



W3374133

E# 3374133 PG 1 OF 14

B RAHIMZADEGAN, WEBER CTY. RECORDER
23-JUN-25 427 PM FEE \$0.00 SED
REC FOR: WEBER COUNTY PLANNING

ORDINANCE NUMBER 2025- 03

SW

AN ORDINANCE AMENDING THE WEBER COUNTY ZONING MAP TO REZONE APPROXIMATELY 73 ACRES OF THE TAYLOR LANDING SUBDIVISION FROM THE A-1 ZONE TO THE R1-15 ZONE, AND TO REZONE APPROXIMATELY 32 ACRES IN THE SUBDIVISION TO THE O-1 ZONE

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

WHEREAS, the Weber County Board of Commissioners has received an application to amend the zoning designation on property located at approximately 3900 West, 1800 South, in unincorporated Weber County; and

WHEREAS, State Code Section 17-27a-503 provides regulations for the amendment of a zone district or land use regulation; and

WHEREAS, State Code Section 17-27a-503 requires an amendment to a zone district or land use regulation to first receive a recommendation from the planning commission after holding a public hearing; and

WHEREAS, The Western Weber Planning Commission held a duly noticed public hearing on April 9, 2024; and

WHEREAS, On August 13, 2024, the Western Weber Planning Commission forwarded a positive recommendation to the Weber County Board of Commissioners regarding this zone district amendment; and

WHEREAS, After reviewing the planning commission's recommendation and the Western Weber General Plan, and in consideration of the applicant's proposed voluntary public contributions and amenities, the Weber County Board of Commissioners desires to rezone the subject property from the A-1 zone to the R1-15 and O-1 zones; and

WHEREAS, The Parties mutually understand that the Weber County Board of Commissioners is not obligated to rezone the project, but desires to do so as a result of the applicant's voluntary contributions as set forth in the associated development agreement, without which the County would not realize the full benefits of this decision which would have resulted in the Weber County Board of Commissioners denying this rezone of the Property; and

WHEREAS, the recorded Taylor Landing Cluster Subdivision plat(s) dedicates to Weber County a perpetual right and easement over certain parcels in order to ensure those parcels remain open and undeveloped; and

WHEREAS, As part of this zone district amendment and the considerations provided by virtue of the associated development agreement, the Weber County Board of Commissioners desire to release the County's interest in the perpetual right and easement pertaining to property within the proposed Taylor Landing Subdivision Phase 6, the legal description of which is provided in the associated development agreement;

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 zone to the R1-15 zone and O-1 zone. 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 and Exhibit C. 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. The Weber County Board of Commissioners hereby release the County's interest in the perpetual open space right and easement within the legal description of Phase 6 of the Taylor Landing Subdivision, as provided in the associated development agreement.

This ordinance shall become effective fifteen (15) days after publication (Exhibit C) or on the day the development agreement for Taylor Landing Subdivision Phase 6 between Heritage Land Development, LLC and Weber County is recorded, whichever is later.

Passed, adopted, and ordered published this 25th day of February, 2025, by the Weber County Board of Commissioners.

BOARD OF COUNTY COMMISSIONERS OF WEBER COUNTY

By Sharon Bolos
Sharon Bolos, Chair

Commissioner Bolos voted Aye

Commissioner Harvey voted Aye

Commissioner Froerer voted Aye

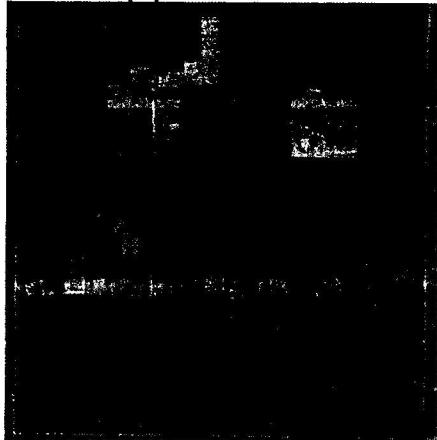
ATTEST:

Ricky Hatch, CPA
Weber County Clerk/Auditor



Exhibit A**Graphic Representation of the Property and the Rezone**

Zone map prior to rezone:



Zone map after rezone:

