



OCTOBER 26, 2022

Weber County Zoning Map Amendment Application

Project Name: *Promontory Commerce Center*

Daniel Stephens

BlackPine

daniel@theblackpinegroup.com



Promontory Commerce Center: Project Narrative

On August 16, 2022, the Weber County Commissioners approved a new Western Weber General Plan with considerable thought and foresight focused on community and economic growth to support the needs of Western Weber County. As part of the future vision of the Western Weber General Plan, the Planning Commission and Commissioners identified a 355+ acre area on 12th Street and 5900 W (currently known as the Wadeland Farm & Dairy) as a key contributor to the economic growth and employment for Weber County. Per the General Plan, the zoning of this site contains a mix of industrial/manufacturing, business/office/tech, and medium sized residential lots. BlackPine, an Ogden based real estate development group, is pursuing the development of a business park on this property referred to throughout this application as the *Promontory Commerce Center*. A preliminary site plan for *Promontory Commerce Center* is shown in **Exhibit A: Preliminary Site Plan**.

How is the change in compliance with the General Plan?

BlackPine is seeking to rezone the subject land from its current agricultural use to a mix of business/office/tech and industrial land use. This proposed change is in line with the land uses proposed for this approximate area in the recently adopted West Weber General Plan. The proposed zoning change will greatly assist the County in achieving Land Use Goal 3 of the General Plan. The goal is as follows:

“Land Use Goal 3, Business, Tech, and Industry: As part of the County’s economic growth strategy, the County will pursue options to bring basic sector jobs to the area. In appropriate locations, Weber County will strive to attract a diversity of basic sector jobs, including tech, innovation jobs, industrial, and manufacturing jobs.”

As this site is one of the largest contiguous areas available on 12th Street, it provides the County with a unique opportunity for the development of a blended business and industrial park that is projected to yield over **3,800 direct jobs and roughly 2,600 indirect jobs** per an economic impact study performed by Newmark. The size of the subject site would also foster continuity of a pleasant and harmonious look and feel throughout the project. The combination of size, location, proximity to both I-15 and the future Legacy Corridor, proximity to rail line, and access to one of the nation’s most qualified workforces makes this site a prime candidate for economic growth, job creation, and industrial land use in Weber County.

The Western Weber General Plan states the following about land use related to the proposed business/office/tech zoning:



Business/Office/Tech – *“Business, tech, and innovation parks, where land uses rarely occur outdoors, are generally a low-intrusive use on their neighbors as long as traffic impacts and site design, architecture, and landscaping are addressed to provide a pleasant and harmonious built environment. A business or tech park can provide significant contributions toward onsite public recreation and green-space investments that can tie adjoining land uses or neighborhoods together through the park’s campus.”*

Industrial/Manufacturing: *“Weber County desires this area to build-out as an industrial, manufacturing, innovation, and tech mega site that provides jobs for current and future residents of Weber County, especially the growing population of the Western Weber Planning Area. Attract diverse employers that offer a wide range of jobs and salaries, the area should be designed in a manner that is attractive and well kempt; similar to Ogden City’s newer BDO facilities.*

The area should have a layout that is truck-traffic friendly, but that also provides opportunities for employees to walk...or enjoy the outdoors during breaks.”

BlackPine is working in detail with design architects, landscape architects, and traffic and civil engineers to ensure that the development meets the mandate of providing a pleasant and harmonious built environment, particularly along any street frontage. All buildings facing 12th Street will be Business/Office/Tech oriented, providing an attractive buffer between this major corridor and any larger industrial buildings. Please see **Exhibit B: Preliminary Renderings** for preliminary renderings of the proposed Business/Office/Tech buildings. The design of larger, industrial focused buildings will be governed by predetermined CC&R’s to ensure a consistent, harmonious look and feel throughout the park. The project also plans to provide significant contributions towards green-space investments, as shown in **Exhibit C: Trails & Open Space Renderings**.

Building footprints at the *Promontory Commerce Center* will vary in size to accommodate a variety of tenants and use scenarios, accomplishing the General Plan mandate to “attract diverse employers that offer a wide range of jobs and salaries”. BlackPine is also investigating the possibility of a “Foreign Trade Zone” designation for this project, creating further economic benefit for the County. A mix of Business/Office/Tech buildings, trails and open space, and industrial buildings will create an “area that is truck-traffic friendly, but that also provides opportunities for employees to walk...or enjoy the outdoors during breaks.”

The General Plan places a heavy emphasis on the development of an industrial mega-site past 8300 West. The proposed industrial buildings at the *Promontory Commerce Center* will be synergistic to the future development of the mega-site, helping to expedite tenant interest, infrastructure, and job creation as development continues to push westward.



Why should the present zoning be changed to allow this proposal?

With the adoption of the new West Weber General Plan, the subject site is no longer planned for agricultural use. The zoning changes requested for the *Promontory Commerce Center* will foster land and economic development in West Weber County in accordance with the well-defined growth strategies described in the General Plan.

BlackPine recognizes that Weber County has a desire to have buffers between dissimilar land uses, as stated below in the General Plan:

“Land Use Action Item 1.5.1, Residential: As provided on the Future Land Use Map, provide land use buffers between dissimilar uses. Commercial areas should be buffered from single-family residential areas with mixed-use residential. Heavier commercial or manufacturing uses should be buffered from residential uses with uses that gradually increase in intensity.

In the proposed zoning change for *Promontory Commerce Center*, these buffers are provided by existing and planned infrastructure, along with natural amenities that help to separate different land uses. The southern portion of the site is separated naturally by the Union Pacific Railroad. The Weber River and Little Weber Creek provide natural buffers on the eastern and western edges of the proposed zoning. The existing and planned minor collector roads of 5900 W and 200 S serve as natural zoning divisions on the western and northern boundaries of the site. Extending the industrial zoning north allows for contiguous land use through the entire site and creates a natural buffer between the industrial use and residential neighborhoods.

Additionally, the *Promontory Commerce Center* would allow for utilization of the adjacent rail line to further economic development and employer interest in Weber County. The adjacent rail line is one of the only shared rail lines between Union Pacific and BNSF in the state of Utah, which makes it an ideal option for transportation of goods and materials from manufacturing and industrial users. Re-zoning this land from the designated use of residential to industrial would allow Weber County to capitalize on this unique advantage for prospective industrial tenants. BlackPine has engaged with short line and rail switch operators to discuss the feasibility of servicing tenants through the rail.

How is the change in the public interest?

Accepting this zoning change would also allow for expedited development of industrial space in Weber County, for which there is extremely high demand. Vacancy for industrial space in Ogden remains at historically low levels of 1.5%, with over 15.2 million square feet of tenant demand shopping in the market. BlackPine has engaged one of the top industrial leasing brokers in Utah to ensure that high quality tenants and jobs are brought to the *Promontory Commerce Center*. Through an economic impact study performed by Newmark, it is estimated that the *Promontory Commerce Center* would



generate over **3,800 direct and 2,600 indirect jobs, approximately \$1.4B in annual GDP, and over \$350M of annual employee compensation for the area.** These jobs, revenue streams, and income streams to local citizens would contribute greatly to the planned vision of economic growth along the 12th Street corridor.

Approving this zoning change and allowing the *Promontory Commerce Center* to progress would also expedite improvements to the surrounding infrastructure, allowing for faster development of other land uses along the 12th Street corridor. Initial utility and infrastructure improvement plans can be seen in **Exhibit D: Utility Master Plans**. BlackPine is planning to make large offsite improvements to the surrounding sewer and water utility lines which will also benefit to future developments along the 12th Street corridor.

What conditions and circumstances have taken place in the general area since the General Plan was adopted to warrant such a change?

As the updated West Weber General Plan was adopted relatively recently, zoning on the subject site has not yet been changed to align with the current General Plan designations. The proposed zoning changes are congruent with these recently adopted designations.

Additionally, since the adoption of the General Plan, BlackPine has received several inquiries from equity partners, lenders, and tenants for investment in the *Promontory Commerce Center*. Much of this interest is fueled by the positive growth trends and strong tenant demand for industrial space, supporting the request for expanded industrial zoning on the site.

Weber County's employment base, location, and manufacturing specialty makes it an attractive market for potential tenants. Over the last 5 years, Ogden's population has grown by 8.3%, providing new businesses with available laborers to fill open positions. Even amidst a 7.4% job growth rate over the last 5 years, Weber County's unemployment rate remains historically low at 2.3%, speaking to the quality of the local labor force. Weber County's cost of living is also approximately 4.4% lower than other nearby major metros, making it an attractive option for employees seeking refuge from inflated cost of living. Weber County's national connectivity through interstate and rail infrastructure makes it a natural candidate for large, national tenants who are looking to expand. Roughly 40% of Weber County's labor force works in industrial related industries, producing over \$3.2B of manufacturing exports annually. All of these drivers suggest an opportunity and need for further development of space similar to what would be offered in *Promontory Commerce Center*.



How does this proposal promote the health, safety, and welfare of the inhabitants of Weber County?

Health: BlackPine is exploring multiple environmentally conscious development initiatives that would promote the overall health of the surrounding geographic area (solar energy, environmentally friendly building materials, etc.). The approval of this proposal also would allow for major infrastructure improvements that would allow for easier and cleaner access to culinary water, secondary water, and sewer for the inhabitants of West Weber. From a more high-level perspective, the employees of *Promontory Commerce Center* would need to be serviced with basic healthcare, pharmacies, and other life-supporting auxiliaries. As these services are built out in the surrounding areas, all inhabitants of West Weber County will benefit.

