



W3297352

ORDINANCE NUMBER 2022-31

E# 3297352 PG 1 OF 27

LEANN H KILTS, WEBER CTY. RECORDER
08-SEP-23 10:23 AM FEE \$.00 SW
REC FOR: WEBER COUNTY PLANNING

AN ORDINANCE AMENDING THE WEBER COUNTY ZONING MAP FROM A-1 AND A-2 TO C-2, R-2, R-3, R-1-10, R-1-12, RE-15, AND MASTER PLANNED DEVELOPMENT (MPD) OVERLAY ZONES.

WHEREAS, the Weber County Board of Commissioners have adopted a zoning map for the unincorporated areas of Weber County; and

WHEREAS, the Weber County Board of Commissioners has received an application from **JDC Community, LLC** to amend the zoning designation from A-1 and A-2 to C-2, R-2, R-3, R-1-10, R-1-12, RE-15, and Master Planned Development (MPD) Overlay Zones.

WHEREAS, the Weber County Board of Commissioners and JDC Community, LLC, mutually agree to change the zoning designation from A-1 and A-2 to C-2, R-2, R-3, R-1-10, R-1-12, RE-15, and Master Planned Development (MPD) Overlay Zones. A-1 to R-1-10; and

WHEREAS, the Weber County Board of Commissioners and JDC Community, LLC mutually agree to execute a development agreement that specifies the use and development standards of the subject property and establishes a concept plan of the subject property; and

WHEREAS, on October 12, 2021 the Western Weber Planning Commission held a duly noticed public hearing to consider the rezone application, and in the same meeting forwarded a positive recommendation to the Board of County Commissioners;

NOW THEREFORE, the Weber County Board of Commissioners ordains an amendment to the Weber County Zoning Map to change the zoning designation, as more precisely described in the attached exhibits, from the A-1 and A-2 zone to the C-2, R-2, R-3, R-1-10, R-1-12, RE-15, and Master Planned Development (MPD) Overlay Zones. The graphic representation of the rezone is included and incorporated herein as Exhibit A. A written description of the rezone is included as Exhibit B. In the event there is conflict between the two, the legal description shall prevail. In the event the legal description is found by a licensed surveyor to be invalid or incorrect, the corrected legal description shall prevail as the description herein, if recommended by the County Surveyor, provided that the corrected legal description appropriately bounds the subject property and fits within the correct legal description of surrounding properties.

This ordinance shall become effective fifteen (15) days after publication or on the day the development agreement between JDC Community, LLC, and Weber County is signed, whichever is later.

Passed, adopted, and ordered published this 30th day of December, 2022, by the Weber County Board of Commissioners.

BOARD OF COUNTY COMMISSIONERS OF WEBER COUNTY

By Scott Jenkins, Chair

Commissioner Froerer voted Aye
Commissioner Jenkins voted No
Commissioner Harvey voted Aye

ATTEST:

Ricky Hatch
Ricky Hatch, CPA
Weber County Clerk/Auditor



Updated JDC Overall Legal Description

A parcel of land, situate in the South Half of Section 27 and the North Half of Section 34, Township 7 North, Range 2 West, Salt Lake Base and Meridian, said parcel also located in Weber County, Utah. Being more particularly described as follows:

Beginning at Northeast Corner of a Utah Power and Light Parcel (Parcel No. 19-036-0029 in Book 1251, Page 0603) also being on a southerly line of Utah Power and Light Parcel (Parcel No. 19-021-0036 in Book 1221, Page 0823) said point being South 00°31'08" West 4619.87 feet along the Section Line and South 89°28'52" East 2008.49 feet from the Northwest Corner of said Section 27 and running thence along the southerly and easterly lines of the Utah Power and Light Parcel (19-021-0036) the following four (4) courses and distances:

- 1) South 87°42'22" East 161.98 feet;
- 2) North 00°55'47" East 801.75 feet;
- 3) North 89°04'13" West 161.87 feet;
- 4) South 00°55'47" West 90.75 feet to the northerly line of that parcel described in Entry No. 2437587;

thence around said parcel the following two (2) courses and distances:

- 1) North 89°06'54" West 335.86 feet;
- 2) South 01°33'08" West 701.35 feet to a point on the northerly line of Diamond E Subdivision Phase 1 1st Amended;

thence North 88°05'12" West 328.71 feet along and beyond said northerly line;
thence North 88°30'04" West 328.71 feet;
thence North 01°39'01" East 1374.44 feet to the southerly line of that parcel described in Entry No. 2508320;
thence South 88°32'49" East 319.15 feet along said southerly line;
thence South 88°06'55" East 634.76 feet Homesteads Subdivision to the Southwest corner that Utah Power and Light Parcel (Book 1337, Page 0677);

thence along the southerly and easterly boundary of said Utah Power and Light Parcel the following two (2) courses and distances:

- 1) South 89°33'21" East 347.53 feet;
- 2) North 00°12'07" West 678.55 feet to the southerly line of West Park Village Phase 1;

thence along the southerly lines of West Park Village Phase 1 and Phase 2 the following five (5) courses and distances:

- 1) South 88°25'54" East 197.21 feet;
- 2) South 87°38'03" East 188.60 feet;
- 3) South 88°55'08" East 230.48 feet;
- 4) South 01°04'56" West 105.00 feet;
- 5) South 88°27'26" East 755.00 feet;

thence South 88°37'51" East 1513.70 feet to the East line of Section 27;
thence South 00°30'30" East 2593.65 feet along said East line;

TRW
August 25, 2023
9872 JDC Ranches

thence South 00°04'39" West 44.38 feet to the northerly right-of-way of 2700 North Street (curves to 2600 North Street);

thence along said northerly right-of-way the following eight (8) courses and distances:

- 1) southwesterly 283.06 feet along the arc of a 1233.00-foot radius non-tangent curve to the left (center bears South 29°17'54" East and the long chord bears South 54°07'30" West 282.44 feet with a central angle of 13°09'12");
- 2) southwesterly 68.36 feet along the arc of a 749.80-foot radius curve to the left (center bears South 42°27'06" East and the long chord bears South 44°56'11" West 68.34 feet with a central angle of 05°13'26");
- 3) South 42°19'27" West 201.16 feet;
- 4) southwesterly 42.24 feet along the arc of a 697.50-foot radius non-tangent curve to the right (center bears North 47°39'30" West and the long chord bears South 44°04'35" West 42.23 feet with a central angle of 03°28'10");
- 5) westerly 530.60 feet along the arc of a 683.85-foot radius non-tangent curve to the right (center bears North 43°03'39" West and the long chord bears South 69°10'02" West 517.39 feet with a central angle of 44°27'21");
- 6) North 89°22'50" West 393.33 feet;
- 7) North 89°30'02" West 391.83 feet;
- 8) North 89°32'58" West 76.70 feet;

thence North 00°58'33" East 280.28 feet;

thence northerly 94.86 feet along the arc of a 126.79-foot radius non-tangent curve to the left (center bears North 86°58'34" West and the long chord bears North 18°24'32" West 92.66 feet with a central angle of 42°51'55");

thence North 39°55'11" West 14.68 feet;

thence northwesterly 207.86 feet along the arc of an 886.81-foot radius non-tangent curve to the left (center bears South 50°04'27" West and the long chord bears North 46°38'26" West 207.38 feet with a central angle of 13°25'45");

thence North 53°21'41" West 82.93 feet;

thence northwesterly 76.59 feet along the arc of a 430.00-foot radius non-tangent curve to the right (center bears North 36°38'18" East and the long chord bears North 48°15'31" West 76.49 feet with a central angle of 10°12'20") to a point of the South line of Section 27;

thence North 89°44'59" West 546.05 feet along said South line;