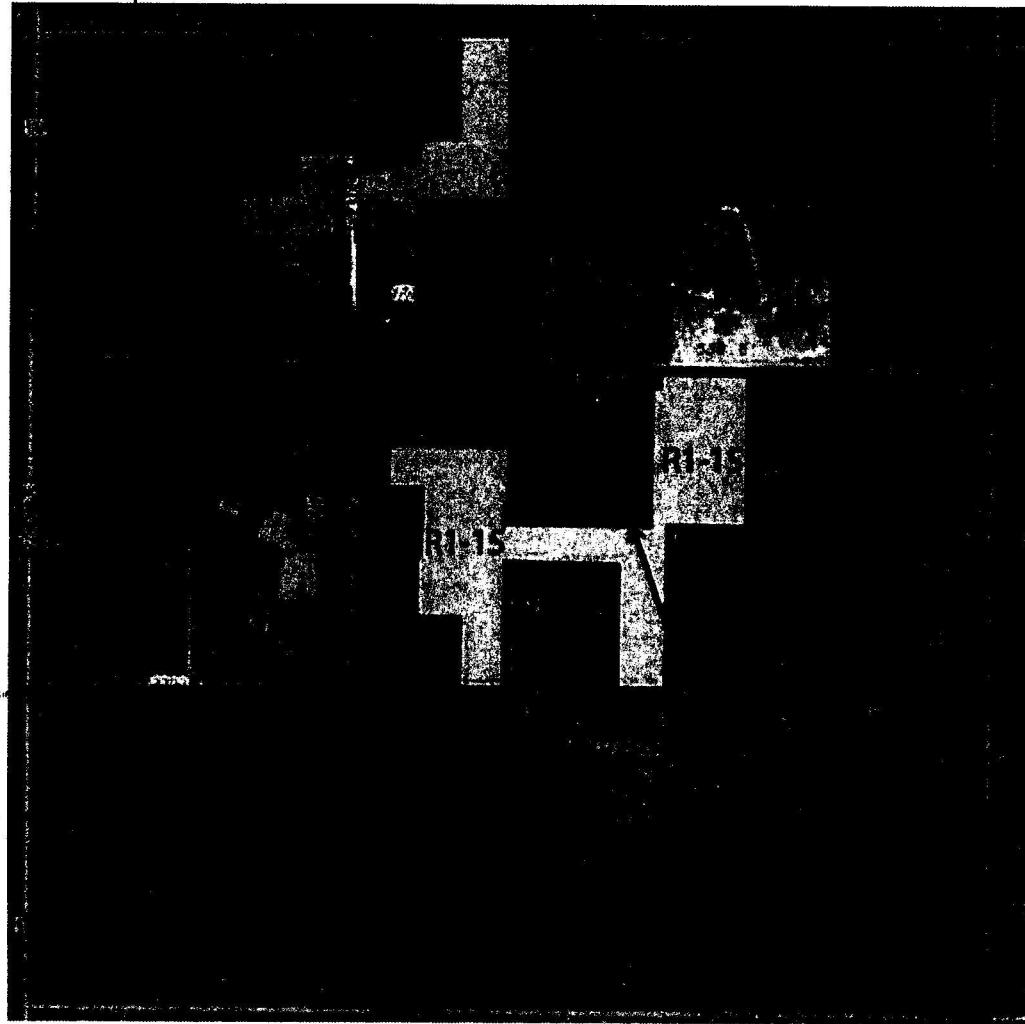


Exhibit B

Written Description of Area Rezoned to the R1-15 Zone

TAYLOR LANDING PHASE 1A:

Part of the East Half of the Northwest Quarter of Section 28, Township 6 North, Range 2 West of the Salt Lake Base and Meridian described as follows:

Commencing at the West Quarter Corner of Section 28, Township 6 North, Range 2 West of the Salt Lake Base and Meridian monumented with a Brass Cap; thence S 89°13'14" E 2224.08 feet along the south line of the Northwest Quarter of said Section 28 to the POINT OF BEGINNING and running

thence N 00°46'08" E 1,001.00 feet along the east line of Boyd Russell Subdivision, 1st Amendment and it's projection thereof; thence S 89°13'14" E 17.26 feet; thence N 00°46'08" E 132.54 feet; thence N 00°34'29" W 66.02 feet; thence N 00°46'46" E 130.00 feet; thence S 89°13'14" E 284.00 feet; thence S 00°46'46" W 130.00 feet; thence S 17°36'31" W 68.95 feet; thence S 00°42'56" W 909.58 feet; thence S 02°28'17" E 96.65 feet; thence S 00°46'08" W 127.46 feet to the south line of the Northwest Quarter of said Section 28; thence N 89°13'14" W 286.05 feet along said south line to the point of beginning, containing 8.52 acres, more or less. *

