

ORDINANCE NUMBER 2018-17

AN ORDINANCE AMENDING THE WEBER COUNTY ZONING MAP TO REZONE PROPERTY ON  
7500 WEST FROM M-1 TO A-2, AND ON 900 SOUTH FROM A-1 TO M-1

**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 have received an application to amend the adopted zoning map for certain properties along 7500 West and 900 South; and

**WHEREAS**, after a duly noticed public hearing, the Western Weber Planning Commission have given a favorable recommendation for the zoning map amendment to the Weber County Board of Commissioners; and

**WHEREAS**, after a duly noticed public hearing, the Weber County Board of Commissioners have determined that the zoning map amendment complies with the intent of the West Central Weber County General Plan; and

**WHEREAS**, the Board of Weber County Commissioners have also determined that the proposed zoning map amendment is not detrimental to the health, safety, and general welfare of the area; and

**WHEREAS**, the Board of Weber County Commissioners have determined that this is an appropriate time and this is an appropriate location for the proposed zoning map amendment; and

**WHEREAS**, as part of their consideration, the Weber County Board of Commissioners have determined that strict compliance with a concept plan is unnecessary to facilitate the intent of the general plan or the purpose and intent of the existing or proposed new zone;

**NOW THEREFORE**, the Weber County Board of Commissioners ordains an amendment to the Weber County Zoning Map to rezone property from the M-1 zone to the A-2 zone along 7500 West, and to rezone property from the A-1 zone to the M-1 zone on property located along 900 South. The graphic representation of the rezone is included and incorporated herein as Exhibit A. The legal description of the rezone is included as Exhibit B. In the event there is conflict between the two, the graphic representation 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. Any gaps in legal descriptions shall also be rezoned respectively.




This ordinance shall become effective fifteen (15) days after publication.

Passed, adopted, and ordered published this 2nd day of October 2018, by the Weber County Board of Commissioners.

BOARD OF COUNTY COMMISSIONERS OF WEBER COUNTY

By   
James H. "Jim" Harvey, Chair

Commissioner Harvey voted  
Commissioner Ebert voted  
Commissioner Jenkins voted