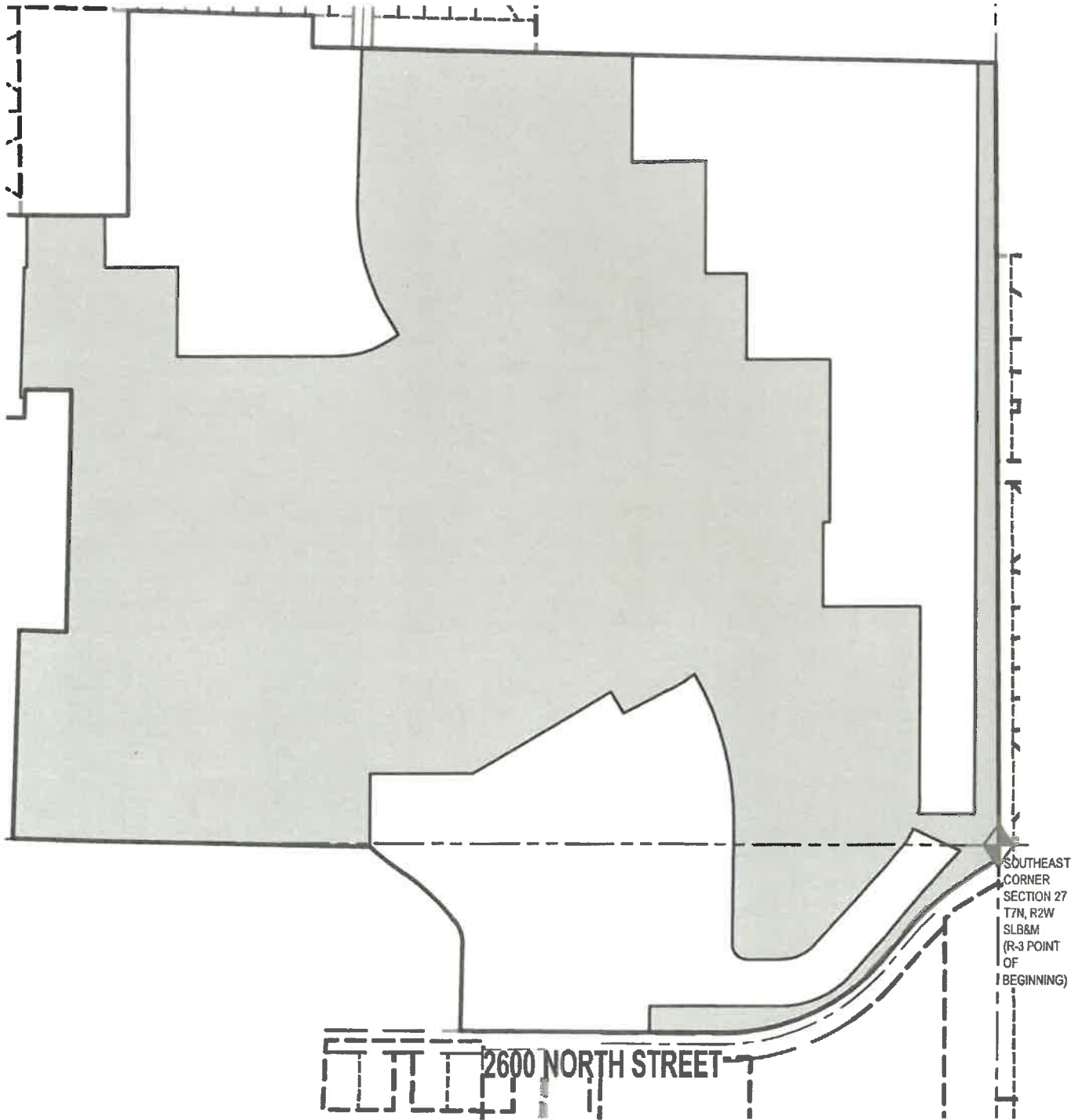
thence North 88°33'22" West 304.00 feet;

thence North 87°56'07" West 314.77 feet;

thence North 01°26'38" East 690.77 feet to the Point of Beginning.

Contains: 10,285,041 square feet or 236.112 acres.

Exhibit B



PROJECT NUMBER
9872

PRINT DATE
2022-12-20

PROJECT MANAGER
T.WILLIAMS

DESIGNED BY
C.ROMER

1

JDC ZONE R-3

2800 WEST 2600 NORTH STREET
OGDEN, UTAH



LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801.547.1100
WWW.ENSGNENG.COM

SANDY
Phone 801.255.0629

TOOLE
Phone 435.843.3600

CEDAR CITY
Phone 435.855.1453

RICHFIELD
Phone 435.865.2883

Exhibit B

By: CGR

Date: December 12, 2022

Project: 9872

Zone R-3 Description

A parcel of land, situate in the part of Section 27 and the North Half of Section 34, Township 7 North, Range 2 West, Salt Lake Base and Meridian, said parcel also located in Weber County, Utah, being more particularly described as follows:

Beginning at the Southeast Corner of said section 27 and running thence:

South $00^{\circ}07'26''$ East 44.37 feet to the northerly right-of-way line of 2600 North Street;

thence along said northerly right-of-way line the following six (6) courses and distances:

1. Southwesterly 283.06 feet along the arc of a 1233.00-foot radius non-tangent curve to the left (center bears South $29^{\circ}17'54''$ East and the long chord bears South $54^{\circ}07'30''$ West 282.44 feet with a central angle of $13^{\circ}09'12''$);
2. Southwesterly 68.36 feet along the arc of a 749.80-foot radius curve to the left (center bears South $42^{\circ}27'06''$ East and the long chord bears South $44^{\circ}56'11''$ West 68.34 feet with a central angle of $05^{\circ}13'26''$);
3. South $42^{\circ}19'27''$ West 201.16 feet;
4. Southwesterly 42.24 feet along the arc of a 697.50-foot radius non-tangent curve to the right (center bears North $47^{\circ}39'30''$ West and the long chord bears South $44^{\circ}04'35''$ West 42.23 feet with a central angle of $03^{\circ}28'10''$);
5. Westerly 530.60 feet along the arc of a 683.85-foot radius non-tangent curve to the right (center bears North $43^{\circ}03'39''$ West and the long chord bears South $69^{\circ}10'02''$ West 517.39 feet with a central angle of $44^{\circ}27'21''$);
6. North $89^{\circ}22'50''$ West 237.72 feet;

thence North $00^{\circ}23'41''$ East 88.41 feet;

thence South $89^{\circ}36'19''$ East 436.22 feet;

thence Northeasterly 258.69 feet along the arc of a 305.00-foot radius tangent curve to the left (center bears North $00^{\circ}23'41''$ East and the long chord bears North $66^{\circ}05'47''$ East 251.01 feet with a central angle of $48^{\circ}35'49''$);

thence North $41^{\circ}47'52''$ East 555.79 feet;

thence North $65^{\circ}21'14''$ West 173.85 feet;

thence Southwesterly 74.84 feet along the arc of a 250.00-foot radius non-tangent curve to the right (center bears North $65^{\circ}21'14''$ West and the long chord bears South $33^{\circ}13'19''$ West 74.56 feet with a central angle of $17^{\circ}09'06''$);

thence South $41^{\circ}47'52''$ West 430.80 feet;

Exhibit B

thence Southwesterly 127.23 feet along the arc of a 150.00-foot radius tangent curve to the right (center bears North 48°12'08" West and the long chord bears South 66°05'47" West 123.45 feet with a central angle of 48°35'49");

thence North 89°36'19" West 110.97 feet;

thence Northwesterly 78.54 feet along the arc of a 50.00-foot radius tangent curve to the right (center bears North 00°23'41" East and the long chord bears North 44°36'19" West 70.71 feet with a central angle of 89°59'59");

thence North 00°23'41" East 395.61 feet;

thence Northerly 525.97 feet along the arc of a 965.60-foot radius tangent curve to the left (center bears North 89°36'19" West and the long chord bears North 15°12'36" West 519.49 feet with a central angle of 31°12'34");

thence Southwesterly 97.18 feet along the arc of a 420.47-foot radius non-tangent curve to the right (center bears North 38°22'50" West and the long chord bears South 58°14'26" West 96.96 feet with a central angle of 13°14'32");

thence South 62°59'57" West 170.34 feet;

thence North 30°32'06" West 82.25 feet;

thence South 59°16'51" West 528.34 feet;

thence West 336.31 feet;

thence South 242.97 feet;

thence North 88°43'04" West 555.61 feet;

thence North 88°34'48" West 304.04 feet;

thence North 87°55'46" West 325.81 feet;

thence North 01°38'50" East 690.73 feet;

thence South 87°42'22" East 154.36 feet;

thence North 00°55'47" East 801.33 feet;

thence North 89°18'02" West 150.46 feet;

thence South 01°04'24" West 24.26 feet;

thence West 15.71 feet;

thence North 01°28'22" East 430.11 feet;

thence East 9.23 feet;

thence North 172.54 feet;

Exhibit B

thence South 89°33'21" East 253.78 feet;

thence South 00°12'07" East 170.57 feet;

thence East 239.46 feet;

thence South 00°10'31" West 296.88 feet;

thence North 89°59'58" East 537.90 feet;

thence Easterly 160.84 feet along the arc of a 300.00-foot radius tangent curve to the left (center bears North 00°00'02" West and the long chord bears North 74°38'24" East 158.92 feet with a central angle of 30°43'07");

thence North 59°16'51" East 54.26 feet;

thence North 30°43'09" West 76.77 feet;

thence Northerly 377.45 feet along the arc of a 698.30-foot radius tangent curve to the right (center bears North 59°16'51" East and the long chord bears North 15°14'03" West 372.88 feet with a central angle of 30°58'13");

thence North 01°28'09" East 522.96 feet;

thence South 88°31'05" East 890.95 feet;

thence South 354.03 feet;

thence North 89°27'29" East 246.09 feet;

thence South 371.96 feet;

thence East 140.00 feet;

thence South 285.26 feet;

thence East 277.52 feet;

thence South 540.00 feet;

thence West 22.61 feet;

thence South 280.00 feet;

thence East 330.00 feet;

thence South 634.11 feet;

thence Southerly 53.53 feet along the arc of a 250.00-foot radius tangent curve to the right (center bears West and the long chord bears South 06°08'04" West 53.43 feet with a central angle of 12°16'08");

thence East 185.71 feet;

thence North 2488.64 feet;

Exhibit B

thence South 88°38'16" East 58.63 feet to a point on the easterly line of Section 27;

thence South 00°30'30" East 2593.67 feet along the easterly line of Section 27 to the Point of Beginning.