Safety: BlackPine's proposed zoning for *Promontory Commerce Center* promotes increased safety for the surrounding inhabitants by creating natural buffers and barriers to the surrounding residential uses. By approving the proposed zoning, there would be a natural buffer (Weber River, Little Weber Creek) or infrastructure buffer (minor collector roads, railroad, etc.) on nearly the entire perimeter of the subject site. BlackPine has also engaged traffic consultants to perform a Traffic Impact Study, ensuring that the development is planned in a way that facilitates responsible traffic patterns to promote safety throughout the development.

Welfare: The *Promontory Commerce Center* is expected to create over 6,400 direct and indirect jobs, approximately \$1.4B in annual GDP, and over \$350M of annual employee compensation for the area. This amount of economic growth and development will dramatically impact the inhabitants of West Weber County in a positive way.

Describe the project vision

The *Promontory Commerce Center* is envisioned to be an exciting and vibrant economic hub for Weber County. With a variety of business, office, tech, industrial, and manufacturing uses, businesses of many types and functions will be able to call the *Promontory Commerce Center* home. Tenants will approach the park along the 12th Street corridor, being met by a buffer of several smaller, attractive business/office/tech buildings at each entrance. After entering the park, tenants and visitors will find the buildings, landscaping, and roads to be well maintained and well designed. The park will be “designed in a manner that is attractive and well kempt; similar to Ogden City's newer BDO facilities”, as requested by the recently adopted General Plan. Examples of this design can be seen in **Exhibit B: Preliminary Renderings**.

Employees and visitors of the *Promontory Commerce Center* will be able to enjoy a variety of outdoor trails, open space, and landscaped areas throughout the park. Trails running along the bank of the Weber River will connect users to a larger trail system located on the west side of the park. Tenants



will enjoy a stunning backdrop of the Wasatch Mountain range while utilizing the outdoor amenities available to them.

This vision has been brought together by a plethora of contributors, all seeking to develop a top-tier economic hub for Weber County. The development of the *Promontory Commerce Center* would spur significant economic and residential growth and serve as a major employment center for the surrounding inhabitants.

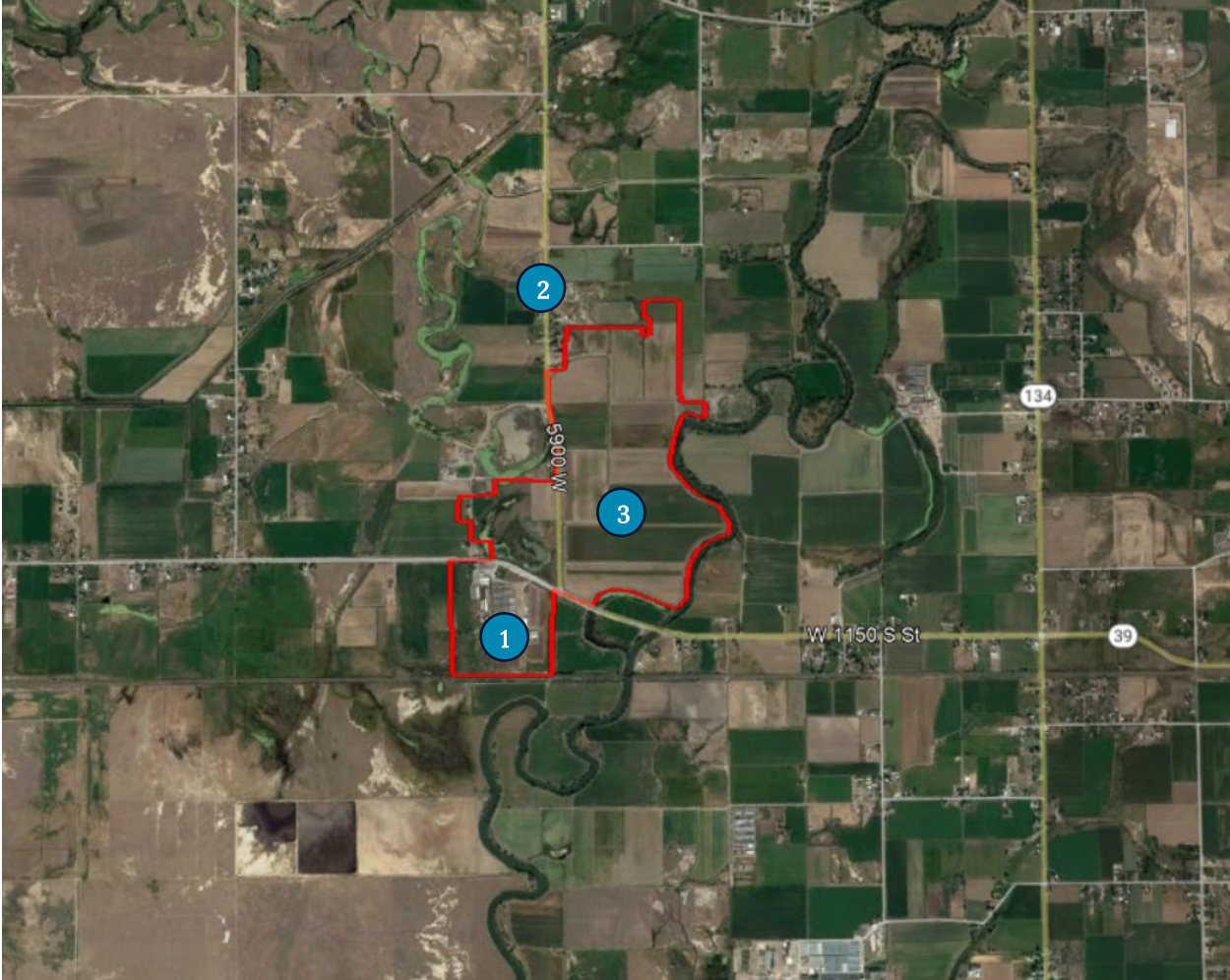


Concept Development Plan

- 1) Inventory of general land use types located within the project and the surrounding area
 - a) Current land use types are (1) dairy farm, (2) light residential, and (3) agricultural farming. See **Map 1: Current Land Uses**.
 - b) Per the West Weber General Plan, the land uses on this site are (1)(2) residential, (3) industrial, and (4) business/office/tech. See **Map 2: General Plan Land Uses**.
- 2) Approximate locations and arrangements of buildings, structures, facilities, and open space
 - a) See **Exhibit A: Preliminary Site Plan**
- 3) Architectural rendering of proposed buildings, structures, facilities, and open space within the project
 - a) See **Exhibit B: Preliminary Renderings**
- 4) Access and traffic circulation patterns and approximate location of parking
 - a) See **Exhibit A: Preliminary Site Plan**
- 5) Written description explaining how the project is compatible with surrounding land uses
 - a) See project narrative above
- 6) Existing site characteristics (e.g., terrain, vegetation, watercourses, and wetlands, etc.)
 - a) See **Map 3: Site Characteristics**
- 7) Existing and proposed infrastructure
 - a) See **Exhibit D: Utility Master Plans**
- 8) Project density and mass/scale in comparison to the existing developed area adjacent to the proposed rezone
 - a) Current surrounding land uses are agricultural, as shown in the aerial view on **Map 1: Current Land Uses**.
- 9) Legal Description of the property being proposed for rezone
 - a) See **Exhibit E: Legal Description**