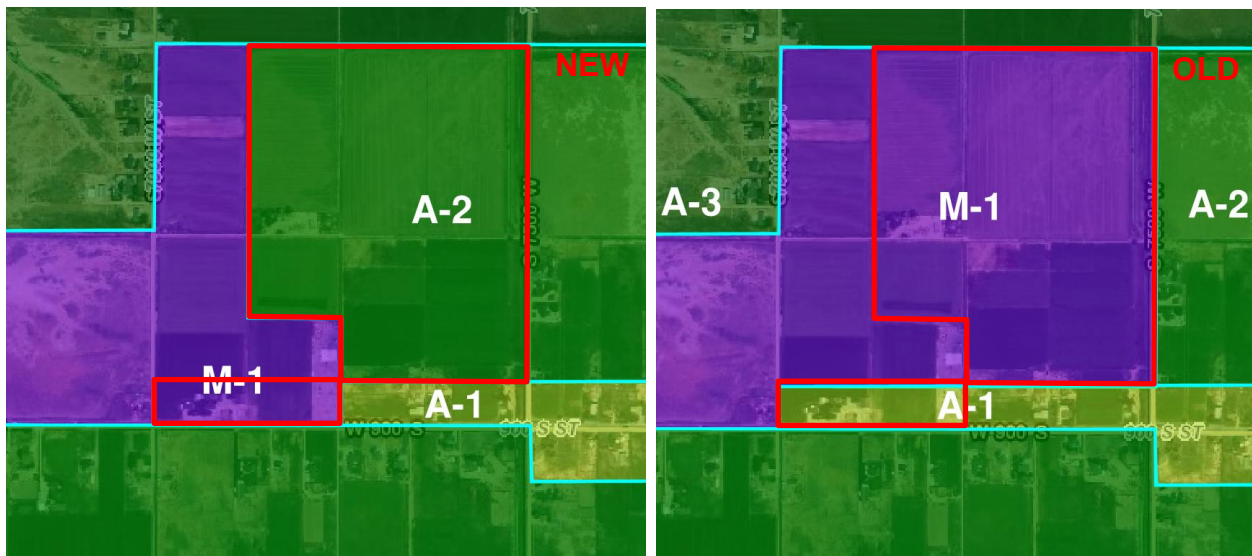
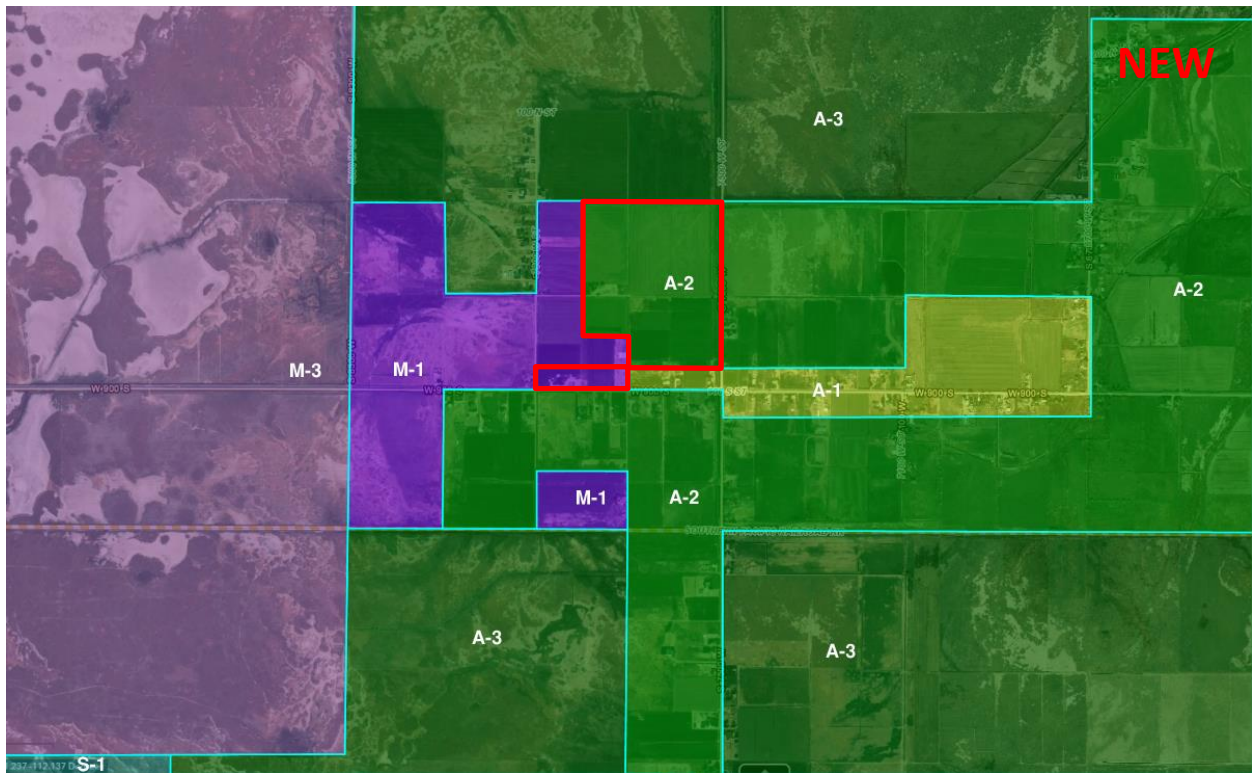
  
  


ATTEST:

  
Ricky Hatch, CPA  
Weber County Clerk/Auditor

## Exhibit A

### Graphic Representations Rezoning from M-1 to A-2, and from A-1 to M-1.



## Exhibit B

### Legal Descriptions

#### Rezoning from A-1 to M-1

##### Parcel # 10-037-0013

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY;; RUNNING THENCE NORTH ALONG THE SECTION LINE 1320 FEET, THENCE EAST 181.5 FEET, THENCE SOUTH PARALLEL TO SECTION LINE 1320 FEET, THENCE WEST 181.5 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM 33 FEET ON THE WEST AND SOUTH FOR STREET PURPOSES. LESS AND EXCEPTING: A PARCEL OF LAND IN FEE, BEING PART OF AN ENTIRE TRACT OF LAND, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN, INCIDENT TO THE CONSTRUCTION OF 1200 SOUTH STREET, WEBER COUNTY, STATE OF UTAH ALSO KNOWN AS PROJECT NO LG-WC1200 SOUTH. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY OF 1200 SOUTH STREET AND THE EASTERLY RIGHT OF WAY OF 7900 WEST STREET WHICH POINT IS THE SOUTHWEST CORNER OF GRANTORS LAND, SAID POINT BEING 33.00 FEET NORTH ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 15 AND 33.00 FEET EAST FROM THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 15, AND RUNNING THENCE NORTH 14.66 FEET ALONG GRANTORS WEST LINE, THENCE NORTH 89D52'40" EAST 148.50 FEET TO A POINT ON GRANTORS EAST LINE, THENCE SOUTH 14.98 FEET ALONG GRANTORS EAST LINE TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 15 AND GRANTORS SOUTH LINE, THENCE WEST 148.50 FEET ALONG SAID SOUTH SECTION LINE AND GRANTORS SOUTH LINE TO THE POINT OF BEGINNING. [NOTE: BECAUSE THE DESCRIPTION OF RECORD DID NOT CONTAIN AN AREA FOR THIS PARCEL THE AREA FOR THIS PARCEL WAS CALCULATED BY THE RECORDERS OFFICE FOR TAX PURPOSES.]

##### Parcel # 10-037-0014

PART OF THE SOUTHWEST QUARTER, SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN, BEGINNING AT A POINT WHICH BEARS SOUTH 89D15'15" EAST (EAST 181.50 FEET) 181.53 FEET FROM THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER AND RUNNING THENCE NORTH 00D29'12" EAST PARALLEL TO THE WEST LINE OF SAID SOUTHEAST QUARTER SECTION 1330.25 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, THENCE SOUTH 89D12'48" EAST (SOUTH 89D57'10" EAST) 183.50 FEET ALONG SAID QUARTER, QUARTER LINE, THENCE SOUTH 00D29'12" WEST 1022.62 FEET, THENCE NORTH 89D15'15" WEST 33.50 FEET, THENCE SOUTH 00D29'12" WEST 307.49 FEET TO THE SOUTH LINE OF SAID QUARTER SECTION, THENCE NORTH 89D15'15" WEST (WEST) 150.00 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING. EXCEPTING THEREFROM 33 FEET SOUTH FOR ROAD PURPOSES. LESS AND EXCEPTING: A PARCEL OF LAND IN FEE, BEING PART OF AN ENTIRE TRACT OF LAND, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN, INCIDENT TO THE CONSTRUCTION OF 1200 SOUTH STREET, WEBER COUNTY, STATE OF UTAH ALSO KNOWN AS PROJECT NO LG-WC1200 SOUTH. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF 1200 SOUTH STREET, SAID POINT ALSO BEING A POINT ON THE WEST LINE OF GRANTORS PROPERTY, SAID POINT LIES 181.50 FEET SOUTH 89D15'15" EAST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 15, AND 33.01 FEET NORTH 00D29'12" EAST FROM THE SOUTH QUARTER CORNER OF SAID SECTION 15 AND RUNNING THENCE NORTH 00D29'12" EAST 14.97 FEET ALONG GRANTORS WEST LINE, THENCE SOUTH 89D22'36" EAST 150.00 FEET TO A POINT ON GRANTORS EAST LINE, THENCE SOUTH 00D29'12" WEST 15.29 FEET ALONG GRANTORS EAST LINE TO A POINT ON THE NORTH RIGHT OF WAY LINE OF 1200 SOUTH STREET, THENCE NORTH 89D15'15" WEST 150.00 FEET ALONG SAID NORTH RIGHT OF WAY LINE TO THE POINT OF BEGINNING. [NOTE: BECAUSE THE DESCRIPTION OF RECORD DID NOT CONTAIN AN AREA FOR THIS PARCEL THE AREA FOR THIS PARCEL WAS CALCULATED BY THE RECORDERS OFFICE FOR TAX PURPOSES.]