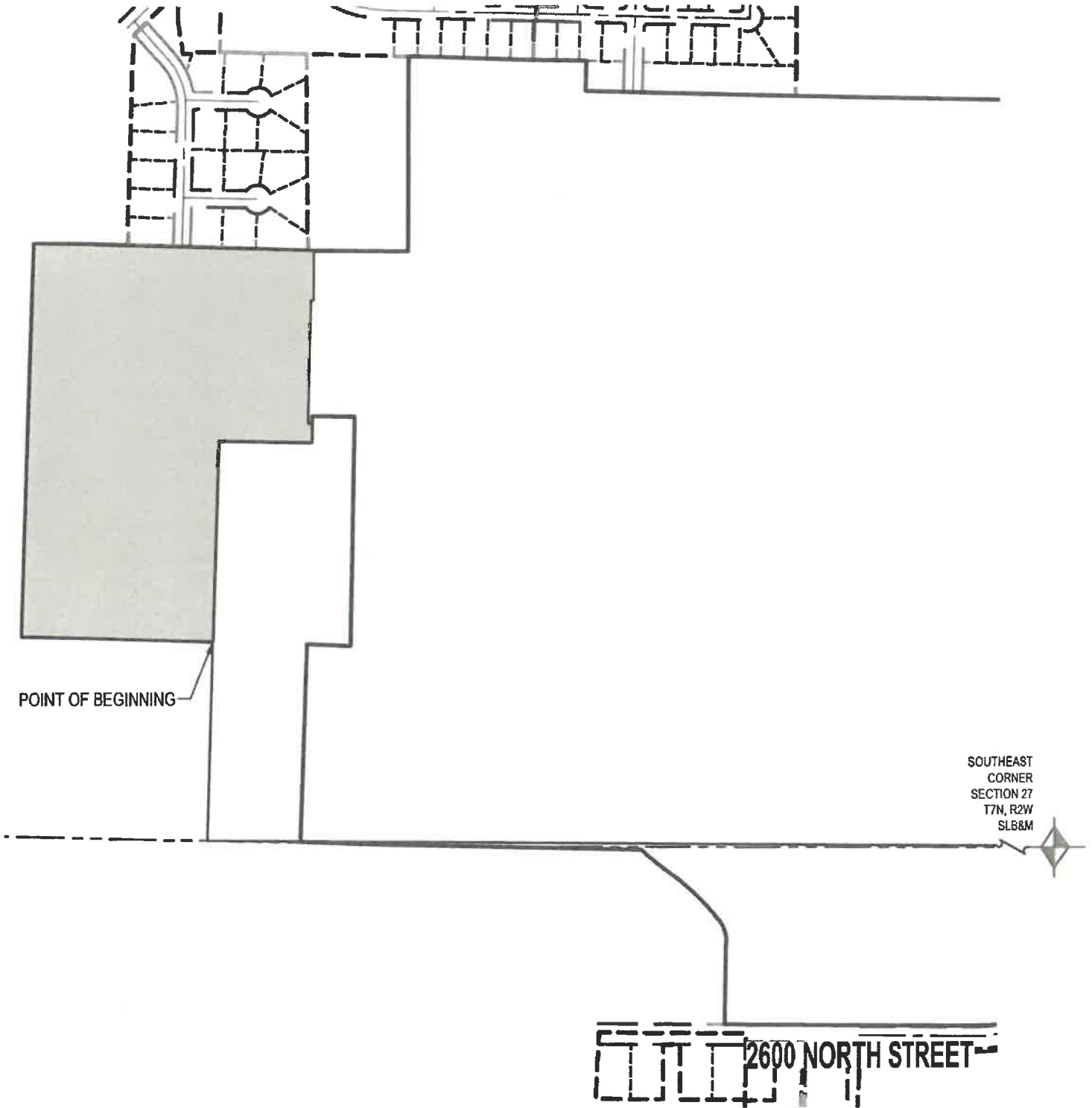
Contains: 5,721,090 square feet or 131.338 acres.

Date:

Trent R. Williams, PLS

License no. 8034679

Exhibit B



PROJECT NUMBER
9872

PRINT DATE
2022-12-20

PROJECT MANAGER
T. WILLIAMS

DESIGNED BY
C. ROMER

1

JDC ZONE RE-15

2800 WEST 2600 NORTH STREET
OGDEN, UTAH



SANDY
Phone 801.255.6100

TORRILE
Phone 435.543.3000

CEDAR CITY
Phone 435.855.1433

RICHFIELD
Phone 435.896.2880

LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801.547.1100
WWW.ENSGNENG.COM

Exhibit B

By: CGR

Date: December 12, 2022

Project: 9872

Zone RE-15 Description

A parcel of land, situate in the part of Section 27 and the North Half of Section 34, Township 7 North, Range 2 West, Salt Lake Base and Meridian, said parcel also located in Weber County, Utah, being more particularly described as follows:

Beginning at a point North $89^{\circ}25'52''$ West 3603.66 feet and North $01^{\circ}26'38''$ East 696.68 feet from the Southeast Corner of said section 27 and running thence:

North $88^{\circ}17'38''$ West 657.42 feet;

thence North $01^{\circ}38'45''$ East 1374.44 feet;

thence South $88^{\circ}17'10''$ East 973.81 feet;

thence South 172.54 feet;

thence West 9.23 feet;

thence South $01^{\circ}28'22''$ West 430.11 feet;

thence East 15.71 feet;

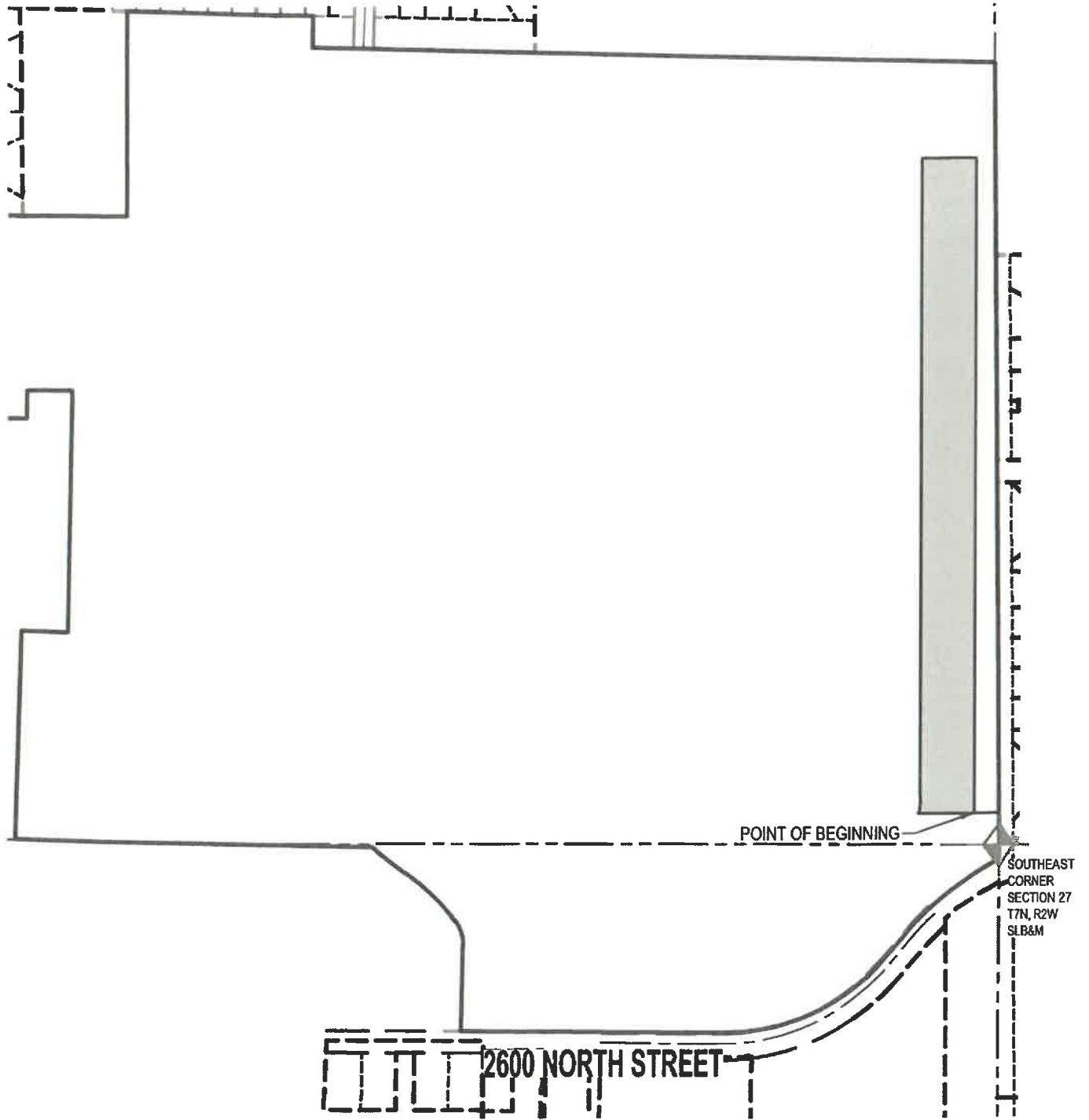
thence South $00^{\circ}49'05''$ West 68.01 feet;