Map 1: Current Land Uses





Map 2: General Plan Land Uses





Map 3: Site Characteristics

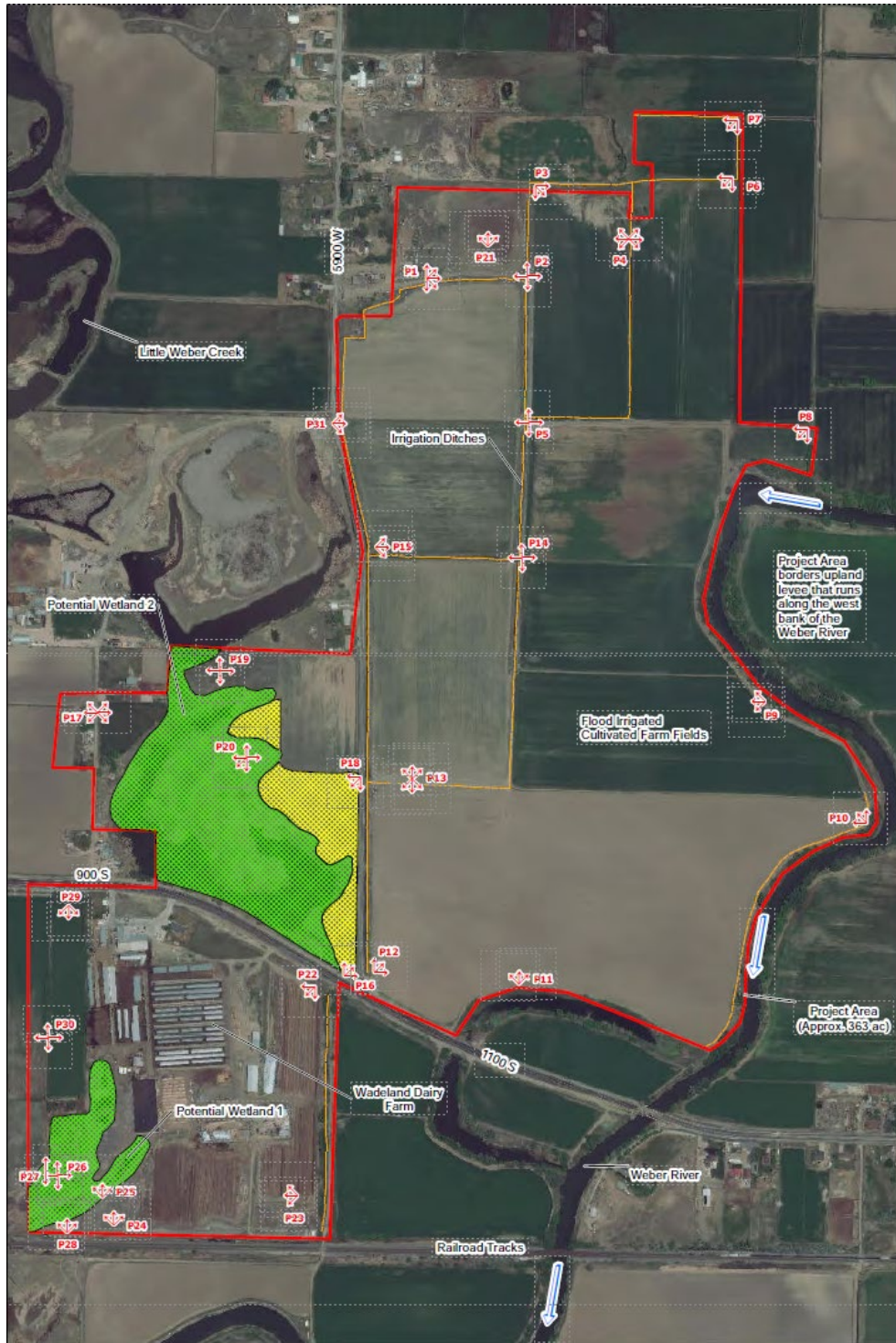




Exhibit A: Preliminary Site Plan





Exhibit B: Preliminary Renderings*



*Subject to change







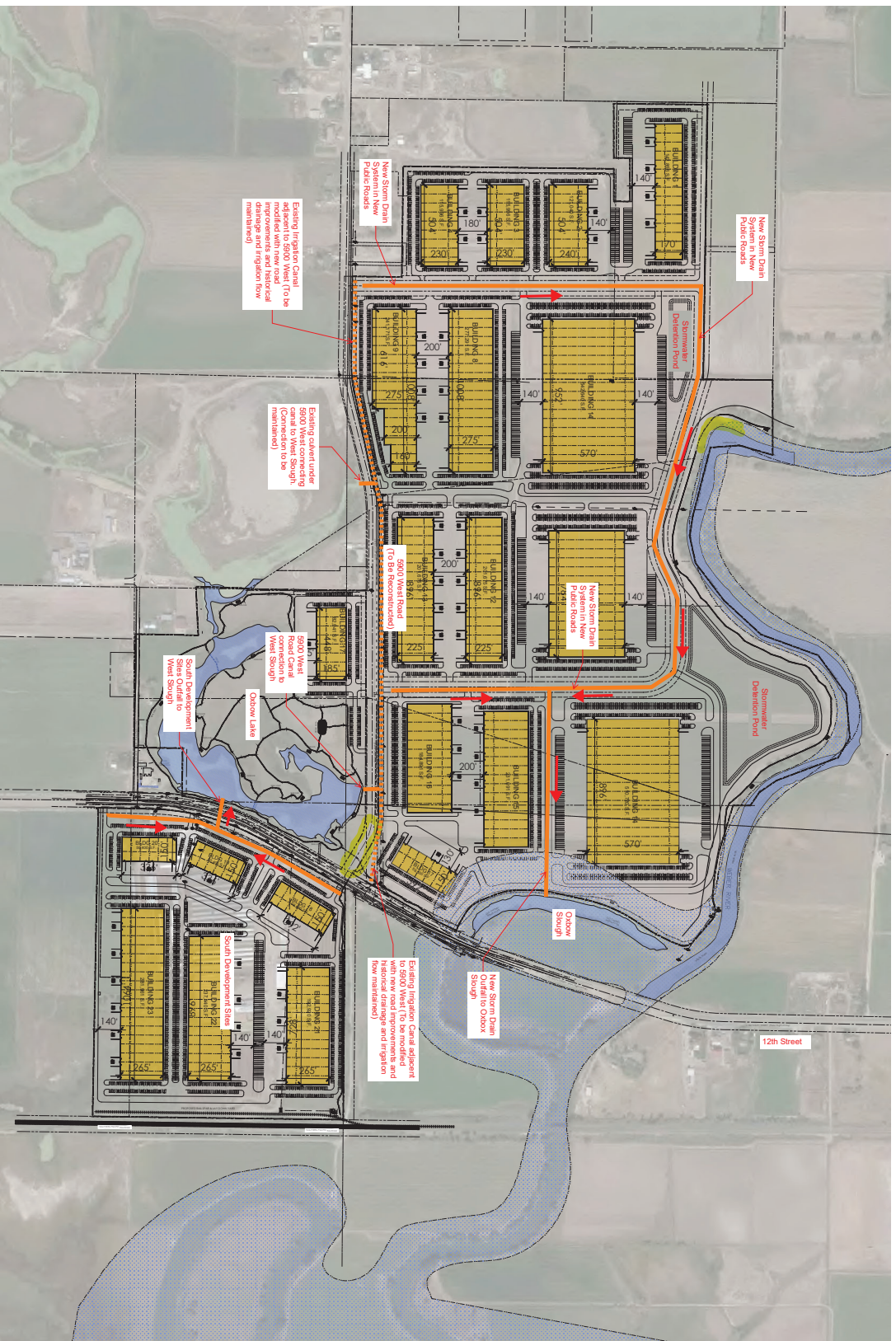


Exhibit C: Trails and Open Space Renderings





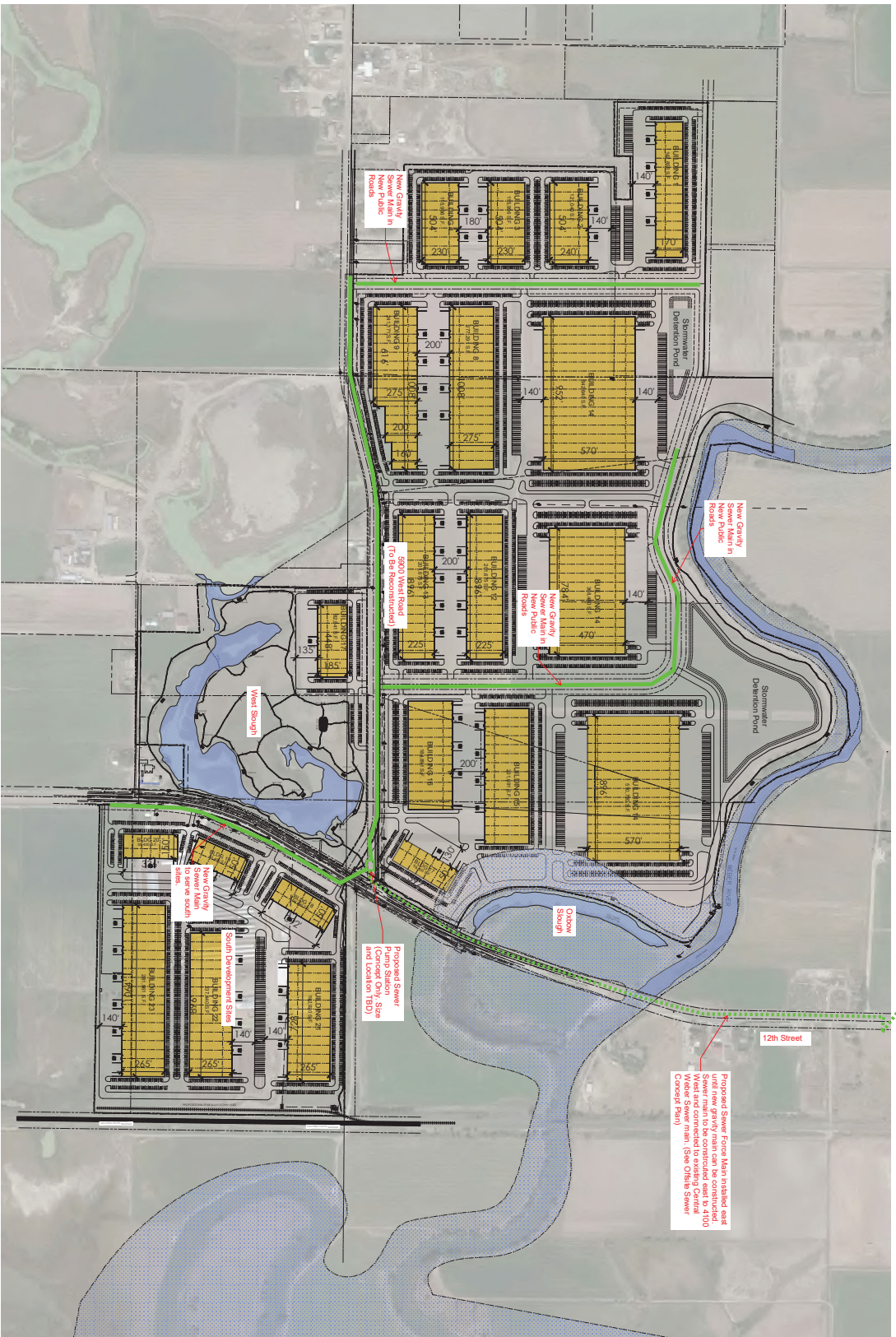
Exhibit D: Utility Master Plans



PROMONTORY COMMERCE CENTER - BLACKPINE - WEST WEBER
 STORMWATER CONCEPT PLAN



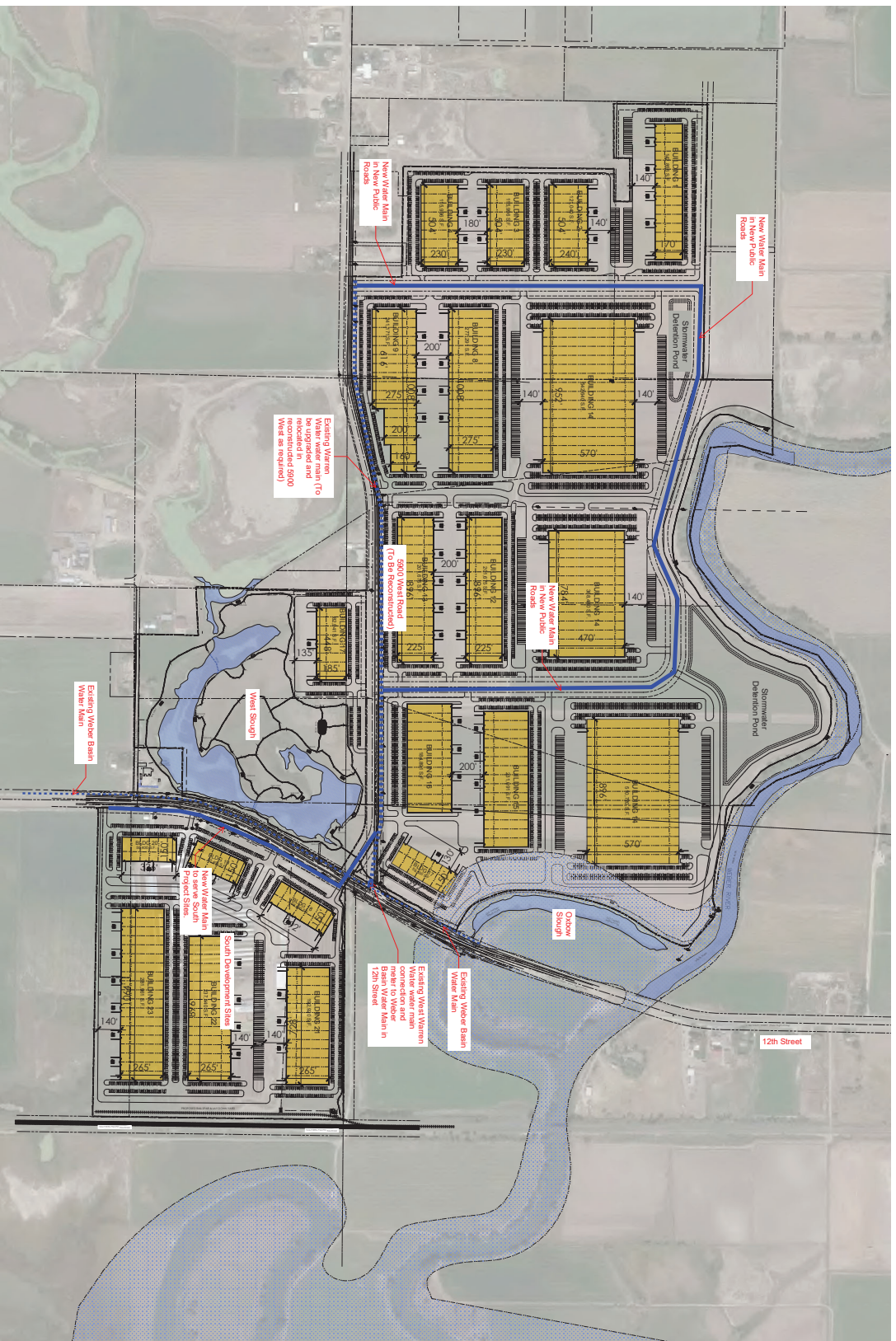
- Stormwater Notes:**
- 1) This is a concept plan for planning purposes only. Prior to construction, design plans will be provided and approved with all required governing agencies.
 - 2) Design of Public and Private Stormwater Systems within this development will meet the requirements of all approving governing agencies with regard to capacity, outfall locations, water quality and stormwater detention.



