

WHEN RECORDED RETURN TO:

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. _____ (“**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

By (Printed Name): _____

Title: _____

Date: _____

STATE OF _____)

)ss.

COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by _____
[include title and representative capacity, if any].

Notary seal:

Notary Public

EXHIBIT A

(Legal Description and Graphic Depiction of the Sending Property)

Parcel #: 220470060

A part of the Southeast Quarter of Section 34, Township 7 North, Range 1 East, Salt Lake Base & Meridian, U.S. Survey: Beginning at a point on an existing East and West running fence, which is 988.80 feet North 00°18'55" East along the Section line and 281.31 feet North 88°07'31" West from the Southeast corner of said Section 34, said point being the Southwest corner of the described CV-2 Zone across said parcels 22-047-0052 and 22-047-0053; and running thence North 88°07'31" West 508.79 feet along said existing fence; thence South 41°31'46" West 302.35 feet; thence North 67°17'23" West 820.51 feet more or less; thence North 29°10'53'00" West 716.75 feet to the South line of 2200 North Street (Old State Highway U-162); thence along said South line the following two (2) courses: (1) 275.74 feet through a curve to the right having a radius of 2804.93 feet (Central angle is 5°37'57" and Long Chord bears North 67°03'15" East 275.63 feet), (2) along said South line North 82°27'18" East 72.37 feet to the Northwest corner of Lot 2 Pelican Bluff Subdivision according to the official plat thereof; thence along said Lot 2 the following four (4) courses: (1) South 17°53'16" East 749.29 feet, (2) North 71°43'30" East 142.15 feet, (3) North 4°30'00" East 160.34 feet and (4) South 88°50'45" East 289.56 feet to the Southeast corner of the Eden Cemetery Property; thence along said Eden Cemetery Property and an existing fence the following three (3) courses: (1) North 01°23'21" West 398.32 feet, (2) North 88°50'45" West 235.51 feet and (3) North 18°29'17" West 220.88 feet to the South line of 2200 North Street; thence along said South line the following three (3) courses: (1) North 67°17'08" East 52.22 feet, (2) 592.40 feet through a curve to the right having a radius of 2804.93 feet (Central angle is 12°06'03" and Long Chord bears North 85°55'13" East 591.30 feet), and (3) South 88°01'45" East 17.98 feet to the Northwest corner of Lot 3 Pelican Bluff Subdivision First Amendment according to the official plat thereof and the Northeast corner of said parcel 22-047-0052; thence along said Lot 3 the following three (3) courses: (1) South 01°49'28" West 516.54 feet, (2) South 88°44'17" East 286.88 feet, and (3) North 1°49'28" East 96.45 feet; thence South 88°44'17" East 211.58 feet; thence South 0°18'55" East 578.50 feet to the point of beginning.

Together with Lot 2, Pelican Bluff Subdivision, according to the official plat thereof on file and of record in the Weber County Recorder's office.

Together with Lot 3, Pelican Bluff Subdivision 1st Amendment, according to the official plat thereof on file and of record in the Weber County Recorder's office.

Approximately 33.00± acres



EXHIBIT B

(Legal Description and Graphic Depiction of the Receiving Property)

Parcel #: 220500017

PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 485.16 FEET EAST FROM THE NORTHWEST CORNER OF SAID 80 ACRES, AND RUNNING THENCE SOUTH 88°30' EAST ALONG SECTION LINE 413.10 FEET, THENCE SOUTH 1D30' WEST 22 CHAINS; THENCE NORTH 88°30' WEST 11.5 CHAINS, THENCE NORTH 1D30' EAST 1160.20 FEET, THENCE EAST 347.22 FEET, THENCE NORTH 291.80 FEET TO BEGINNING. CONTAINING 22.94 ACRES.