##### Parcel # 10-092-0001

ALL OF LOT 1, ONE FOR THE KIDD SUBDIVISION, WEBER COUNTY, UTAH. LESS AND EXCEPTING: PARCEL OF LAND IN FEE, BEING PART OF AN ENTIRE TRACT OF LAND, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 15, 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-WC1200S. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF GRANTORS LAND, SAID POINT ALSO BEING A POINT ON THE NORTH RIGHT OF WAY LINE OF 1200 SOUTH STREET, SAID POINT LIES 331.54 FEET SOUTH 89D15'15" EAST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 15, AND 40.91 FEET NORTH 00D24'38" EAST FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 15; AND RUNNING THENCE NORTH 00D24'38" EAST 7.39 FEET ALONG GRANTORS WEST LINE; THENCE SOUTH 89D22'36" EAST 150.00 FEET TO A POINT ON GRANTORS EAST LINE; THENCE SOUTH 00D24'38" WEST 7.71 FEET ALONG GRANTORS EAST LINE TO A POINT ON THE NORTH RIGHT OF WAY LINE OF 1200 SOUTH STREET; THENCE NORTH 89D15'15" WEST 150.00 FEET ALONG SAID NORTH RIGHT OF WAY LINE TO THE POINT OF BEGINNING. THE PRECEDING DESCRIPTION NEEDS TO BE ROTATED 00D00'01" COUNTER-CLOCKWISE TO MATCH PROJECT ALIGNMENT. THE ABOVE DESCRIBED PART OF AN ENTIRE TRACT OF LAND CONTAINS 1,132 SQUARE FEET OR 0.026 ACRES. E#2840655

**Parcel # 10-037-0008**

PART OF THE SOUTHWEST QUARTER, SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN, BEGINNING AT A POINT WHICH BEARS SOUTH 89D15'15" EAST (EAST) 723.73 FEET AND NORTH 0D38'20" EAST 33.00 FEET FROM THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER AND RUNNING THENCE NORTH 89D15'15" WEST 242.27 FEET THENCE NORTH 00D29'12" EAST PARALLEL TO THE WEST LINE OF SAID SOUTHEAST QUARTER SECTION 274.49 FEET, NORTH 89D15'15" WEST 116.50 FEET, THENCE NORTH 00D29'12" EAST PARALLEL TO THE WEST LINE OF SAID SOUTHEAST QUARTER SECTION 1022.62 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, THENCE SOUTH 89D12'48" EAST (SOUTH 89D57'10" EAST) 362.22 FEET ALONG SAID QUARTER, QUARTER LINE, THENCE SOUTH 0D38'20" WEST (SOUTH 0D06'19" EAST) 1296.85 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. LESS AND EXCEPTING: A PARCEL OF LAND IN FEE, BEING PART OF AN ENTIRE TRACT OF LAND, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN, INCIDENT TO THE CONSTRUCTION OF 1200 SOUTH STREET, WEBER COUNTY, STATE OF UTAH ALSO KNOWN AS PROJECT NO LG-WC1200 SOUTH. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF GRANTORS PROPERTY SAID POINT BEING 723.73 FEET SOUTH 89D15'15" EAST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 15 AND 33.00 FEET NORTH 00D38'20" EAST AND RUNNING THENCE NORTH 89D15'15" WEST 242.27 FEET ALONG THE SOUTH LINE OF GRANTORS PROPERTY TO THE WEST LINE OF SAID GRANTORS PROPERTY, THENCE NORTH 0D29'56" EAST 15.62 FEET ALONG SAID WEST LINE OF SAID GRANTORS PROPERTY, THENCE SOUTH 89D22'36" EAST 242.36 FEET TO THE EAST LINE OF GRANTORS PROPERTY, THENCE SOUTH 0D48'43" WEST 16.14 FEET ALONG SAID EAST LINE OF GRANTORS PROPERTY TO THE POINT OF BEGINNING. [NOTE: BECAUSE THE DESCRIPTION OF RECORD DID NOT CONTAIN AN AREA FOR THIS PARCEL THE AREA FOR THIS PARCEL WAS CALCULATED BY THE RECORDERS OFFICE FOR TAX PURPOSES.]