PROMONTORY COMMERCE CENTER - BLACKPINE - WEST WEBER
SEWER CONCEPT PLAN

Sewer Notes:

- 1) This is a concept plan for planning purposes only. Prior to construction design plans will be provided and approved with all required governing agencies.
- 2) There is currently not existing sewer infrastructure in this area of the county. It is proposed that this development will provide infrastructure as needed to serve this project site. See Offsite Sewer Concept Plan for more information.



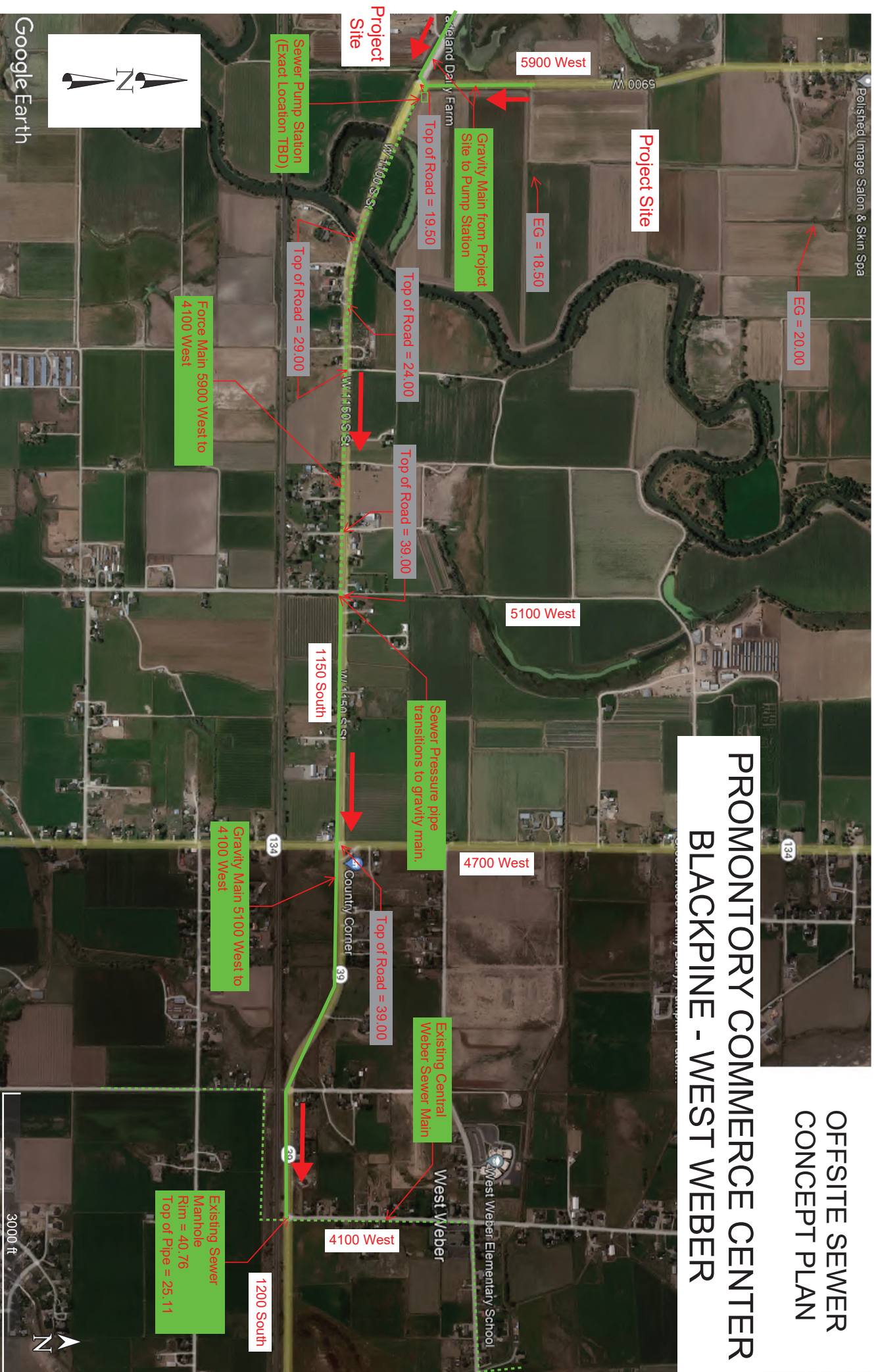
**PROMONTORY COMMERCE CENTER - BLACKPINE - WEST WEBER
WATER CONCEPT PLAN**



- Water Notes:**
- 1) Warren Irrigation Co. will require a separate secondary water main to be installed with this development so that sites are not using culinary water to irrigate landscape.
 - 2) This is a concept plan for planning purposes only. Prior to construction design plans will be provided and approved with all required governing agencies.