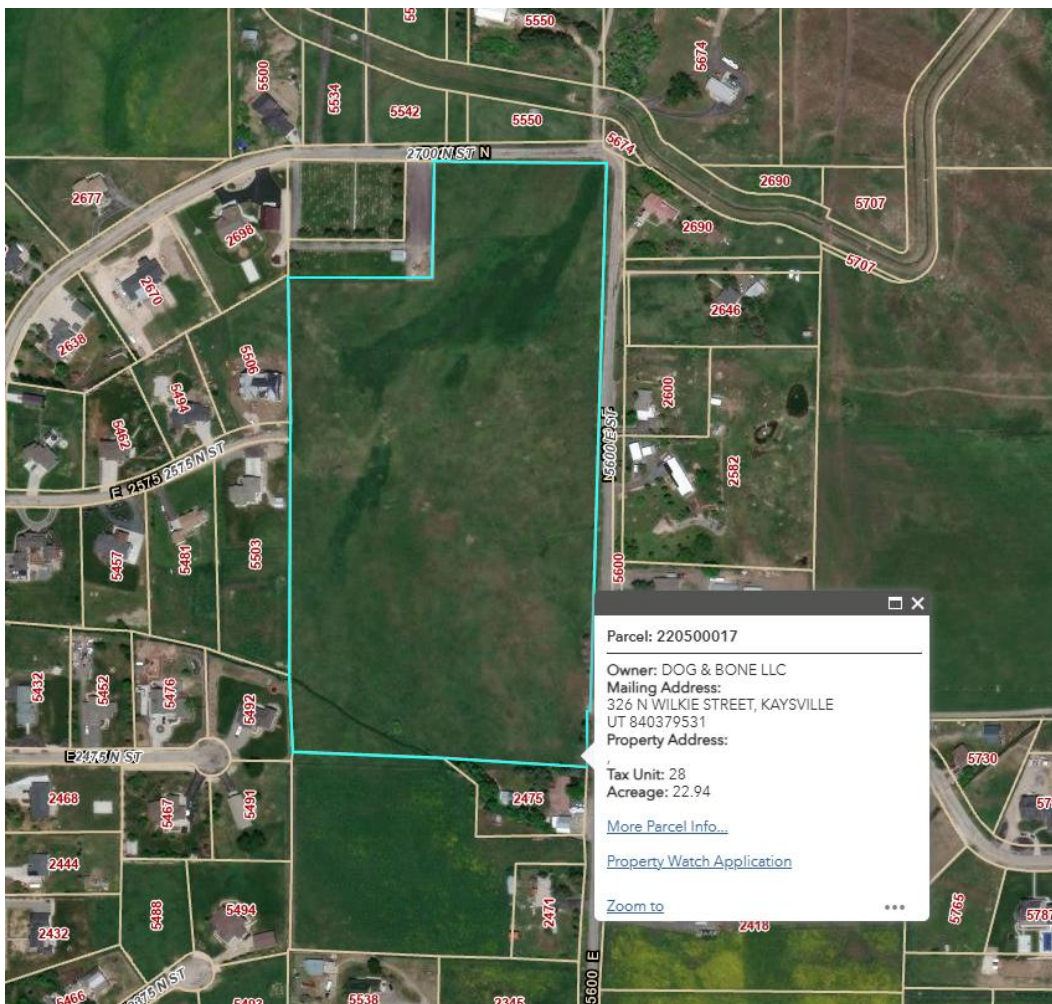


EXHIBIT C

(Tracking Ledger of Transferred Residential Development Rights)

Property Parcel ID Number: 220500017
Property Zone: AV-3
Property Net Developable Acres: 22.94

Property Estimated Initial Density: 7
(Estimated Number of Initial
Residential Development Rights*)

Property Estimated Initial Density:						Tracking Ledger
						7
Date	Residential Development Right Event	Residential Development Rights Subtracted (Used or Sent/Sending)	Parcel ID that is Receiving the Residential Development Right this Property is Sending (If Applicable)	Residential Development Rights Added (Received/Receiving)	Parcel ID that is Sending the Residential Development Right this Property is Receiving (If Applicable)	Property's Available Residential Development Rights
Oct ___, 2025	Received residential development rights	NA	NA	8	220470060	+8
Property's Balance of Remaining Estimated Residential Development Rights:						15

*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.

Approved By:

(Planning Division Staff Reviewer)

10-6-2025
(Date)

(Property Owner)

(Date)

(Planning Division Director)

(Date)