**Parcel # 10-037-0032**

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN (AS MONUMENTED), BEGINNING AT A POINT WHICH BEARS NORTH 89D15'15" WEST 204.07 FEET FROM THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SOUTHEAST QUARTER OF SAID SECTION 15, SAID POINT BEING MORE PARTICULARLY DESCRIBED AS BEING NORTH 89D15'15" WEST 1517.41 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION, AND RUNNING THENCE NORTH 01D12'46" EAST 229.03 FEET TO AND ALONG AN EXISTING FENCE LINE, THENCE SOUTH 81D50'00" WEST, 3.59 FEET ALONG SAID FENCE, THENCE NORTH 0D42'35" EAST 401.53 FEET, MORE OR LESS, TO A FENCE, THENCE NORTH 89D15'15" WEST (ALONG SAID FENCE) 172.83 FEET, THENCE SOUTH 0D38'20" WEST 630.00 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID QUARTER SECTION, THENCE SOUTH 89D15'15" EAST 173.59 FEET ALONG SECTION LINE TO THE POINT OF BEGINNING. LESS AND EXCEPTING: A PARCEL OF LAND IN FEE, BEING PART OF AN ENTIRE TRACT OF LAND, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE & 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 15 AND THE EAST LINE OF THE GRANTORS PROPERTY, SAID POINT LIES 204.07 NORTH 89D15'00" WEST ALONG THE SOUTH LINE OF SAID SECTION 15 FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 15, SAID POINT ALSO LIES 1517.41 FEET NORTH 89D15'00" WEST ALONG THE SOUTH LINE OF SAID SECTION 15 FROM THE SOUTHEAST CORNER OF SAID SECTION 15, AND RUNNING THENCE NORTH 89D15'00" WEST 173.65 FEET ALONG THE SOUTH LINE OF SAID SECTION 15 AND ALSO THE SOUTH LINE OF SAID GRANTORS PROPERTY TO A POINT ON THE WEST LINE OF THE GRANTORS PROPERTY, THENCE NORTH 00D38'00" EAST 49.35 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 SOUTH 89D22'36" EAST 174.14 FEET ALONG SAID PROPOSED NORTH RIGHT OF WAY LINE TO A POINT ON THE EAST LINE OF GRANTORS PROPERTY, THENCE SOUTH 01D12'00" WEST 49.74 FEET ALONG SAID EAST PROPERTY LINE TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 8615 SQUARE FEET OR 0.198 ACRES OF WHICH 5736 SQUARE FEET OR 0.132 ACRES IS ARE NOW OCCUPIED BY EXISTING HIGHWAY. BALANCE 2880 SQUARE FEET OR 0.066 ACRES (E# 2824379) [NOTE: BECAUSE THE DESCRIPTION OF RECORD DID NOT CONTAIN AN AREA FOR THIS PARCEL THE AREA FOR THIS PARCEL WAS CALCULATED BY THE RECORDERS OFFICE FOR TAX PURPOSES.]

**Parcel # 10-037-0041**

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE MERIDIAN, US SURVEY, BEGINNING AT A POINT EAST 1109.25 FEET ALONG THE SOUTH LINE FROM THE SOUTHWEST CORNER OF SOUTHEAST QUARTER RUNNING THENCE NORTH 01D12'46" EAST 229.03 FEET TO & ALONG AN EXISTING FENCE LINE, THENCE SOUTH 81D50'00" WEST 3.59 FEET ALONG SAID FENCE, THENCE NORTH 0D42'35" EAST 505.75 FEET ALONG SAID FENCE TO A FENCE INTERSECTION, THENCE SOUTH 88D05'07" EAST 204.75 FEET ALONG AND BEYOND SAID FENCE TO THE EAST LINE OF THE SOUTHWEST QUARTER AND SOUTHEAST QUARTER OF SECTION 15, THENCE SOUTH 0D06'19" EAST 730.2 FEET, MORE OR LESS, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF SOUTHEAST QUARTER TO SOUTH LINE OF SAID SOUTHWEST QUARTER OF SOUTHEAST QUARTER, THENCE WEST ALONG SAID SOUTH LINE 204.07 FEET, MORE OR LESS TO POINT OF BEGINNING. EXCEPTING THEREFROM 33 FEET ON SOUTH FOR ROAD PURPOSES. [EXCEPT: PARCEL OF LAND IN FEE, BEING PART OF AN ENTIRE TRACT OF LAND, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE & 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