thence North $88^{\circ}44'26''$ West 331.26 feet;

thence South $01^{\circ}33'08''$ West 701.35 feet to the Point of Beginning.

Contains: 1,115,450 square feet or 25.607 acres.

Exhibit B



PROJECT NUMBER
9872

PRINT DATE
2022-12-20

PROJECT MANAGER
T.WILLIAMS

DESIGNED BY
C.ROMER

1

JDC ZONE R-1-12

2800 WEST 2600 NORTH STREET
OGDEN, UTAH



SANDY
Phone: 801.265.0529

TOOELE
Phone: 435.843.3589

CEDAR CITY
Phone: 435.895.1453

RICHFIELD
Phone: 435.898.2883

LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801.547.1100
WWW.ENSGNENG.COM

Exhibit B

By: CGR

Date: December 12, 2022

Project: 9872

Zone R-1-12 Description

A parcel of land, situate in the part of Section 27 and the North Half of Section 34, Township 7 North, Range 2 West, Salt Lake Base and Meridian, said parcel also located in Weber County, Utah, being more particularly described as follows:

Beginning at a point North $00^{\circ}30'30''$ West 107.04 feet along the easterly line of Section 27 and South $89^{\circ}29'30''$ West 80.68 feet from the Southeast Corner of said section 27 and running thence:

West 185.71 feet;

thence Northerly 53.53 feet along the arc of a 250.00-foot radius non-tangent curve to the left (center bears North $77^{\circ}43'52''$ West and the long chord bears North $06^{\circ}08'04''$ East 53.43 feet with a central angle of $12^{\circ}16'08''$);

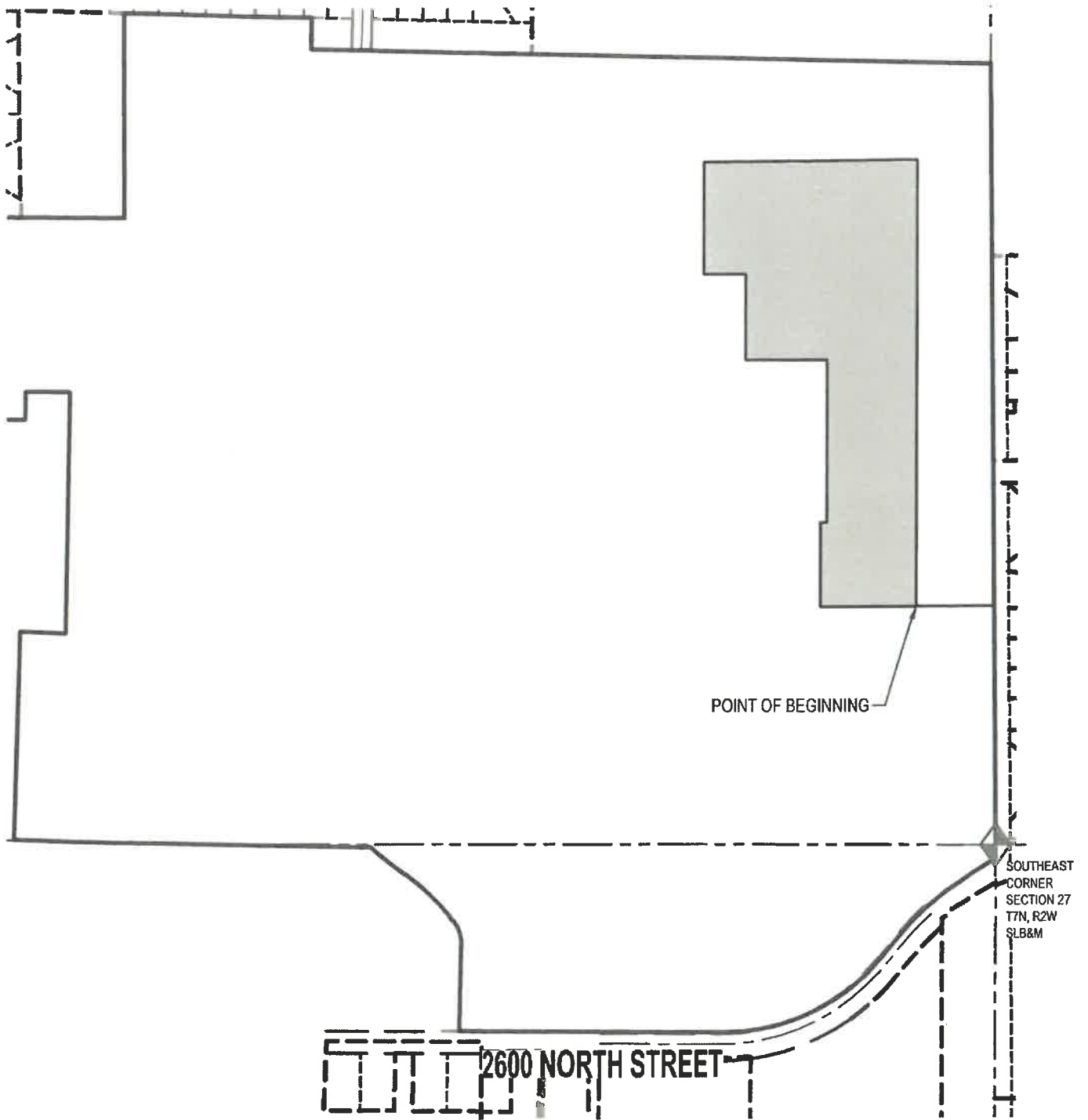
thence North 2118.19 feet;

thence North $89^{\circ}27'29''$ East 180.01 feet;

thence South 2173.02 feet to the Point of Beginning.

Contains: 391,091 square feet or 8.978 acres.

Exhibit B



<p>PROJECT NUMBER 9872</p> <p>PROJECT MANAGER T.WILLIAMS</p>	<p>PRINT DATE 2022-12-20</p> <p>DESIGNED BY C. ROMER</p>	<p>JDC ZONE R-2- EAST</p> <p>2800 WEST 2600 NORTH STREET OGDEN, UTAH</p>	<p>ENSIGN THE STANDARD IN ENGINEERING</p>	<p>LAYTON 919 North 400 West Layton, UT 84041 Phone: 801.547.1100 WWW.ENSIGNENG.COM</p>	<p>SANDY Phone: 801.255.0529</p> <p>TOOELE Phone: 435.843.3590</p> <p>CEDAR CITY Phone: 435.965.1453</p> <p>RICHFIELD Phone: 435.899.2883</p>
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Exhibit B

By: CGR

Date: December 12, 2022

Project: 9872

Zone R-2 East Description

A parcel of land, situate in the part of Section 27 and the North Half of Section 34, Township 7 North, Range 2 West, Salt Lake Base and Meridian, said parcel also located in Weber County, Utah, being more particularly described as follows:

Beginning at a point North $00^{\circ}30'30''$ West 795.85 feet along the easterly line of Section 27 and South $89^{\circ}29'30''$ West 254.58 feet from the Southeast Corner of said section 27 and running thence:

West 330.00 feet;

thence North 280.00 feet;

thence East 22.61 feet;

thence North 540.00 feet;

thence West 277.52 feet;

thence North 285.26 feet;

thence West 140.00 feet;