OFFSITE SEWER CONCEPT PLAN

PROMONTORY COMMERCE CENTER BLACKPINE - WEST WEBER



Google Earth

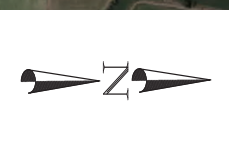




Exhibit E: Legal Description

PARCEL 1:

PART OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U S SURVEY:

BEGINNING AT A POINT 56 RODS SOUTH AND 1650 FEET EAST FROM THE NORTHWEST CORNER OF SAID QUARTER SECTION; RUNNING THENCE EAST 558.44 FEET, MORE OR LESS, TO AN EXISTING FENCE; THENCE SOUTH ALONG SAID FENCE LINE 104 RODS, MORE OR LESS, TO AN EXISTING FENCE; THENCE WEST ALONG SAID EXISTING FENCE LINE 558.44 FEET, MORE OR LESS, TO AN EXISTING FENCE; THENCE NORTH ALONG SAID EXISTING FENCE LINE 104 RODS, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING: A PART OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U S SURVEY:

BEGINNING AT A POINT 56 RODS SOUTH AND 1650 FEET EAST AND 350.4 FEET SOUTH FROM THE NORTHWEST CORNER OF SAID QUARTER SECTION, RUNNING THENCE EAST 100 FEET; THENCE SOUTH 270 FEET; THENCE WEST 100 FEET, MORE OR LESS, TO AN EXISTING FENCE; THENCE NORTH ALONG SAID FENCE 270 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 1A:

A RIGHT OF WAY 25 FEET IN WIDTH FOR INGRESS AND EGRESS AND DRAINAGE OVER THE FOLLOWING DESCRIBED CENTERLINE, BEING 12.5 FEET EITHER SIDE OF SAID CENTERLINE AS FOLLOWS: BEGINNING AT A POINT 56 RODS SOUTH AND 1650 FEET EAST AND 396 FEET SOUTH FROM THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER, RUNNING THENCE NORTH 50° EAST 90 FEET, MORE OR LESS, TO THE NORTH LINE OF THE EXCEPTED PARCEL HEREINABOVE DESCRIBED.

PARCEL 1B:

A RIGHT OF WAY FOR INGRESS AND EGRESS AND DRAINAGE, ACROSS THE NORTH 25 FEET OF THE EAST 50 FEET OF THE EXCEPTED PARCEL HEREINABOVE DESCRIBED.

PARCEL 2:

PART OF THE WEST HALF OF SECTION 18, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER SECTION 18, THENCE WEST 60 RODS, THENCE NORTH 80 RODS, THENCE WEST 1294 FEET, THENCE SOUTH 150 FEET, THENCE WEST 73 FEET, THENCE SOUTH 150 FEET, THENCE EAST 23.24 FEET; THENCE SOUTH 00°45'59" WEST 129.22 FEET; THENCE WEST 23.24 FEET; THENCE SOUTH 20.78 FEET, THENCE WEST 283 FEET, THENCE SOUTH 990.45 FEET, MORE OR LESS, THENCE SOUTH 14° EAST 792 FEET, THENCE SOUTH 00°42' EAST 1136 FEET, THENCE SOUTH 72°50' EAST 2162 FEET TO SOUTH LINE OF SAID SECTION; THENCE EAST 282 FEET TO CENTER CHANNEL OF WEBER RIVER, THENCE NORTHERLY, THENCE EASTERLY, THENCE NORTHWESTERLY AND NORTHEASTERLY ALONG SAID RIVER TO A POINT 342 FEET SOUTH OF BEGINNING, THENCE NORTH 342 FEET TO BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING: PART OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:

BEGINNING AT A POINT 633.0 FEET NORTH 00°45'59" EAST ALONG THE SECTION LINE FROM THE SOUTHWEST CORNER OF SAID QUARTER SECTION AND RUNNING THENCE NORTH 00°45'59" EAST 237.00 FEET ALONG SAID SECTION LINE TO THE SOUTH LINE OF THE VERNAL HILL PROPERTY, THENCE SOUTH 89°14'01" EAST ALONG SAID SOUTH LINE 172.87 FEET, THENCE NORTH 62°05'41" EAST 43.31 FEET, THENCE SOUTH 89°14'01" EAST 95.37 FEET, THENCE NORTH 00°45'59" EAST 129.22 FEET, THENCE NORTH 89°14'01" WEST 23.24 FEET, THENCE NORTH 00°45'59" EAST 150.00 FEET, THENCE SOUTH 89°14'01" EAST 72.83 FEET, THENCE SOUTH 00°45'59" WEST 537.00 FEET, THENCE NORTH 89°14'01" WEST 355.83 FEET TO THE POINT OF BEGINNING.

PARCEL 2A:

A RIGHT OF WAY FOR INGRESS AND EGRESS AS DISCLOSED BY QUIT CLAIM DEED RECORDED MARCH 09, 2016 AS ENTRY NO. [2782055](#) OF OFFICIAL RECORDS:

BEGINNING AT A POINT 703.00 FEET NORTH 00°45'59" EAST ALONG THE SECTION LINE FROM THE SOUTHWEST CORNER OF SAID QUARTER SECTION AND RUNNING THENCE NORTH 00°45'59" EAST 20.00 FEET ALONG SAID SECTION LINE, THENCE SOUTH 89°14'01" EAST 335.83 FEET, THENCE NORTH 00°45'59" EAST 101.00 FEET, THENCE NORTH 89°14'01" WEST 335.83 FEET, THENCE NORTH 00°45'59" EAST 20 FEET, THENCE SOUTH 89°14'01" EAST 355.83 FEET, THENCE



SOUTH 00°45'59" WEST 141.00 FEET, THENCE NORTH 89°14'01" WEST 355.83 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF THE COUNTY ROAD AND THE SOUTH LINE OF SAID QUARTER SECTION, RUNNING THENCE NORTH ALONG SAID EAST LINE 682.8 FEET, THENCE SOUTH 72°50' EAST 675 FEET, THENCE SOUTH 00°42' EAST TO THE SOUTH LINE OF SAID QUARTER SECTION, THENCE WEST TO THE PLACE OF BEGINNING.

PARCEL 4:

PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY:

BEGINNING AT A POINT NORTH 682.8 FEET AND SOUTH 72°50' EAST 1418 FEET FROM THE INTERSECTION OF THE EAST LINE OF THE COUNTY ROAD, AND THE SOUTH LINE OF SAID QUARTER SECTION, AND RUNNING THENCE SOUTH 72°50' EAST 744 FEET TO THE SOUTH LINE OF SAID QUARTER SECTION, THENCE WEST ALONG SAID LINE TO POINT SOUTH 0°42' EAST OF BEGINNING, THENCE NORTH 0°42' WEST TO BEGINNING.

PARCEL 5:

PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY:

BEGINNING AT A POINT NORTH 682.8 FEET AND SOUTH 72°50' EAST 675 FEET FROM THE INTERSECTION OF THE EAST LINE OF THE COUNTY ROAD AND THE SOUTH LINE OF SAID QUARTER SECTION 18, AND RUNNING THENCE SOUTH 72°50' EAST 742 FEET, THENCE SOUTH 00°42' EAST TO THE SOUTH LINE OF SAID QUARTER SECTION, THENCE WEST ALONG SAID LINE TO A POINT SOUTH 00°42' EAST OF BEGINNING, THENCE NORTH 00°42' WEST TO BEGINNING.

PARCEL 6:

PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY:

BEGINNING ON THE NORTH LINE OF SAID QUARTER SECTION 1390 FEET, MORE OR LESS, EAST OF THE EAST LINE OF THE COUNTY ROAD, AND RUNNING THENCE EAST TO THE WEST BANK OF THE WEBER RIVER, THENCE SOUTH ALONG SAID WEST BANK 1050 FEET, MORE OR LESS, THENCE ALONG THE NORTH BANK OF SAID RIVER IN A NORTHWESTERLY DIRECTION TO A POINT SOUTH 00°42' EAST OF BEGINNING, THENCE NORTH 00°42' WEST TO BEGINNING.

PARCEL 7:

PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY:

BEGINNING ON THE NORTH LINE OF SAID QUARTER SECTION 675 FEET, MORE OR LESS, EAST OF THE EAST LINE OF THE COUNTY ROAD, AND RUNNING THENCE EAST 720 FEET, MORE OR LESS, THENCE SOUTH TO THE NORTH BANK OF THE WEBER RIVER, THENCE ALONG SAID RIVER BANK IN A WESTERLY DIRECTION TO A POINT SOUTH 00°42' EAST OF BEGINNING, THENCE NORTH 00°42' WEST TO BEGINNING.

PARCEL 8:

PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY:

BEGINNING AT INTERSECTION OF THE EAST LINE OF COUNTY ROAD AND NORTH LINE OF NORTHWEST QUARTER OF SECTION 19, THENCE SOUTH 582.4 FEET, SOUTH 62°20' EAST 630 FEET TO WEST LINE OF WEBER RIVER, THENCE NORTHERLY, EASTERLY TO A POINT EAST 670 FEET, MORE OR LESS, AND SOUTH 0°42' EAST OF BEGINNING, THENCE NORTH 00°42' WEST TO NORTH LINE OF SAID SECTION DUE EAST OF BEGINNING, THENCE WEST TO BEGINNING.