A POINT ALONG THE NORTH RIGHT OF WAYLINE OF 1200 SOUTH STREET SAID POINT BEING 1109.20 FEET SOUTH 89°15'58" EAST (1109.25 FEET EAST (DEED)) AND 33.00 FEET NORTH 01°12'46" EAST FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 15, AND RUNNING THENCE NORTH 01°12'46" EAST 16.74 FEET ALONG SAID WESTERLY LINE OF THE GRANTORS PROPERTY, THENCE SOUTH 89°22'36" EAST 212.41 FEET TO A POINT ON THE EASTERLY LINE OF THE GRANTORS PROPERTY, THENCE SOUTH 00°06'00" EAST 17.19 FEET ALONG SAID EASTERLY LINE OF THE GRANTORS PROPERTY, THENCE NORTH 89°15'16" (WEST 212.80 FEET (DEED)) FEET ALONG THE SOUTHERLY LINE OF THE GRANTORS PROPERTY TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PART OF AN ENTIRE TRACT OF LAND CONTAINS 3607 SQUARE FEET OR 0.083 ACRES. (E#2715812)] [NOTE: THE DESCRIPTION USED 2811658 APPEARS IN CONFLICT WITH THE BRACKETED INFORMATION SHOWN ABOVE.] [NOTE: BECAUSE THE DESCRIPTION OF RECORD DID NOT CONTAIN AN AREA FOR THIS PARCEL THE AREA FOR THIS PARCEL WAS CALCULATED BY THE RECORDERS OFFICE FOR TAX PURPOSES.]

#### **Parcel # 10-037-0028**

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN (AS MONUMENTED), BEGINNING AT A POINT WHICH BEARS NORTH 89°15'15" WEST 1517.41 FEET AND NORTH 01°12'46" EAST 229.03 FEET TO AND ALONG AN EXISTING FENCE LINE, AND SOUTH 81°50'00" WEST 3.59 FEET, THENCE NORTH 0°42'35" EAST 401.53 FEET, FROM THE SOUTHEAST CORNER OF SAID SECTION 15; THENCE NORTH 0°42'35" EAST 104.22 FEET; THENCE SOUTH 88°05'7" EAST 204.75 FEET ALONG AND BEYOND SAID FENCE TO THE EAST LINE OF SOUTHWEST QUARTER OF SOUTHEAST QUARTER OF SECTION 15, THENCE NORTH 0°38'30" EAST 599.39 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER, SOUTHEAST QUARTER, THENCE NORTH 89°12'48" WEST 589.61 FEET ALONG THE NORTH LINE OF SAID QUARTER, QUARTER SECTION, MORE OR LESS TO THE NORTHWEST CORNER OF BOOK 1950 PAGE 1435 OF THE WEBER COUNTY RECORDS, THENCE SOUTH 0°38'20" WEST 1329.85 FEET (SOUTH 0°06'19" EAST 1330.08 FEET) ALONG SAID DEED LINE, MORE OR LESS, TO THE SOUTH LINE OF SAID QUARTER SECTION, SAID POINT ALSO BEARS (EAST 723.71 FEET) SOUTH 89°15'15" EAST 723.73 FEET FROM THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SAID SECTION 15, THENCE SOUTH 89°15'15" EAST 211.95 FEET ALONG SECTION LINE THENCE NORTH 0°38'20" EAST 630.00 FEET; THENCE SOUTH 89°15'15" EAST 172.83 FEET, TO THE POINT OF BEGINNING. EXCEPTING ANY PART THEREOF WITHIN 900 SOUTH STREET. LESS AND EXCEPTING: A PARCEL OF LAND IN FEE, BEING PART OF AN ENTIRE TRACT OF LAND, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN, INCIDENT TO THE CONSTRUCTION OF 1200 SOUTH STREET, WEBER COUNTY, STATE OF UTAH ALSO KNOWN AS PROJECT NO. LG-WC1200 SOUTH, THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SECTION 15 AND ON THE SOUTHEAST CORNER OF GRANTORS PROPERTY, SAID POINT BEING 1691.06 FEET NORTH 89°14'48" WEST FROM THE SOUTHEAST CORNER OF SAID SECTION 15 AND RUNNING THENCE NORTH 89°15'00" WEST 211.95 FEET ALONG THE SOUTH LINE OF SAID SECTION 15 AND SAID GRANTORS SOUTH PROPERTY LINE TO THE WEST LINE OF THE GRANTORS PROPERTY, THENCE NORTH 0°38'00" EAST 48.89 FEET ALONG SAID WEST LINE OF THE GRANTORS PROPERTY THENCE SOUTH 89°22'36" EAST 211.95 FEET TO THE EAST LINE OF THE GRANTORS PROPERTY, THENCE SOUTH 0°38'00" WEST 49.35 FEET ALONG SAID EAST LINE OF THE GRANTORS PROPERTY TO THE POINT OF BEGINNING. [NOTE: BECAUSE THE DESCRIPTION OF RECORD DID NOT CONTAIN AN AREA FOR THIS PARCEL THE AREA FOR THIS PARCEL WAS CALCULATED BY THE RECORDERS OFFICE FOR TAX PURPOSES.]