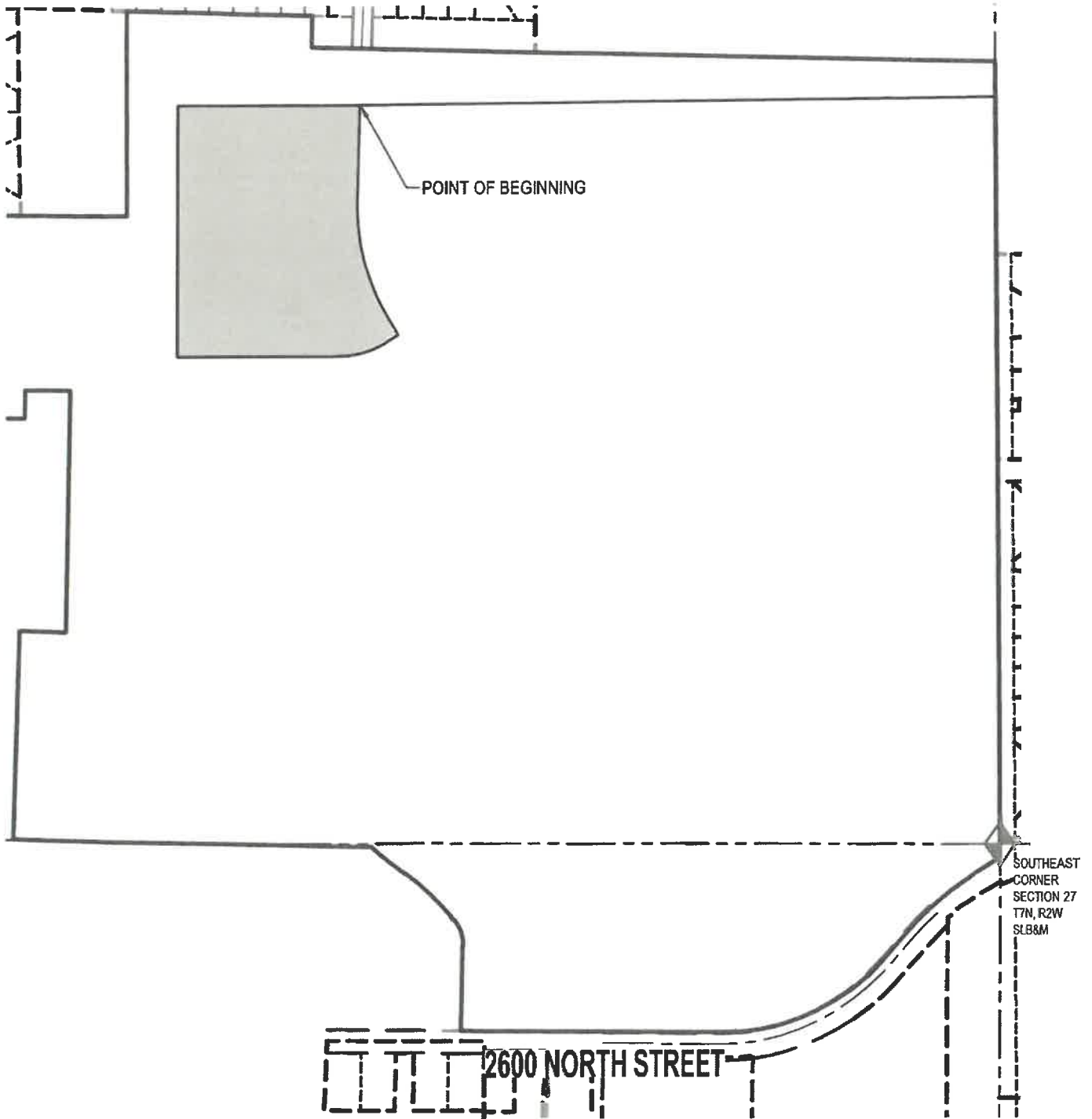
thence North 371.96 feet;

thence North $89^{\circ}27'29''$ East 724.94 feet;

thence South 1484.08 feet to the Point of Beginning.

Contains: 697,365 square feet or 16.009 acres.

Exhibit B



<p>PROJECT NUMBER 9872</p> <p>PROJECT MANAGER T.WILLIAMS</p>	<p>PRINT DATE 2022-12-20</p> <p>DESIGNED BY C.ROMER</p>	<p>JDC ZONE R-2 WEST</p> <p>2800 WEST 2600 NORTH STREET OGDEN, UTAH</p>	<p>ENSIGN THE STANDARD IN ENGINEERING</p>	<p>LAYTON 919 North 400 West Layton, UT 84041 Phone: 801.547.1100 WWW.ENSIGNENG.COM</p>	<p>SANDY Phone: 801.255.0029</p> <p>TOOELE Phone: 435.843.2580</p> <p>CEDAR CITY Phone: 435.855.1453</p> <p>RICHFIELD Phone: 435.868.2883</p>
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Exhibit B

By: CGR

Date: December 12, 2022

Project: 9872

Zone R-2 West Description

A parcel of land, situate in the part of Section 27 and the North Half of Section 34, Township 7 North, Range 2 West, Salt Lake Base and Meridian, said parcel also located in Weber County, Utah, being more particularly described as follows:

Beginning at a point North $00^{\circ}30'30''$ West 2477.21 feet and South $89^{\circ}29'42''$ West 2106.33 feet from the Southeast Corner of said section 27 and running thence:

South $01^{\circ}26'35''$ West 335.94 feet;

thence Southerly 377.47 feet along the arc of a 696.91-foot radius non-tangent curve to the left (center bears South $89^{\circ}43'03''$ East and the long chord bears South $15^{\circ}14'03''$ East 372.88 feet with a central angle of $31^{\circ}02'00''$);

thence South $30^{\circ}43'09''$ East 76.77 feet;

thence South $59^{\circ}16'51''$ West 54.26 feet;

thence Westerly 160.84 feet along the arc of a 300.00 feet-foot radius tangent curve to the right (center bears North $30^{\circ}43'09''$ West and the long chord bears South $74^{\circ}38'24''$ West 158.92 feet with a central angle of $30^{\circ}43'07''$);

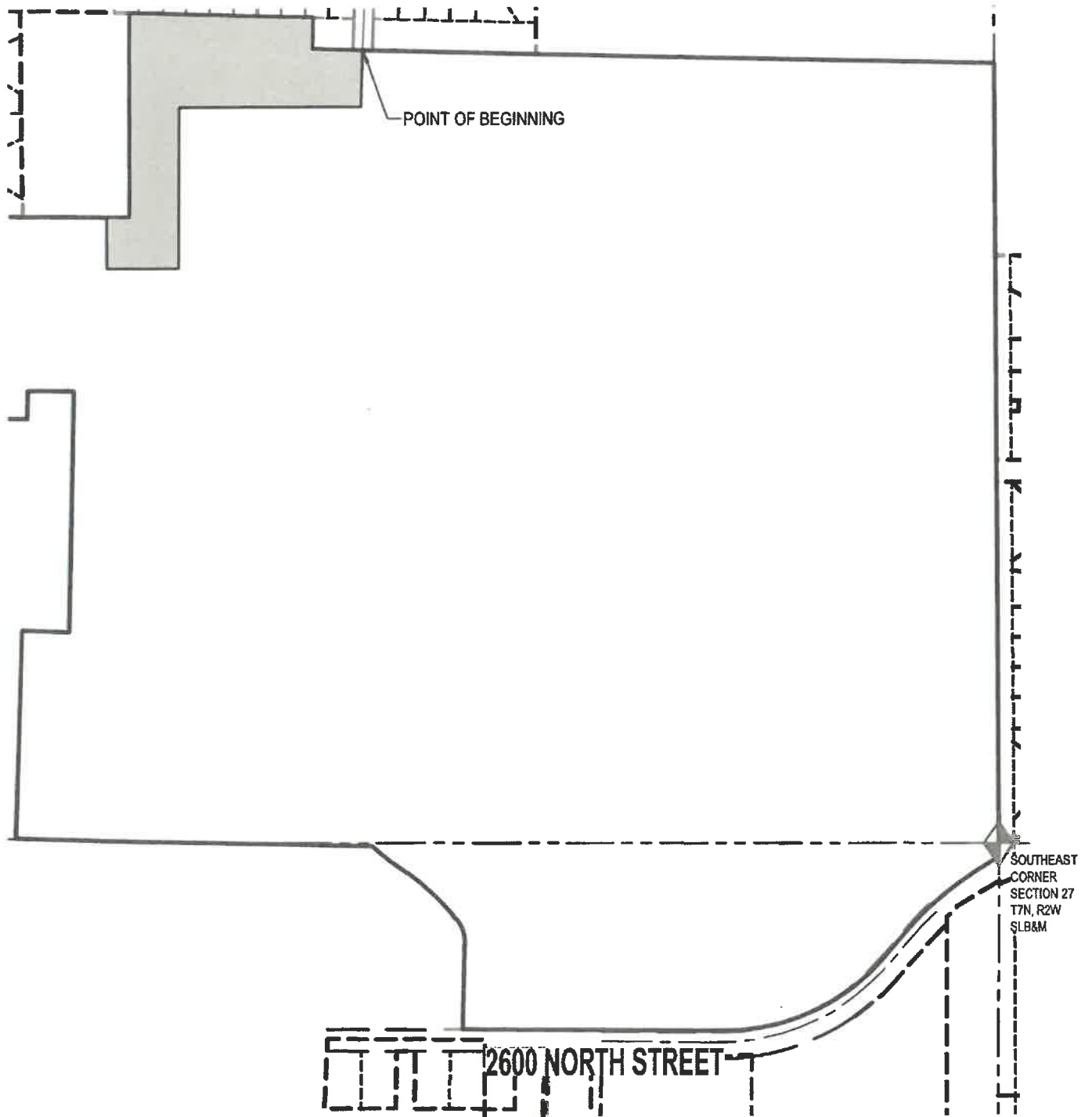
thence South $89^{\circ}59'58''$ West 537.90 feet;

thence North $00^{\circ}03'45''$ East 831.41 feet;

thence East 608.15 feet to the Point of Beginning.