EXCEPT COUNTY ROAD AS DESCRIBED BY WARRANTY DEED RECORDED SEPTEMBER 25, 1959 AS [ENTRY NO. 321655 IN BOOK 624 AT PAGE 596](#) OF OFFICIAL RECORDS.

LESS AND EXCEPT THE PORTION OF PROPERTY AS DESCRIBED IN WARRANTY DEED RECORDED JUNE 27, 2016 AS ENTRY NO. [2800625](#) OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE, BEING PART OF AN ENTIRE TRACT OF LAND, SITUATE IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, INCIDENT TO THE CONSTRUCTION OF 1200 SOUTH STREET, WEBER COUNTY, STATE OF UTAH ALSO KNOWN AS PROJECT NO. LG_WC_1200 SOUTH, THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:



BEGINNING AT THE SOUTHWEST CORNER OF GRANTOR'S PROPERTY, SAID POINT LIES 563.34 FEET SOUTH 00°42'09" EAST ALONG THE WEST LINE OF SAID SECTION 19 AND 200.71 FEET EAST FROM THE NORTHWEST CORNER OF SAID SECTION 19 AND RUNNING THENCE NORTH 44.11 FEET ALONG GRANTOR'S WEST PROPERTY LINE TO A POINT ON THE PROPOSED NORTH RIGHT OF WAY LINE OF 1200 SOUTH STREET (900 SOUTH STREET) ROAD WIDENING PROJECT (LG_WC_1200 SOUTH) THENCE SOUTH 59°34'37" EAST 157.74 FEET ALONG THE PROPOSED NORTH RIGHT OF WAY LINE OF SAID PROJECT TO A POINT OF CURVATURE ON SAID NORTH RIGHT OF WAY LINE, THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE SOUTHEASTERLY 483.97 FEET ALONG THE ARC OF A 4445.20 FOOT RADIUS CURVE TO THE LEFT (CENTRAL ANGLE EQUALS 06°14'17" AND LONG CHORD BEARS SOUTH 62°41'45" EAST 483.73 FEET) ALONG SAID RIGHT OF WAY LINE TO A POINT ON THE GRANTOR'S EAST PROPERTY LINE, THENCE SOUTH 12°44'31" WEST 35.74 FEET ALONG GRANTOR'S EAST PROPERTY LINE TO GRANTOR'S SOUTH PROPERTY LINE, THENCE NORTH 62°20'00" WEST 630.00 FEET ALONG GRANTOR'S SOUTH PROPERTY LINE TO THE POINT OF BEGINNING.

THE PRECEDING DESCRIPTION NEEDS TO BE ROTATED 00°14'13" COUNTER CLOCKWISE TO MATCH PROJECT ALIGNMENT.

PARCEL 9:

PART OF THE EAST HALF OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING 570 FEET SOUTH FROM THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 24, AND RUNNING THENCE SOUTH TO RIGHT-OF-WAY OF THE CENTRAL PACIFIC RAILROAD, THENCE EAST ALONG SAID RIGHT-OF-WAY 80 RODS; THENCE NORTH 85 RODS, MORE OR LESS, TO THE COUNTY ROAD; THENCE NORTHWESTERLY ALONG SAID ROAD TO A POINT WHICH IS SOUTH 00°30'30" EAST 439.87 FEET, AND NORTH 67°36'20" WEST 737.87 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 24, THENCE SOUTH 00°30'30" EAST 481.06 FEET, THENCE NORTH 73°53' WEST 200.00 FEET, THENCE WEST 460.0 FEET, MORE OR LESS, TO BEGINNING.

EXCEPT COUNTY ROAD AS DESCRIBED BY WARRANTY DEED RECORDED SEPTEMBER 25, 1959 AS [ENTRY NO. 321643 IN BOOK 624 AT PAGE 584](#) OF OFFICIAL RECORDS.

ALSO: PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE MERIDIAN, U.S. SURVEY:

BEGINNING AT A POINT WHICH IS SOUTH 00°30'30" EAST 439.87 FEET ALONG SECTION LINE AND NORTH 67°36'20" WEST 737.87 FEET, AND SOUTH 00°30'30" EAST 481.06 FEET AND NORTH 73°53' WEST 200.00 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 24, AND RUNNING THENCE WEST 460.0 FEET, MORE OR LESS, TO WEST LINE OF EAST HALF OF NORTHEAST QUARTER OF SAID SECTION 24, THENCE NORTH 270.0 FEET, MORE OR LESS, TO A POINT 300 FEET SOUTH OF NORTH LINE OF SAID SECTION; THENCE EAST 200 FEET; THENCE NORTH 267 FEET, MORE OR LESS, TO SOUTH LINE OF 900 SOUTH STREET, THENCE EASTERLY ALONG SOUTH LINE OF SAID STREET TO A POINT NORTH 00°30'30" WEST OF THE PLACE OF BEGINNING, THENCE SOUTH 00°30'30" EAST 481.06 FEET TO THE PLACE OF BEGINNING.

ALSO: PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:

BEGINNING AT A POINT 300 FEET SOUTH FROM THE NORTHWEST CORNER OF THE EAST HALF OF SAID NORTHEAST QUARTER, AND RUNNING THENCE NORTH 267 FEET, MORE OR LESS, TO THE SOUTH LINE OF 900 SOUTH STREET, THENCE EASTERLY ALONG SAID SOUTH LINE OF 900 SOUTH STREET 200 FEET, MORE OR LESS, THENCE SOUTH 267 FEET, MORE OR LESS, THENCE WEST 200 FEET TO THE PLACE OF BEGINNING.

LESS AND EXCEPTING THE PORTION OF PROPERTY AS DESCRIBED IN WARRANTY DEED RECORDED JUNE 27, 2016 AS ENTRY NO. [2800632](#) OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE BEING PART OF AN ENTIRE TRACT OF LAND SITUATE IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, INCIDENT TO THE CONSTRUCTION OF 1200 SOUTH STREET, WEBER COUNTY, STATE OF UTAH ALSO KNOWN AS PROJECT NO. LG_WC_1200 SOUTH. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE PROPOSED SOUTH RIGHT OF WAY LINE OF THE 1200 SOUTH STREET (900 SOUTH STREET) ROAD WIDENING PROJECT AND THE EAST LINE OF THE GRANTOR'S PROPERTY, SAID POINT LIES 76.11 FEET SOUTH 00°27'54" WEST AND 866.33 FEET WEST FROM THE NORTHEAST CORNER OF SAID SECTION 24 AND RUNNING THENCE NORTHWESTERLY 336.16 FEET ALONG THE ARC OF A 1447.52 FOOT RADIUS CURVE TO THE LEFT,



(CENTRAL ANGLE EQUALS 13°18'21" AND LONG CHORD BEARS NORTH 81°53'34" WEST 335.40 FEET) ALONG SAID RIGHT OF WAY LINE; THENCE NORTH 88°32'45" WEST 123.59 FEET ALONG SAID RIGHT OF WAY LINE TO THE GRANTOR'S WEST PROPERTY LINE THENCE NORTH 00°13'14" EAST 14.66 FEET ALONG SAID WEST PROPERTY LINE TO THE NORTH LINE OF GRANTOR'S PROPERTY, THENCE SOUTH 89°46'46" EAST 200.00 FEET ALONG SAID NORTH PROPERTY LINE TO AN ANGLE POINT IN THE GRANTOR'S NORTH PROPERTY LINE; THENCE SOUTH 77°26'12" EAST 261.78 FEET ALONG SAID NORTH PROPERTY LINE TO THE GRANTOR'S EAST PROPERTY LINE, THENCE SOUTH 00°17'16" EAST 7.38 FEET ALONG SAID EAST PROPERTY LINE TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THE PORTION OF PROPERTY AS DESCRIBED IN WARRANTY DEED RECORDED JUNE 27, 2016 AS ENTRY NO. [2800633](#) OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE, BEING PART OF AN ENTIRE TRACT OF LAND, SITUATE IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, INCIDENT TO THE CONSTRUCTION OF 1200 SOUTH STREET, WEBER COUNTY, STATE OF UTAH ALSO KNOWN AS PROJECT NO. LG_WC_1200 SOUTH. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE PROPOSED SOUTH RIGHT OF WAY LINE OF THE 1200 SOUTH STREET (900 SOUTH STREET) ROAD WIDENING PROJECT AND THE GRANTOR'S NORTH PROPERTY LINE, SAID POINT LIES 201.27 FEET SOUTH 00°27'54" WEST ALONG THE EAST LINE OF SAID SECTION 24, AND 548.01 FEET WEST FROM THE NORTHEAST CORNER OF SAID SECTION 24, AND RUNNING THENCE NORTHWESTERLY 138.96 FEET ALONG THE ARC OF A 1447.52 FOOT RADIUS CURVE TO THE LEFT (CENTRAL ANGLE EQUALS 05°30'01" AND LONG CHORD BEARS NORTH 64°27'27" WEST 138.91 FEET) ALONG SAID PROPOSED RIGHT OF WAY LINE TO A WEST LINE OF THE GRANTOR'S PROPERTY, THENCE NORTH 00°02'44" WEST 16.39 FEET ALONG SAID WEST PROPERTY LINE TO THE GRANTOR'S NORTH PROPERTY LINE, THENCE SOUTH 58°40'33" EAST 146.73 FEET ALONG SAID NORTH PROPERTY LINE TO THE POINT OF BEGINNING.