Less the northern portion of this parcel otherwise being rezoned to the A-2 zone; more particularly described as all parts of this parcel north of a line that runs parallel with the centerline of 900 South and intersects with the north west corner of Parcel #10-037-0041.

#### **Street Rights-of-Way**

The M-1 zone shall also extend to the centerline of the street right-of-way of 900 South for the full extent of the area being rezoned to M-1. Any remaining A-1 zone between the new M-1 and the existing A-2 to the south shall be rezoned to A-2.

#### **Rezoning from M-1 to A-2**

#### **Parcel # 10-037-0037**

PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE MERIDIAN, U S SURVEY: BEGINNING 158 FEET WEST OF THE SOUTHEAST CORNER OF SAID QUARTER SECTION, AND RUNNING THENCE WEST 374 FEET; THENCE NORTH 441 FEET; THENCE WEST 180 FEET; THENCE SOUTH 441 FEET; THENCE WEST 13 FEET; THENCE NORTH 233 FEET; THENCE WEST 218 FEET; THENCE SOUTH 233 FEET; THENCE WEST 377 FEET TO THE SOUTHWEST CORNER OF SAID QUARTER QUARTER SECTION; THENCE NORTH 1320 FEET TO THE NORTHWEST CORNER OF SAID QUARTER QUARTER SECTION; THENCE EAST 1162 FEET TO THE WEST BOUNDARY OF WARREN IRRIGATION CO. PROPERTY; THENCE SOUTH 887 FEET; THENCE EAST 65 FEET; THENCE SOUTH 400 FEET; THENCE WEST 65 FEET AND SOUTH 33 FEET TO THE POINT OF BEGINNING. SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD AND TO THE RIGHTS OF THE PUBLIC AND OTHERS ENTITLED THERETO, TO USE FOR STREET AND INCIDENTAL PURPOSES, THAT PORTION OF THE PREMISES LYING WITHIN THE BOUNDARIES OF 900 SOUTH STREET, AND TO THE EFFECT AND REQUIREMENTS OF THE 1969 FARMLAND ASSESSMENT ACT. (NOTE: BECAUSE THE DESCRIPTION OF RECORD

DID NOT CONTAIN AN AREA FOR THIS PARCEL, THE AREA FOR THIS PARCEL WAS CALCULATED BY THIS OFFICE FOR TAX PURPOSES.)

Less that area already in the A-1 zone, which shall remain unaffected.

**Parcel # 10-066-0001**

ALL OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE MERIDIAN, U.S. SURVEY, less that area already in the A-1 zone, which shall remain unaffected.

**Parcel # 10-037-0004**

ALL OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE MERIDIAN, U.S. SURVEY. EXCEPT WARREN IRRIGATION COMPANY'S RIGHT OF WAY.

**Parcel # 10-037-0038**

PART OF THE [NORTHEAST] QUARTER OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN, DESCRIBED AS FOLLOWS: THE EAST 1/2 OF NORTHWEST QUARTER OF SOUTHEAST QUARTER OF SECTION 15. EXCEPT: A STRIP OF GROUND 1 ROD WIDE ON THE SOUTH SIDE FOR A RIGHT OF WAY FOR AN IRRIGATION DITCH, ALL IN TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY. [NOTE: THE BRACKETED INFORMATION APPEARS NOT TO BE IN THE NORTHEAST QUARTER E# 2641318] [NOTE: BECAUSE THE DESCRIPTION OF RECORD DID NOT CONTAIN AN AREA FOR THIS PARCEL THE AREA FOR THIS PARCEL WAS CALCULATED BY THE RECORDERS OFFICE FOR TAX PURPOSES.]