Contains: 524,317 square feet or 12.037 acres.

Exhibit B




PROJECT NUMBER 9872	PRINT DATE 2022-12-20	JDC ZONE R-1-10 WEST		LAYTON 919 North 400 West Layton, UT 84041 Phone: 801.547.1100 WWW.ENSGNENG.COM		
PROJECT MANAGER T.WILLIAMS	DESIGNED BY C. ROMER				2800 WEST 2600 NORTH STREET OGDEN, UTAH	
1			SANDY Phone: 801.256.0629	TOOELE Phone: 435.843.3586	CEDAR CITY Phone: 435.863.1453	RICHFIELD Phone: 435.866.2883

Exhibit B

By: CGR

Date: December 12, 2022

Project: 9872

Zone R-1-10 West Description

A parcel of land, situate in the part of Section 27 and the North Half of Section 34, Township 7 North, Range 2 West, Salt Lake Base and Meridian, said parcel also located in Weber County, Utah, being more particularly described as follows:

Beginning at a point North 00°30'30" West 2593.67 feet along the easterly section line of Section 34 and North 88°34'59" West 2100.91 feet from the Southeast Corner of said section 27 and running thence:

South 01°31'00" West 187.03 feet;

thence West 608.15 feet;

thence South 534.53 feet;

thence West 239.46 feet;

thence North 00°12'07" West 170.57 feet;

thence South 89°33'21" East 73.95 feet;

thence North 00°12'07" West 678.55 feet;

thence South 88°02'18" East 386.01 feet;

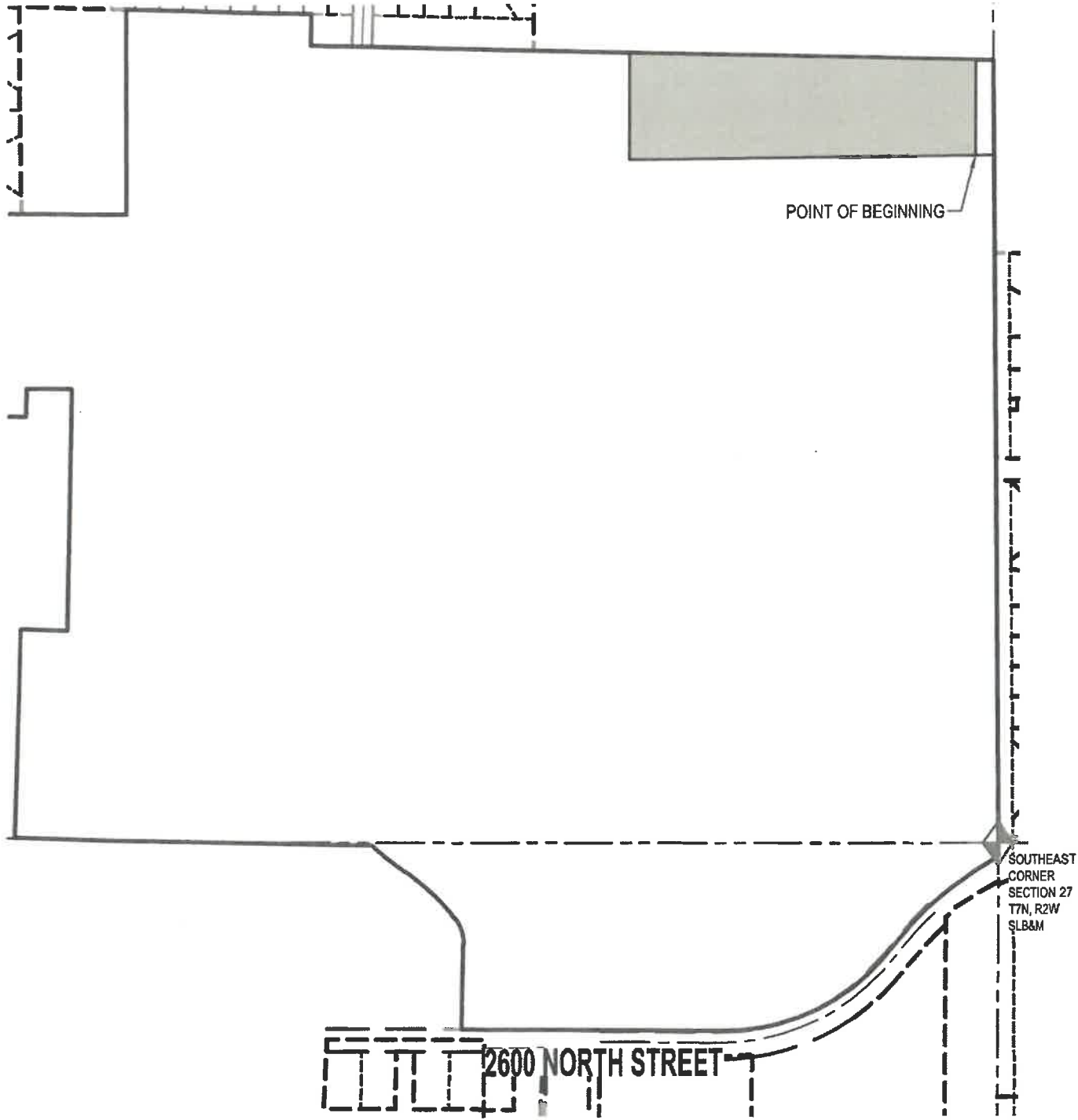
thence South 88°55'31" East 230.27 feet;

thence South 01°04'56" West 105.00 feet;

thence South 88°26'56" East 167.63 feet to the Point of Beginning.

Contains: 319,505 square feet or 7.335 acres.

Exhibit B



<p>PROJECT NUMBER 9872</p> <p>PRINT DATE 2022-12-20</p> <p>PROJECT MANAGER T.WILLIAMS</p> <p>DESIGNED BY C. ROMER</p>	<p>JDC ZONE R-1-10 EAST</p>	 <p>ENSIGN THE STANDARD IN ENGINEERING</p>	<p>LAYTON 919 North 400 West Layton, UT 84041 Phone: 801.547.1100 WWW.ENSIGNENG.COM</p>
<p>1</p>	<p>2800 WEST 2600 NORTH STREET OGDEN, UTAH</p>	<p>SANDY Phone: 801.255.0920 TODDLE Phone: 435.843.9590 CEDAR CITY Phone: 435.865.463 RICHFIELD Phone: 435.886.2863</p>	

Exhibit B

By: CGR

Date: December 12, 2022

Project: 9872

Zone R-1-10 East Description

A parcel of land, situate in the part of Section 27 and the North Half of Section 34, Township 7 North, Range 2 West, Salt Lake Base and Meridian, said parcel also located in Weber County, Utah, being more particularly described as follows:

Beginning at a point North $00^{\circ}30'30''$ West 2279.97 feet along the easterly section line of Section 34 and South $89^{\circ}29'30''$ West 61.40 feet from the Southeast Corner of said section 27 and running thence:

South $89^{\circ}27'29''$ West 1151.05 feet;