PARCEL 10:

PART OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE MERIDIAN, U.S. SURVEY:

BEGINNING AT THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE WEST 60 RODS, THENCE NORTH 20 RODS, THENCE WEST 20 RODS, THENCE NORTH 20 RODS, THENCE EAST 80 RODS, THENCE SOUTH 40 RODS TO BEGINNING.

EXCEPT COUNTY ROAD AS DESCRIBED BY WARRANTY DEED RECORDED SEPTEMBER 25, 1959 AS [ENTRY NO. 321626 IN BOOK 624 AT PAGE 567](#) OF OFFICIAL RECORDS.

LESS AND EXCEPTING THE PORTION OF PROPERTY AS DESCRIBED IN WARRANTY DEED RECORDED JUNE 27, 2016 AS ENTRY NO. [2800628](#) OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE, BEING PART OF AN ENTIRE TRACT OF LAND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, INCIDENT TO THE CONSTRUCTION OF 1200 SOUTH STREET, WEBER COUNTY, STATE OF UTAH ALSO KNOWN AS PROJECT NO. LG_WC_1200 SOUTH. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 13 AND THE GRANTOR'S WEST PROPERTY LINE, SAID POINT LIES 990.00 FEET WEST ALONG THE SOUTH LINE OF SAID SECTION 13 FROM THE SOUTHEAST CORNER OF SAID SECTION 13, AND RUNNING THENCE NORTH 37.90 FEET ALONG SAID WEST PROPERTY LINE TO A POINT ON THE PROPOSED NORTH RIGHT OF WAY LINE FOR THE 1200 SOUTH STREET (900 SOUTH STREET) ROAD WIDENING PROJECT (LG_WC_1200 SOUTH); THENCE SOUTHEASTERLY 185.66 FEET ALONG THE ARC OF A 1547.52 FOOT RADIUS CURVE TO THE RIGHT (CENTRAL ANGLE EQUALS 06°52'26" AND LONG CHORD BEARS SOUTH 78°12'45" EAST 185.55 FEET) ALONG SAID RIGHT OF WAY LINE TO THE SOUTH LINE SAID SECTION 13, THENCE WEST 181.64 FEET ALONG THE SOUTH LINE OF SECTION 13 TO THE POINT OF BEGINNING.

THE PRECEDING DESCRIPTION NEEDS TO BE ROTATED 00°48'40" CLOCKWISE TO MATCH PROJECT ALIGNMENT.

PARCEL 11:

PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT THE NORTHEAST CORNER OF SECTION 24, AND RUNNING THENCE SOUTH 463 FEET, THENCE NORTH 62°20' WEST



990 FEET, THENCE EAST 875 FEET TO BEGINNING.

LESS AND EXCEPTING THE PORTION OF PROPERTY AS DESCRIBED IN WARRANTY DEED RECORDED JUNE 27, 2016, AS ENTRY NO. [2800627](#) OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE, BEING PART OF AN ENTIRE TRACT OF LAND, SITUATE IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, INCIDENT TO THE CONSTRUCTION OF 1200 SOUTH STREET, WEBER COUNTY, STATE OF UTAH ALSO KNOWN AS PROJECT NO. LG_WC_1200 SOUTH. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SAID SECTION 24 AND THE GRANTOR'S SOUTH PROPERTY LINE, SAID POINT LIES 463.00 FEET SOUTH ALONG THE EAST LINE OF SAID SECTION 24, FROM THE NORTHEAST CORNER OF SAID SECTION 24, AND RUNNING THENCE NORTH 62°20'00" WEST 990.00 FEET TO THE NORTH LINE OF GRANTOR'S PROPERTY, THENCE EAST 96.81 FEET TO THE PROPOSED NORTH RIGHT OF WAY LINE OF THE 1200 SOUTH STREET (900 SOUTH STREET) ROAD WIDENING PROJECT (LG_WC_1200 SOUTH); THENCE SOUTHEASTERLY 352.69 FEET ALONG THE ARC OF A 1547.52 FOOT RADIUS CURVE TO THE RIGHT (CENTRAL ANGLE EQUALS 13°03'29" AND LONG CHORD BEARS SOUTH 66°48'31" EAST 351.93 FEET) ALONG SAID PROPOSED NORTH RIGHT OF WAY LINE, THENCE SOUTH 60°16'46" EAST 525.66 FEET ALONG SAID PROPOSED NORTH RIGHT OF WAY LINE TO THE EAST LINE OF SAID SECTION 24; THENCE SOUTH 60.49 FEET ALONG THE EAST LINE OF SAID SECTION 24 TO THE POINT OF BEGINNING.

THE PRECEDING DESCRIPTION NEEDS TO BE ROTATED 00°27'57" CLOCKWISE TO MATCH PROJECT ALIGNMENT.

PARCEL 12:

PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 19; THENCE SOUTH 463 FEET, THENCE SOUTH 62°30' EAST 183 FEET, THENCE NORTH 00°42' WEST TO THE NORTH LINE OF SAID SECTION, THENCE WEST TO BEGINNING.

EXCEPT COUNTY ROAD AS DESCRIBED BY WARRANTY DEED RECORDED SEPTEMBER 25, 1959 AS [ENTRY NO. 321656 IN BOOK 624 AT PAGE 597](#) OF OFFICIAL RECORDS.

LESS AND EXCEPTING THE PORTION OF PROPERTY AS DESCRIBED IN WARRANTY DEED RECORDED JUNE 27, 2016, AS ENTRY NO. [2800626](#) OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE, BEING PART OF AN ENTIRE TRACT OF LAND, SITUATE IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, INCIDENT TO THE CONSTRUCTION OF 1200 SOUTH STREET, WEBER COUNTY, STATE OF UTAH ALSO KNOWN AS PROJECT NO. LG_WC_1200 SOUTH. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SAID SECTION 19 AND THE SOUTH LINE OF THE GRANTOR'S PROPERTY, SAID POINT LIES 463.00 FEET SOUTH FROM THE NORTHWEST CORNER OF SAID SECTION 19 AND RUNNING THENCE NORTH 60.49 FEET ALONG SAID WEST PROPERTY LINE, THENCE SOUTH 60°16'46" EAST 186.17 FEET ALONG THE PROPOSED NORTH RIGHT OF WAY LINE OF SAID PROJECT TO THE EAST LINE OF GRANTOR'S PROPERTY, THENCE SOUTH 00°42'00" EAST 52.69 FEET ALONG THE EAST LINE OF THE GRANTOR'S PROPERTY TO A POINT ON THE SOUTH LINE OF THE GRANTOR'S PROPERTY; THENCE NORTH 62°30'00" WEST 183.00 FEET ALONG THE SOUTH LINE OF THE GRANTOR'S PROPERTY, TO THE POINT OF BEGINNING.

THE PRECEDING DESCRIPTION NEEDS TO BE ROTATED 00°27'57" CLOCKWISE TO MATCH PROJECT ALIGNMENT.

PARCEL 13:

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 18, AND RUNNING THENCE NORTH 40 RODS; THENCE EAST TO COUNTY ROAD; THENCE SOUTH 00°42' EAST ALONG SAID ROAD TO THE SOUTH LINE OF SAID SECTION; THENCE WEST TO BEGINNING.

PARCEL 14:

PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN:



BEGINNING AT A POINT 658.7 FEET, NORTH FROM THE SOUTHWEST CORNER OF SAID SECTION 18, AND RUNNING THENCE NORTH 40 RODS, MORE OR LESS, TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 18, THENCE EAST 138.2 FEET TO THE WEST LINE OF COUNTY ROAD; THENCE SOUTH 00°42' EAST 40 RODS ALONG THE WEST LINE OF COUNTY ROAD, THENCE WEST 146.2 FEET TO BEGINNING.

PARCEL 15:

THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY.

EXCEPT THAT PART DEEDED TO JAMES LEROY WYATT AND BRENDA K. WYATT, HUSBAND AND WIFE RECORDED MARCH 01, 1978 AS [ENTRY NO. 730060 IN BOOK 1227 AT PAGE 877](#) OF OFFICIAL RECORDS.

PARCEL 16:

PARCEL OF LAND LYING AND SITUATE IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN. COMPRISING 4.34 ACRES OF LAND BY ADJUSTING THE BOUNDARIES OF THOSE TWO CERTAIN PARCELS OF LAND DESCRIBED IN THOSE CERTAIN DEEDS RECORDED AS ENTRIES 3037317 AND 3017482 OF THE WEBER COUNTY RECORDS.

BASIS OF BEARING FOR SUBJECT PARCEL BEING SOUTH 89°35'47" EAST 2654.54 FEET COINCIDENT WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 24. SUBJECT PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 24, THENCE SOUTH 89°45'08" EAST 1306.10 FEET COINCIDENT WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE SOUTH 00°01'38" WEST 47.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF 900 SOUTH STREET AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 00°04'09" EAST 1050.18 FEET TO A NUMBER FIVE REBAR AND CAP STAMPED "PLS 356548"; THENCE NORTH 89°22'10" WEST 186.58 FEET TO A NUMBER FIVE REBAR AND CAP STAMPED "PLS 356548"; THENCE NORTH 00°37'50" EAST 1048.94 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID 900 SOUTH STREET. THENCE SOUTH 89°45'08" EAST 173.76 FEET COINCIDENT WITH SAID RIGHT OF WAY TO THE POINT OF BEGINNING.