**Parcel # 10-037-0028**

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN (AS MONUMENTED), BEGINNING AT A POINT WHICH BEARS NORTH 89°15'15" WEST 1517.41 FEET AND NORTH 01°12'46" EAST 229.03 FEET TO AND ALONG AN EXISTING FENCE LINE, AND SOUTH 81°50'00" WEST 3.59 FEET, THENCE NORTH 0°42'35" EAST 401.53 FEET, FROM THE SOUTHEAST CORNER OF SAID SECTION 15; THENCE NORTH 0°42'35" EAST 104.22 FEET; THENCE SOUTH 88°05'7" EAST 204.75 FEET ALONG AND BEYOND SAID FENCE TO THE EAST LINE OF SOUTHWEST QUARTER OF SOUTHEAST QUARTER OF SECTION 15, THENCE NORTH 0°38'30" EAST 599.39 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER, SOUTHEAST QUARTER, THENCE NORTH 89°12'48" WEST 589.61 FEET ALONG THE NORTH LINE OF SAID QUARTER, QUARTER SECTION, MORE OR LESS TO THE NORTHWEST CORNER OF BOOK 1950 PAGE 1435 OF THE WEBER COUNTY RECORDS, THENCE SOUTH 0°38'20" WEST 1329.85 FEET (SOUTH 0°06'19" EAST 1330.08 FEET) ALONG SAID DEED LINE, MORE OR LESS, TO THE SOUTH LINE OF SAID QUARTER SECTION, SAID POINT ALSO BEARS (EAST 723.71 FEET) SOUTH 89°15'15" EAST 723.73 FEET FROM THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SAID SECTION 15, THENCE SOUTH 89°15'15" EAST 211.95 FEET ALONG SECTION LINE THENCE NORTH 0°38'20" EAST 630.00 FEET; THENCE SOUTH 89°15'15" EAST 172.83 FEET, TO THE POINT OF BEGINNING. EXCEPTING ANY PART THEREOF WITHIN 900 SOUTH STREET. LESS AND EXCEPTING: A PARCEL OF LAND IN FEE, BEING PART OF AN ENTIRE TRACT OF LAND, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN, INCIDENT TO THE CONSTRUCTION OF 1200 SOUTH STREET, WEBER COUNTY, STATE OF UTAH ALSO KNOWN AS PROJECT NO. LG-WC1200 SOUTH, THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SECTION 15 AND ON THE SOUTHEAST CORNER OF GRANTOR'S PROPERTY, SAID POINT BEING 1691.06 FEET NORTH 89°14'48" WEST FROM THE SOUTHEAST CORNER OF SAID SECTION 15 AND RUNNING THENCE NORTH 89°15'00" WEST 211.95 FEET ALONG THE SOUTH LINE OF SAID SECTION 15 AND SAID GRANTOR'S SOUTH PROPERTY LINE TO THE WEST LINE OF THE GRANTOR'S PROPERTY, THENCE NORTH 0°38'00" EAST 48.89 FEET ALONG SAID WEST LINE OF THE GRANTOR'S PROPERTY THENCE SOUTH 89°22'36" EAST 211.95 FEET TO THE EAST LINE OF THE GRANTOR'S PROPERTY, THENCE SOUTH 0°38'00" WEST 49.35 FEET ALONG SAID EAST LINE OF THE GRANTOR'S PROPERTY TO THE POINT OF BEGINNING. [NOTE: BECAUSE THE DESCRIPTION OF RECORD DID NOT CONTAIN AN AREA FOR THIS PARCEL THE AREA FOR THIS PARCEL WAS CALCULATED BY THE RECORDERS OFFICE FOR TAX PURPOSES.]

Less the southern portion of this parcel otherwise being zoned to the M-1 zone; more particularly described as all parts of this parcel south of a line that runs parallel with the centerline of 900 South and intersects with the north west corner of Parcel #10-037-0041.

**Street Rights-of-Way**

The A-2 zone shall also extend across the street right-of-way of 7500 West for the full extent of the A-2 zone and abut the existing A-2 zone on the east side of 7500 West. No remnant M-1 gap shall result.