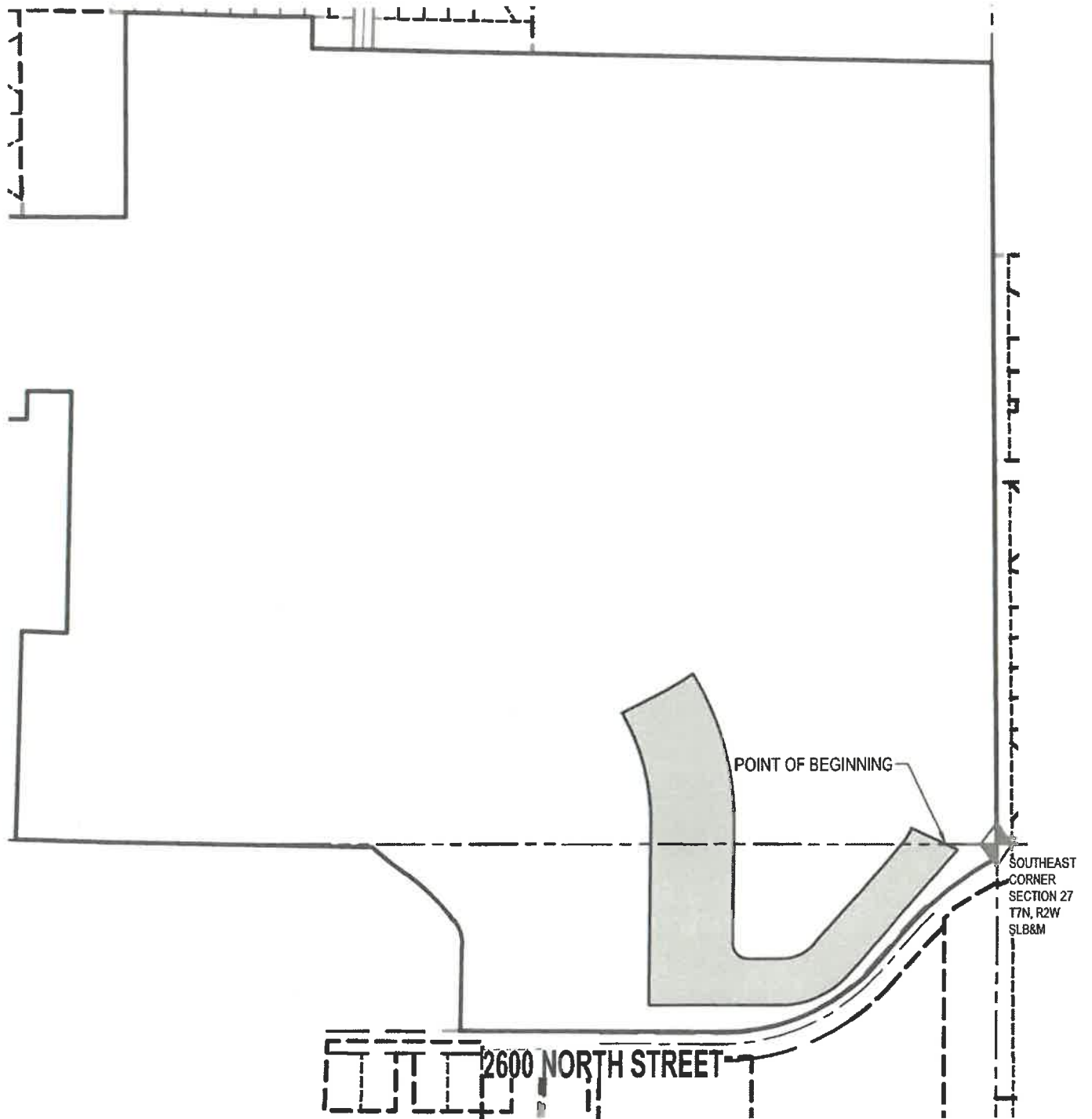
thence North 354.03 feet;

thence South $88^{\circ}37'50''$ East 1151.32 feet;

thence South 315.62 feet to the Point of Beginning.

Contains: 385,384 square feet or 8.847 acres.

Exhibit B



PROJECT NUMBER
9872

PRINT DATE
2022-12-20

PROJECT MANAGER
T. WILLIAMS

DESIGNED BY
C. ROMER

1

JDC ZONE R-1-10 SOUTH

2800 WEST 2600 NORTH STREET
OGDEN, UTAH



LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801.547.1100
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SANDY
Phone: 801.255.0525

TOOELE
Phone: 435.843.3550

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.889.2863

Exhibit B

By: CGR

Date: December 12, 2022

Project: 9872

Zone R-1-10 South Description

A parcel of land, situate in the part of Section 27 and the North Half of Section 34, Township 7 North, Range 2 West, Salt Lake Base and Meridian, said parcel also located in Weber County, Utah, being more particularly described as follows:

Beginning at a point on the southerly line of Section 27, said point being North $89^{\circ}44'59''$ West 165.69 feet from the Southeast Corner of said section 27 and running thence:

South $65^{\circ}21'14''$ East 43.24 feet;

thence South $41^{\circ}47'52''$ West 555.32 feet;

thence Southwesterly 259.11 feet along the arc of a 306.04-foot radius tangent curve to the right (center bears North $48^{\circ}12'08''$ West and the long chord bears South $66^{\circ}03'08''$ West 251.44 feet with a central angle of $48^{\circ}30'32''$);

thence North $89^{\circ}36'19''$ West 436.22 feet;

thence North $00^{\circ}23'41''$ East 600.61 feet;

thence Northerly 387.36 feet along the arc of a 750.00-foot radius tangent curve to the left (center bears North $89^{\circ}36'19''$ West and the long chord bears North $14^{\circ}24'04''$ West 383.06 feet with a central angle of $29^{\circ}35'30''$);

thence North $62^{\circ}59'57''$ East 170.34 feet;

thence Northeasterly 95.74 feet along the arc of a 521.24-foot radius tangent curve to the left (center bears North $27^{\circ}00'03''$ West and the long chord bears North $57^{\circ}44'13''$ East 95.61 feet with a central angle of $10^{\circ}31'28''$);

thence Southerly 526.62 feet along the arc of a 951.00-foot radius non-tangent curve to the right (center bears South $58^{\circ}45'23''$ West and the long chord bears South $15^{\circ}22'48''$ East 519.92 feet with a central angle of $31^{\circ}43'40''$);

thence South $00^{\circ}23'41''$ West 395.61 feet;

thence Southeasterly 78.54 feet along the arc of a 50.00-foot radius tangent curve to the left (center bears South $89^{\circ}36'19''$ East and the long chord bears South $44^{\circ}36'19''$ East 70.71 feet with a central angle of $90^{\circ}00'01''$);

thence South $89^{\circ}36'19''$ East 110.97 feet;

Exhibit B

thence Northeasterly 127.23 feet along the arc of a 150.00-foot radius tangent curve to the left (center bears North $00^{\circ}23'41''$ East and the long chord bears North $66^{\circ}05'47''$ East 123.45 feet with a central angle of $48^{\circ}35'49''$);

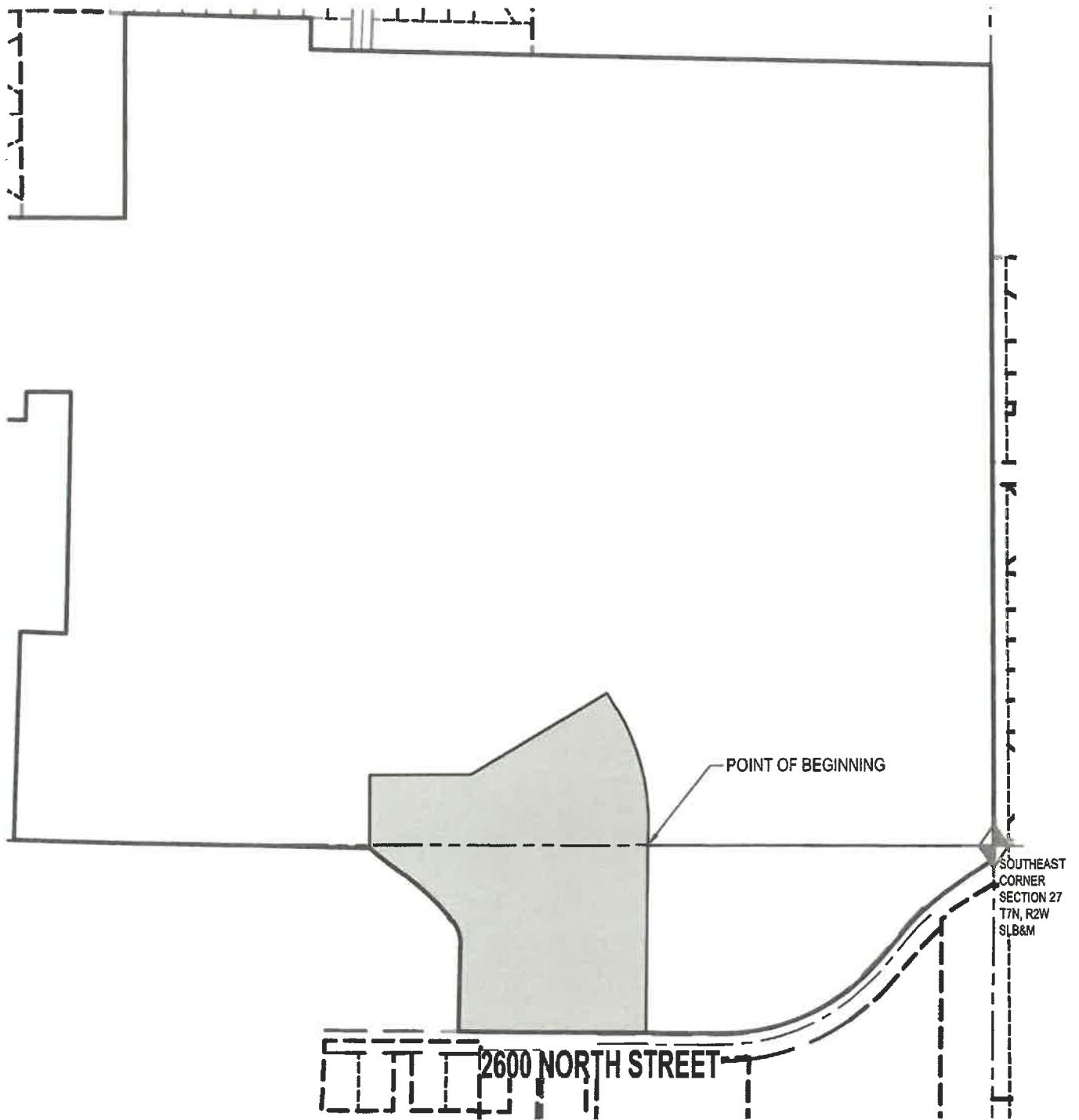
thence North $41^{\circ}47'52''$ East 430.80 feet;

