00	14°30'19"	N61° 20' 27"W	77.77
C51	161.01	240.00	38°26'20"	N87° 48' 47"W	158.01
C52	195.84	122.00	91°58'19"	N61° 02' 47"W	175.48
C53	140.50	178.00	45°13'29"	N37° 40' 22"W	136.88
C54	78.72	175.92	25°38'15"	N8° 45' 13"E	78.06
C55	81.64	683.38	6°50'42"	N7° 29' 16"W	81.59
C56	8.39	683.38	0°42'12"	N11° 15' 43"W	8.39
C57	45.56	275.00	9°29'29"	N6° 52' 04"W	45.50
C58	162.15	325.00	28°35'09"	N16° 24' 54"W	160.47
C59	29.99	325.00	5°17'12"	N33° 21' 04"W	29.98
C60	95.21	225.00	24°14'46"	N48° 07' 04"W	94.51
C61	177.11	175.00	57°59'16"	N31° 14' 49"W	169.65
C62	26.01	30.00	49°40'47"	N22° 35' 13"E	25.21
C63	71.26	55.00	74°13'58"	N10° 18' 37"E	66.38
C64	139.69	55.00	145°30'59"	S80° 26' 09"W	105.06
C65	57.22	55.00	59°36'37"	S22° 07' 39"E	54.68
C66	26.01	30.00	49°40'47"	S27° 05' 34"E	25.21

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C130	164.49	188.00	50°07'53"	S3° 06' 44"W	159.30
C131	12.74	188.00	3°53'00"	S30° 07' 11"W	12.74
C133	307.94	188.00	93°51'02"	S78° 59' 12"W	274.65
C135	61.27	242.00	14°30'19"	N61° 20' 27"W	61.10
C137	116.73	174.00	38°26'20"	N87° 48' 47"W	114.56
C139	301.78	188.00	91°58'19"	N61° 02' 47"W	270.41
C141	208.37	112.00	106°35'50"	N68° 21' 32"W	179.59
C143	31.44	112.00	16°05'01"	S50° 18' 02"W	31.34
C145	185.83	188.00	56°38'08"	S70° 34' 36"W	178.36
C147	7.21	25.00	16°30'50"	S8° 16' 45"W	7.18
C149	21.62	75.00	16°30'50"	N8° 16' 45"E	21.54
C150	164.78	188.00	50°13'12"	N40° 42' 44"W	159.56
C151	169.27	112.00	86°35'33"	N58° 53' 54"W	153.61
C152	172.70	188.00	52°37'53"	N75° 52' 44"W	166.69
C153	156.89	188.00	47°48'49"	N25° 39' 23"W	152.37
C154	261.14	705.00	21°13'24"	N12° 21' 41"W	259.65
C155	150.29	705.00	12°12'52"	N29° 04' 49"W	150.01
C156	88.59	705.00	7°11'58"	N38° 47' 14"W	88.53
C157	265.72	256.50	59°21'16"	N72° 03' 51"W	253.99
C158	187.46	361.05	29°44'56"	N86° 52' 01"W	185.36

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C159	35.45	361.05	5°37'34"	N69° 10' 46"W	35.44
C160	272.72	492.14	31°45'02"	N82° 14' 30"W	269.24
C161	85.84	286.87	17°08'40"	N89° 32' 41"W	85.52
C162	160.96	286.87	32°08'54"	N64° 53' 54"W	158.86
C163	134.85	248.00	31°09'18"	N64° 24' 06"W	133.20
C164	158.94	179.14	50°50'06"	N54° 33' 42"W	153.78
C165	52.40	65.00	46°11'25"	S23° 23' 21"W	50.99
C171	81.41	134.00	34°48'39"	N84° 11' 14"E	80.17
C172	105.26	279.00	21°36'58"	N77° 35' 23"E	104.64
C173	148.41	99.50	85°27'27"	N45° 40' 09"E	135.03
C174	123.98	72.40	98°07'00"	N51° 59' 55"E	109.38
C175	125.02	135.00	53°03'41"	S52° 24' 44"E	120.60
C176	14.55	35.00	23°48'55"	S13° 58' 26"E	14.44
C177	150.13	162.79	52°50'24"	S30° 04' 34"E	144.87
C178	56.56	115.01	28°10'38"	S70° 35' 08"E	55.99
C179	235.90	496.27	27°14'06"	N82° 23' 14"E	233.68
C180	25.86	65.00	22°47'50"	N57° 52' 59"E	25.69
C181	106.24	162.15	37°32'20"	S40° 32' 43"E	104.35
C182	92.84	162.15	32°48'22"	S75° 43' 04"E	91.58
C183	72.30	119.00	34°48'39"	N84° 11' 14"E	71.19