PARCEL 17:

PARCEL OF LAND LYING AND SITUATE IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN. COMPRISING 5.12 ACRES OF LAND BY ADJUSTING THE BOUNDARIES OF THOSE TWO CERTAIN PARCELS OF LAND DESCRIBED IN THOSE CERTAIN DEEDS RECORDED AS ENTRIES 3037317 AND 3017482 OF THE WEBER COUNTY RECORDS. BASIS OF BEARING FOR SUBJECT PARCEL BEING SOUTH 89°35'47" EAST 2654.54 FEET COINCIDENT WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 24.

SUBJECT PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 24, THENCE SOUTH 89°45'08" EAST 1306.10 FEET COINCIDENT WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE SOUTH 00°01'38" WEST 47.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF 900 SOUTH STREET; THENCE NORTH 89°15'08" WEST 203.76 FEET COINCIDENT WITH SAID RIGHT OF WAY LINE TO A NUMBER FIVE REBAR AND CAP STAMPED "PLS 356548" AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°45'08" EAST 30.00 FEET COINCIDENT WITH SAID RIGHT OF WAY TO A NUMBER FIVE REBAR AND CAP STAMPED "PLS 356548"; THENCE SOUTH 00°37'50" WEST 1048.94 FEET TO A NUMBER FIVE REBAR AND CAP STAMPED "PLS 356548"; THENCE SOUTH 89°22'10" EAST 186.58 FEET TO A NUMBER FIVE REBAR AND CAP STAMPED "PLS 356548"; THENCE SOUTH 00°04'09" EAST 863.58 FEET TO A POINT ON THE NORTH BOUNDARY OF THE SOUTHERN PACIFIC RAIL ROAD AND A NUMBER FIVE REBAR AND CAP STAMPED "PLS 356548"; THENCE NORTH 89°38'59" WEST 227.13 FEET COINCIDENT WITH SAID RAIL ROAD PARCEL TO A NUMBER FIVE REBAR AND CAP STAMPED "PLS 356548"; THENCE NORTH 00°37'50" EAST 1913.37 FEET TO THE POINT OF BEGINNING.

PARCEL 18:

PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN, US SURVEY:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE COUNTY ROAD WHICH IS SOUTH 00°30'30" EAST 439.87 FEET ALONG THE SECTION LINE AND NORTH 67°36'20" WEST 737.87 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 24, SAID POINT IS ALSO NORTH 67°36'20" WEST 737.87 FEET FROM THE RAILROAD SPIKE AT THE INTERSECTION OF THE CENTER LINE OF THE COUNTY ROAD AND THE EAST LINE OF SAID SECTION 24, RUNNING THENCE SOUTH 00°30'30"



EAST 481.06 FEET, THENCE NORTH 73°53' WEST 200.00 FEET, THENCE NORTH 00°30'30" WEST 481.06 FEET TO THE SOUTH LINE OF THE COUNTY ROAD, THENCE SOUTH 73°53' EAST 200.00 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THE PORTION OF PROPERTY AS DESCRIBED IN WARRANTY DEED RECORDED JULY 28, 2015, AS ENTRY NO. [2748029](#) OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE, BEING PART OF AN ENTIRE TRACT OF LAND SITUATE IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, INCIDENT TO THE CONSTRUCTION OF 1200 SOUTH STREET, WEBER COUNTY, STATE OF UTAH, ALSO KNOWN AS PROJECT NO. LG_WC_1200 SOUTH. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE PROPOSED SOUTH RIGHT OF WAY LINE OF THE SAID 1200 SOUTH STREET (900 SOUTH STREET) ROAD WIDENING PROJECT (LG_WC_1200 SOUTH) AND THE GRANTOR'S WEST PROPERTY LINE, SAID POINT LIES 76.13 FEET SOUTH 00°27'54" WEST AND 866.26 FEET WEST FROM THE NORTHEAST CORNER OF SAID SECTION 24, AND RUNNING THENCE NORTH 00°16'46" WEST 7.40 FEET ALONG THE GRANTOR'S WEST PROPERTY LINE TO A POINT ON THE GRANTOR'S NORTH PROPERTY LINE; THENCE SOUTH 73°39'46" EAST 200.00 FEET ALONG SAID NORTH PROPERTY LINE TO A POINT ON THE GRANTOR'S EAST PROPERTY LINE, THENCE SOUTH 00°16'46" EAST 16.42 FEET ALONG SAID EAST PROPERTY LINE TO A POINT ON THE PROPOSED SOUTH RIGHT OF WAY FOR SAID (LG_WC_1200 SOUTH) PROJECT, THENCE NORTHWESTERLY 202.93 FEET ALONG THE ARC OF A 1447.52 FOOT RADIUS CURVE TO THE LEFT (CENTRAL ANGLE EQUALS 08°01'56" AND LONG CHORD BEARS NORTH 71°13'15" WEST 202.76 FEET) ALONG SAID PROPOSED SOUTH RIGHT OF WAY LINE TO THE POINT OF BEGINNING.



Feasibility Letters

Please see the attached feasibility letters for culinary water and wastewater. The required feasibility plan and narrative for storm water run-off can be found in **Exhibit D: Utility Master Plans**.



Central Weber Sewer Improvement District

September 28, 2022

Gary Myers
Weber County Planning Commission
2380 Washington Blvd #240, Ogden, UT 84401

SUBJECT: Promontory Commerce Center
Sanitary Sewer Service
Will Serve Letter

Gary:

At the request of Black Pine, for Promontory Commerce Center 20 buildings of warehouse/industrial located at approximate address of 5900 W 1150 South. We require annexation into the district and offer the following comments regarding Central Weber providing sanitary sewer service.

1. At this time, Central Weber has the capacity to treat the sanitary sewer flow from this subdivision. The Inasmuch as system demand continuously changes with growth, this assessment is valid for three (3) years from the date issued on this letter.
2. If any connection is made directly into Central Weber's line the connection must be inspected by Central Weber while the work is being done. A minimum of 48-hour notice for inspection shall be given to Central Weber prior to any work associated with the connection.
3. Central Weber will not take ownership or responsibility for the condition, ownership or maintenance of the proposed sanitary sewer lines (gravity or pressure) or system that will be installed to serve this subdivision.
4. The connection of any sump pumps (or similar type pumps) to the sanitary sewer system is prohibited during or after construction. Central Weber's Wastewater Control Rules and Regulations state:

Prohibited Discharge into Sanitary Sewer. No person shall discharge or cause or make a connection which would allow to be discharged any storm water, surface water, groundwater, roof water runoff or subsurface drainage to any sanitary sewer.

5. The entire parcel of property to be served will need to be annexed into the District prior to any



Central Weber Sewer Improvement District

connection to the District's line. This annexation must be complete before the sale of any lots in the subdivision.

6. Impact fees will need to be paid to Central Weber Sewer Improvement District no later than the issuance of any building permits. Annexation Book 86 page 6.

If you have any further questions or need additional information, please let us know.

Sincerely,

Clay Marriott

Project Manager

CC: Chad Meyerhoffer, Weber County
Kevin Hall, Central Weber Sewer
Jed Parry

October 7th, 2022

Gary Myers
Weber County Planning Commission
2380 Washington Blvd #240, Ogden, UT 84401

Subject: Promontory Commerce Center
Primary and Secondary Water
Water Feasibility Letter

Mr. Myers,

On behalf of BlackPine, in regards to the proposed *Promontory Commerce Center* business park, I have detailed the below feasibility plan for the supply of water to the proposed development. Preliminary studies and actions taken by BlackPine to date suggest that this plan is both feasible and actionable.

1. Weber Basin has an existing water main located on 1200 South that supplies water to this area in Weber County.
2. West Warren Water District has an existing water main located in 5900 West, which connects to the Weber Basin water main located in 1200 South.
3. Developer will need to upgrade the existing West Warren water main located in 5900 West as required to meet both fire and culinary water service needs of the development
4. Developer will need to construct a new water main in all newly constructed public roads, including the large ring road proposed to intersect 5900 West. A new West Warren water main will also need to be constructed along 1200 South for a short distance west of 5900 West to provide water service to the portion of the development on the south side of 1200 South.
5. Developer will need to meet with West Warren Water District to receive approval for necessary water shares and infrastructure improvements.
 - a. West Warren Water District will likely need to purchase additional shares from Weber Basin.
6. Developer intends to install similar secondary water system to serve the development with secondary water for irrigation so that culinary water is not used for irrigation of the proposed sites.

BlackPine met with the West Warren Water District board on Tuesday, October 4th, 2022, to discuss the above plan. The plan was well received. BlackPine has agreed with the West Warren Water District to research the estimated water system requirements for the *Promontory Commerce Center* and determine the associated costs of purchasing additional water shares from Weber Basin. This analysis is currently ongoing.

If you have any questions or require additional information, please contact me directly.

A handwritten signature in blue ink, appearing to read 'C Anderson'.

Colby Anderson
Project Manager - CIR Engineering