thence Northeasterly 74.84 feet along the arc of a 250.00-foot radius tangent curve to the left (center bears North $48^{\circ}12'08''$ West and the long chord bears North $33^{\circ}13'19''$ East 74.56 feet with a central angle of $17^{\circ}09'06''$);

thence South $65^{\circ}21'14''$ East 130.61 feet to the Point of Beginning.

Contains: 426,896 square feet or 9.800 acres.

Exhibit B



PROJECT NUMBER
9872

PRINT DATE
2022-12-20

PROJECT MANAGER
T.WILLIAMS

DESIGNED BY
C. ROMER

1

JDC ZONE C-2

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Exhibit B

By: CGR

Date: December 12, 2022

Project: 9872

Zone C-2 Description

A parcel of land, situate in the part of Section 27 and the North Half of Section 34, Township 7 North, Range 2 West, Salt Lake Base and Meridian, said parcel also located in Weber County, Utah, being more particularly described as follows:

Beginning at a point on the southerly line of Section 27, said point being North 89°44'59" West 1158.84 feet from the Southeast Corner of said section 27 and running thence:

South 00°23'41" West 623.84 feet to the northerly right-of-way line of 2600 North Street;

thence North 89°28'36" West 624.14 feet along the northerly right-of-way line of 2600 North Street;

thence North 00°58'33" East 280.28 feet;

thence Northerly 94.45 feet along the arc of a 139.59-foot radius tangent curve to the left (center bears North 89°01'27" West and the long chord bears North 18°24'32" West 92.66 feet with a central angle of 38°46'10");

thence Northwesterly 222.76 feet along the arc of a 759.41-foot radius curve to the left (center bears South 52°12'23" West and the long chord bears North 46°11'49" West 221.97 feet with a central angle of 16°48'25");

thence North 53°21'41" West 82.93 feet;

thence Northwesterly 62.81 feet along the arc of a 430.01-foot radius tangent curve to the right (center bears North 36°38'19" East and the long chord bears North 49°10'38" West 62.75 feet with a central angle of 08°22'06");

thence North 242.97 feet;

thence East 336.31 feet;

thence North 59°16'51" East 528.34 feet;

thence South 30°43'09" East 62.33 feet;

thence Southerly 407.28 feet along the arc of a 750.00-foot radius tangent curve to the right (center bears South 59°16'51" West and the long chord bears South 15°09'44" East 402.29 feet with a central angle of 31°06'50");

thence South 00°23'41" West 65.18 feet to the Point of Beginning.

Contains: 726,042 square feet or 16.668 acres.

Exhibit B

Written Description

NOTE: A more specific legal description for each zone will be provided after the rezone is approved, based on the graphic depiction in Exhibit A

Tax ID Nos. 19-019-0005, 19-019-0006, 19-021-0006, 19-021-0007, 19-021-0009, 19-021-0010, 19-021-0012, 19-021-0014, 19-021-0015, 19-021-0017, 19-021-0057, 19-021-0058 and 19-021-0059
Substantially Described as follows:

Part of Section 27 and part of the Northeast Quarter of Section 34, Township 7 North, Range 2 West, Salt Lake Base and Meridian, described as follows: Beginning at a point, said point being North 00°31'27" East along the Section line between the Southwest corner and the Northwest corner of said Section 27, 2057.77 feet and South 89°28'33" East 1035.19 feet from the Southwest corner of said Section 27, running thence South 88°32'49" East 319.26 feet to the Southern line of Homestead Subdivision, thence along said Homestead Subdivision the following three (3) courses: (1) South 88°06'55" East 634.76 feet, (2) South 89°33'21" East 347.53 feet and (3) North 00°12'07" West 678.55 feet, thence South 88°25'54" East 197.21 feet, thence South 87°38'03" East 188.60 feet, thence South 88°55'08" East 230.48 feet, thence South 01°04'56" West 105.00 feet, thence South 88°27'26" East 755.00 feet, thence South 88°37'51" East 1513.70 feet to the Quarter Section line, thence South 00°30'13" East along the Quarter Section line 390.94 feet, thence along the Quarter Section line South 00°30'30" East 1202.71 feet and South 00°04'39" West 44.38 feet, thence along a non-tangent curve turning to the left with a radius of 1233.00 feet, an arc length of 283.06 feet, a delta angle of 13°09'12", a chord bearing of South 54°07'30" West, a radial bearing of South 29°17'54" East and a chord length of 282.44 feet, thence along a compound curve turning to the left with a radius of 749.80 feet, an arc length of 68.37 feet, a delta angle of 05°13'28", a chord bearing of South 44°56'11" West and a chord length of 68.34 feet, thence South 42°19'27" West 201.16 feet, thence along a non-tangent curve turning to the right with a radius of 697.50 feet, an arc length of 42.24 feet, a delta angle of 03°28'11", a chord bearing of South 44°04'35" West, a radial bearing of North 47°39'30" West, and a chord length of 42.23 feet, thence along a compound curve turning to the right with a radius of 683.85 feet, an arc length of 530.60 feet, a delta angle of 44°27'22", a chord bearing of South 69°10'02" West, a radial bearing of North 43°03'39" West, and a chord length of 517.39 feet, thence North 89°22'50" West 393.33 feet, thence North 89°30'02" West 391.83 feet, thence North 89°32'58" West 76.70 feet, thence North 00°58'33" East 280.28 feet, thence along a non-tangent curve turning to the left with a radius of 126.79 feet, an arc length of 94.86 feet, a delta angle of 42°52'03", a chord bearing of North 18°24'32" West, a radial bearing of North 89°58'31" West, a chord bearing of North 18°24'32" West, a radial bearing of North 86°58'31" West, and a chord length of 92.66 feet, thence North 39°55'11" West 14.68 feet, thence along a non-tangent curve turning to the left with a radius of 886.81 feet, an arc length of 207.86 feet, a delta angle of 13°25'46", a chord bearing of North 46°38'26" West, a radial bearing of South 50°04'27" West, and a chord length of 207.38 feet, thence North 53°21'41" West 82.93 feet, thence along a tangent curve turning to the right with a radius of 430.00 feet, an arc length of 62.80 feet, a delta angle of 08°22'06", a chord bearing of North 49°10'38" West, and a chord length of 62.75 feet, thence North 88°43'04" West 555.61 feet to the North Quarter corner of said Section 34, thence North 88°34'48" West 304.04 feet, thence North 87°55'46" West 325.81 feet, thence North 01°38'50" East 690.73 feet, thence South 87°42'22" East 154.36 feet, thence North 00°55'47" East 801.33 feet, thence North 89°18'02" West 150.46 feet, thence South 00°49'05" West 92.26 feet, thence North 88°44'35" West 331.37 feet, thence South 01°33'08" West 701.35 feet, thence North 88°05'12" West 328.71 feet, thence North 88°30'04" West 328.71 feet, thence North 01°39'01" East 1374.46 feet to the point of beginning.
Containing 236.621 Acres.