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C67	57.13	225.00	14°32'53"	S9° 31' 37"E	56.98
C68	170.59	225.00	43°26'23"	S38° 31' 15"E	166.53
C69	74.06	175.00	24°14'46"	S48° 07' 04"E	73.50
C70	162.58	275.00	33°52'21"	S19° 03' 30"E	160.22
C71	53.84	325.00	9°29'29"	S6° 52' 04"E	53.78
C72	83.44	633.38	7°32'54"	S7° 50' 22"E	83.38
C73	56.29	125.92	25°36'36"	S8° 44' 24"W	55.82
C74	140.50	178.00	45°13'29"	S80° 57' 17"W	136.88
C75	49.97	178.00	16°05'01"	S50° 18' 02"W	49.80
C76	260.07	122.00	122°08'21"	N76° 40' 18"W	213.55
C77	269.02	178.00	86°35'33"	N58° 53' 54"W	244.13
C78	213.88	122.00	100°26'42"	N51° 58' 20"W	187.52
C79	265.89	771.00	19°45'33"	N11° 37' 45"W	264.57
C80	249.08	771.00	18°30'37"	N30° 45' 50"W	248.00
C81	255.24	559.25	26°08'57"	N60° 41' 16"E	253.03
C82	27.80	30.00	53°06'11"	S79° 41' 11"E	26.82
C83	26.03	55.00	27°06'59"	S66° 41' 35"E	25.79
C84	139.33	55.00	145°08'44"	N27° 10' 33"E	104.95
C85	100.00	55.00	104°10'27"	S82° 30' 58"W	86.78
C86	2.66	55.00	2°46'23"	S29° 02' 33"W	2.66

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C87	24.46	30.00	46°42'32"	S51° 00' 37"W	23.79
C88	284.46	609.25	26°45'06"	S60° 59' 20"W	281.89
C89	334.09	322.50	59°21'16"	N72° 03' 51"W	319.35
C90	182.17	295.05	35°22'29"	N84° 03' 14"W	179.29
C91	204.63	558.14	21°00'22"	N76° 52' 10"W	203.48
C92	104.67	558.14	10°44'40"	S87° 15' 19"W	104.51
C93	190.02	220.87	49°17'34"	N73° 28' 14"W	184.21
C94	170.74	314.00	31°09'18"	N64° 24' 06"W	168.64
C95	68.24	113.14	34°33'22"	N62° 42' 04"W	67.21
C96	62.08	113.14	31°26'14"	N29° 42' 16"W	61.30
C97	161.04	188.00	49°04'48"	N38° 31' 33"W	156.16
C98	150.76	474.46	18°12'21"	N10° 35' 29"E	150.13
C99	68.97	474.46	8°19'42"	N2° 40' 32"W	68.91
C100	153.93	743.94	11°51'19"	N0° 54' 43"W	153.66
C101	104.59	743.94	8°03'18"	N9° 02' 35"E	104.50
C102	150.35	775.45	11°06'31"	N7° 30' 59"E	150.11
C103	132.15	175.00	43°15'58"	N19° 40' 16"W	129.03
C104	155.21	175.00	50°49'01"	N66° 42' 45"W	150.17
C105	137.69	112.15	70°20'42"	N56° 56' 55"W	129.21
C106	242.89	141.15	98°35'43"	N27° 31' 18"E	214.01

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C107	102.24	378.97	15°27'29"	N69° 05' 25"E	101.93
C108	179.54	378.97	27°08'38"	N47° 47' 22"E	177.86
C109	26.01	30.00	49°40'47"	N59° 03' 26"E	25.21
C110	80.17	55.00	83°30'58"	N42° 08' 21"E	73.26
C111	133.64	55.00	139°13'14"	N69° 13' 45"W	103.11
C112	54.35	55.00	56°37'23"	S12° 50' 57"W	52.17
C113	26.01	30.00	49°40'47"	S9° 22' 39"W	25.21
C114	244.60	328.97	42°36'07"	S55° 31' 06"W	239.01
C115	328.93	191.15	98°35'43"	S27° 31' 18"W	289.82
C116	199.08	162.15	70°20'42"	S56° 56' 55"E	186.81
C117	205.26	125.00	94°04'59"	S45° 04' 46"E	182.96
C118	140.65	725.45	11°06'31"	S7° 30' 59"W	140.43
C119	275.89	793.94	19°54'37"	S3° 06' 56"W	2