AND

TAYLOR LANDING PHASE 1B:

PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE & MERIDIAN MONUMENTED WITH A BRASS CAP, THENCE SOUTH

89D13'14"EAST 2510.13 FEET ALONG THE SOUTH LINE OF THE NORTHWESTQUARTER OF SAID SECTION 28, TO THE POINT OF BEGINNING ANDRUNNING TENCE ALONG THE BOUNDARY OF TAYLOR LANDING PHASE 1A,RECORDED IN THE WEBER COUNTY RECORDERS OFFICE, UNDER E#3153734ON MAY 18, 2021, THE NEXT FIVE COURSES: 1) THENCE NORTH00D46'08" EAST 127.46 FEET (2) THENCE NORTH 02D28'17" WEST96.65 FEET, 3) THENCE NORTH 00D42'56" EAST 909.58 FEET, 4)THENCE NORTH 17D36'31" EAST 68.95 FEET 5) THENCE NORTH00D46'46" EAST 130.00 FEET, THENCE SOUTH 89D13'14" EAST 123.13FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION28, THENCE SOUTH 00D42'57" WEST 1329.54 FEET ALONG SAID EASTLINE TO THE CENTER QUARTER SECTION CORNER OF SAID LOT 28,THENCE NORTH 89D13'14" WEST 138.05 FEET ALONG THE SOUTH LINEOF THE NORTHWEST QUARTER OF SAID SECTION 28 AND THE POINT OFBEGINNING. TO BE KNOWN AS TAYLOR LANDING PHASE 1B.

AND

TAYLOR LANDING PHASE 2:

**Part of the East Half of the Northwest Quarter of Section 28,
Township 6 North, Range 2 West of the Salt Lake Base and
Meridian described as follows:**

Commencing at the West Quarter Corner of Section 28, Township 6 North, Range 2 West of the Salt Lake Base and Meridian monumented with a Brass Cap; thence S 89°13'14" E 2224.08 feet along the south line of the Northwest Quarter of said Section 28; thence N00°46'08"E 1001.00 feet to the POINT OF BEGINNING and running

thence N 89°13'14" W 698.71 feet along the north line of Boyd Russell Subdivision, 1st Amendment and Hazy Acres Subdivision;

thence N 00°46'10" E 132.54 feet;

thence N 24°26'56" W 36.48 feet;

thence N 00°42'56" E 163.00 feet;

"thence S 89°13'14" E 730.15 feet to the boundary line of Taylor Landing Phase 1A;

thence along said boundary the next four courses:

1) thence S 00°46'46" W 130.00 feet;

2) thence S 00°34'29" E 66.02 feet;

3) thence S 00°46'08" W 132.54 feet;

4) thence N 89°13'14" W 17.26 feet to the point of beginning, containing 5.46 acres, more or less.

AND

TAYLOR LANDING PHASE 3:

Part of the Northwest Quarter of Section 28, Township 6 North, Range 2 West of the Salt Lake Base and Meridian described as follows:

Commencing at the West Quarter Corner of Section 28, Township 6 North, Range 2 West of the Salt Lake Base and Meridian monumented with a Brass Cap; thence S 89°13'14" E 913.30 feet along the south line of the Northwest Quarter of said Section 28 to the POINT OF BEGINNING and running

thence N 00°48'39" E 539.29 feet along the boundary of Sunset Equestrian Cluster Subdivision, Phase 1;

thence S 88°48'29" E 75.08 feet;

thence N 00°46'08" E 101.92 feet;

thence N 29°04'01" W 76.38 feet;

thence N 00°46'08" E 479.80 feet;

thence N 49°22'51" W 15.63 feet;

thence N 00°46'08" E 75.00 feet;

thence S 89°09'17" E 147.00 feet;

thence N 00°46'08" E 17.97 feet;

thence S 89°13'14" E 197.94 feet;

thence N 00°42'56" E 40.00 feet;

thence S 89°13'14" E 226.00 feet to the Northwest Corner of Lot 38, Taylor Landing, Phase 2;

thence along the boundary of Taylor Landing, Phase 2 the next three courses:

1) thence S 00°42'56" W 163.00 feet;

2) thence S 24°26'56" E 36.48 feet;

3) thence S 00°46'10" W 132.54 feet;

thence along the boundary of Hazy Acres Subdivision the next two courses:

1) thence N 89°13'14" W 201.28 feet;

2) thence S 00°46'08" W 1,001.00 feet to the south line of the Northwest Quarter of said Section 28;

thence N 89°13'14" W 410.78 feet along said south line to the point of beginning, containing 12.85 acres, more or less.

AND

TAYLOR LANDING PHASE 4:

Part of the Northwest Quarter of Section 28, Township 6 North, Range 2 West of the Salt Lake Base and Meridian described as follows:

Commencing at the West Quarter Corner of Section 28, Township 6 North, Range 2 West of the Salt Lake Base and Meridian monumented with a Brass Cap; thence S 89°13'14" E 913.30 feet along the south line of the Northwest Quarter of said Section 28; thence N 00°48'39" E 539.29 feet to the POINT OF BEGINNING and running thence along the boundary of Sunset Equestrian Cluster Subdivision, Phase 1 the next six courses:

- 1) thence N 89°15'58" W 374.19 feet;
- 2) thence N 00°49'20" E 549.64 feet;
- 3) thence S 89°10'40" E 35.00 feet;
- 4) thence N 00°49'20" E 120.00 feet;
- 5) thence N 02°19'25" E 66.02 feet;
- 6) thence N 00°49'20" E 325.87 feet;
thence N 00°51'36" E 113.67 feet;
thence S 89°10'40" E 145.37 feet;
thence N 83°58'36" E 66.47 feet;
thence S 89°09'17" E 150.00 feet;
thence S 00°46'08" W 450.00 feet to the Northwest Corner of Lot 80, Taylor Landing, Phase 3;
thence along the boundary of Taylor Landing, Phase 3 the next six courses:
 - 1) thence S 00°46'08" W 75.00 feet;
 - 2) thence S 49°22'51" E 15.63 feet;
 - 3) thence S 00°46'08" W 479.80 feet;
 - 4) thence S 29°04'01" E 76.38 feet;
 - 5) thence S 00°46'08" W 101.92 feet;
 - 6) thence N 88°48'29" W 75.08 feet to the point of beginning, containing 10.563 acres, more or less.

AND

TAYLOR LANDING PHASE 5:

PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U. S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 660 FEET SOUTH OF THE NORTHWEST CORNER OF SAID QUARTER SECTION, AND "RUNNING THENCE EAST 27 FEET, THENCE SOUTH 408 FEET, THENCE EAST 244 FEET, THENCE NORTH 408 FEET, THENCE EAST 1049 FEET, THENCE SOUTH 1980 FEET, THENCE WEST 1320 FEET THENCE NORTH 1980 FEET TO THE PLACE OF BEGINNING, BEING IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION. LESS & EXCEPTING: PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, US SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 28; AND RUNNING THENCE NORTH 00D49'18" EAST ALONG THE LINE BETWEEN THE WEST QUARTER CORNER AND THE NORTHWEST CORNER OF SAID SECTION 28 (SAID LINE ALSO BEING THE CENTERLINE OF 4300 WEST STREET), 1994.38 FEET; THENCE SOUTH 89D09'17" EAST 27.00 FEET TO A POINT ON THE WEST LINE OF OLIVIA SUBDIVISION; THENCE ALONG THE BOUNDARY OF OLIVIA SUBDIVISION THE FOLLOWING THREE (3) COURSES: (1) SOUTH 00D49'10" WEST 407.99 FEET; (2) SOUTH 89D10'50" EAST 244.00 FEET; (3) NORTH 00D49'10" EAST 14.50 FEET; THENCE SOUTH 89D10'50" EAST 304.73 FEET; THENCE SOUTH 00D49'20" WEST 325.87 FEET; THENCE SOUTH 02D19'25" WEST 66.02 FEET; THENCE SOUTH 00D49'20" WEST 120.00 FEET; THENCE NORTH 89D10'40" WEST 35.00 FEET; THENCE SOUTH 00D49'20" WEST 549.64 FEET; THENCE SOUTH 89D15'58" EAST 374.19 FEET; THENCE SOUTH 00D48'39" WEST 539.28 FEET TO A POINT ON THE LINE BETWEEN THE WEST QUARTER CORNER AND THE EAST QUARTER CORNER OF SAID SECTION 28 (SAID LINE ALSO BEING THE CENTERLINE OF 2200 SOUTH STREET); THENCE NORTH 89D13'14" WEST ALONG SAID LINE 913.30 FEET TO SAID WEST QUARTER CORNER, SAID POINT OF BEGINNING. LESS AND EXCEPTING TAYLOR LANDING PH 1A PG 750. LESS AND EXCEPTING: PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN, MONUMENTED WITH A BRASS CAP; THENCE SOUTH 89D13'14" EAST 913.30 FEET ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28 TO THE POINT OF BEGINNING; AND RUNNING THENCE NORTH 00D48'39" EAST 539.29 FEET ALONG THE BOUNDARY OF SUNSET EQUESTRIAN CLUSTER SUBDIVISION, PHASE 1; THENCE SOUTH 88D48'29" EAST 75.08 FEET; THENCE NORTH 00D46'08" EAST 101.92 FEET; THENCE NORTH 29D04'01" WEST 76.38 FEET; THENCE NORTH 00D46'08" EAST 479.80 FEET; THENCE NORTH 49D22'51" WEST 15.63 FEET; THENCE NORTH 00D46'08" EAST 75.00 FEET; THENCE SOUTH 89D09'17" EAST 147.00 FEET; THENCE NORTH 00D46'08" EAST 17.97 FEET; THENCE SOUTH 89D13'14" EAST 197.94 FEET; THENCE NORTH 00D42'56" EAST 40.00 FEET; THENCE SOUTH 89D13'14" EAST 226.00 FEET TO THE NORTHWEST CORNER OF LOT 38, TAYLOR LANDING, PHASE 2; THENCE ALONG THE BOUNDARY OF TAYLOR LANDING, PHASE 2 THE NEXT THREE COURSES: (1) THENCE SOUTH 00D42'56" WEST 163.00 FEET; (2) THENCE SOUTH 24D26'56" EAST 36.48 FEET; (3) THENCE SOUTH 00D46'10" WEST 132.54 FEET; THENCE ALONG THE BOUNDARY OF HAZY ACRES SUBDIVISION THE NEXT TWO COURSES: (1) THENCE NORTH 89D13'14" WEST 201.28 FEET; THENCE SOUTH 00D46'08" WEST 1001.00 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28; THENCE NORTH 89D13'14" WEST 410.78 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING. LESS AND EXCEPTING THE FOLLOWING: THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE & MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE & MERIDIAN, MONUMENTED WITH A BRASS CAP, THENCE SOUTH 89D13'14"

EAST 2648.17 FEET ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 28 TO THE CENTER QUARTER CORNER OF SECTION 28, THENCE NORTH 00D42'57" EAST 1327.58 FEET ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28 TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28 AND THE POINT OF BEGINNING AND RUNNING THENCE NORTH 00D42'57" EAST 1.96 FEET, THENCE NORTH 89D13'14" WEST 164.84 FEET, THENCE NORTH 00D42'57" EAST 1175.87 FEET, THENCE SOUTH 89D07'58" EAST 90.11 FEET, THENCE NORTH 00D52'02" EAST 150.00 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28, THENCE SOUTH 89D07'58" EAST 74.33 FEET ALONG SAID NORTH LINE TO THE NORTH QUARTER CORNER OF SAID SECTION 28, THENCE SOUTH 89D15'08" EAST 333.86 FEET ALONG THE NORTH LINE TO THE NORTHEAST QUARTER OF SAID SECTION 28, THENCE SOUTH 00D37'17" EAST 1328.06 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28, THENCE NORTH 89D14'11" WEST 364.85 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

AND

TAYLOR LANDING PHASE 6:

THE WEST 1/2 OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, CONTAINING 29 ACRES. LESS AND EXCEPTING: PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE & MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE & MERIDIAN, MONUMENTED WITH A BRASS CAP, THENCE SOUTH 89D13'14" EAST 2648.17 FEET ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 28 TO THE CENTER QUARTER CORNER OF SECTION 28, THENCE NORTH 00D42'57" EAST 1327.58 FEET ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28 TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28 AND THE POINT OF BEGINNING AND RUNNING THENCE NORTH 00D42'57" EAST 1.96 FEET, THENCE NORTH 89D13'14" WEST 164.84 FEET, THENCE NORTH 00D42'57" EAST 1175.87 FEET, THENCE SOUTH 89D07'58" EAST 90.11 FEET, THENCE NORTH 00D52'02" EAST 150.00 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28, THENCE SOUTH 89D07'58" EAST 74.33 FEET ALONG SAID NORTH LINE TO THE NORTH QUARTER CORNER OF SAID SECTION 28, THENCE SOUTH 89D15'08" EAST 333.86 FEET ALONG THE NORTH LINE TO THE NORTHEAST QUARTER OF SAID SECTION 28, THENCE SOUTH 00D37'17" EAST 1328.06 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28, THENCE NORTH 89D14'11" WEST 364.85 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

AND

Part of the North Half of Section 28, Township 6 North, Range 2
West of the Salt Lake Base and Meridian described as follows:

Commencing at the West Quarter Corner of Section 28, Township 6
North, Range 2 West of the Salt Lake Base and Meridian
monumented with a Brass Cap; thence S 89°13'14" E 2648.17 feet
along the south line of the Northwest Quarter of said Section 28 to
the Center Quarter Corner of Section 28; thence N00°42'57"E
1327.58 feet along the west line of the Northeast Quarter of said
Section 28 to the Southwest Corner of the Northwest Quarter of the
Northeast Quarter of said Section 28 and the POINT OF BEGINNING
and running

thence N 00°42'57" E 1.96 feet;

thence N 89°13'14" W 164.84 feet;

thence N 00°42'57" E 1,175.87 feet;

thence S 89°07'58" E 90.11 feet;

thence N 00°52'02" E 150.00 feet to the north line of the
Northwest Quarter of said Section 28;

thence S 89°07'58" E 74.33 feet along said north line to the North
Quarter Corner of said Section 28 monumented with a Brass Cap;

thence S 89°15'08" E 333.86 feet along the north line of the
Northeast Quarter of said Section 28;

thence S 00°37'17" E 1,328.06 feet to the south line of the
Northwest Quarter of the of the Northeast Quarter of said Section
28;

thence N 89°14'11" W 364.85 feet along said south line to the
point of beginning, containing 15.353 acres, more or less.

AND

Including any area within an adjacent street right-of-way to the centerline of the street
right-of-way.

Exhibit C

Written Description of Area Rezoned to the O-1 Zone

Part of the East Half of the Northwest Quarter of Section 28, Township 6 North, Range 2 West of the Salt Lake Base and Meridian described as follows:

Commencing at the West Quarter Corner of Section 28, Township 6 North, Range 2 West of the Salt Lake Base and Meridian monumented with a Brass Cap; thence S 89°13'14" E 2224.08 feet along the south line of the Northwest Quarter of said Section 28; thence N 00°46'08"E 1001.00 feet; thence S 89°13'14" E 17.26 feet; thence N 00°46'08" E 132.54 feet; thence N 00°34'29" W 66.02 feet; thence N 00°46'46" E 130.00 feet; N89°13'14"W 362.04 feet to the POINT OF BEGINNING and running thence N 89°13'14" W 594.10 feet; thence N 00°48'18" E 100.00 feet; thence N 11°33'40" E 213.77 feet; thence N 00°49'48" E 353.36 feet to the Southeast Corner of Belmont Park Estates Subdivision, Phase 3; thence N 00°46'11" E 664.28 feet to the north line of the Northwest Quarter of said Section 28; thence S 89°07'58" E 314.43 feet along said north line; thence S 00°52'02" W 768.77 feet; thence S 89°32'33" E 236.27 feet; thence S 00°20'03" W 559.74 feet to the point of beginning, containing 12.81 acres, more or less.

AND

Part of the East Half of the Northwest Quarter of Section 28,
Township 6 North, Range 2 West of the Salt Lake Base and
Meridian described as follows:

Commencing at the West Quarter Corner of Section 28, Township 6
North, Range 2 West of the Salt Lake Base and Meridian
monumented with a Brass Cap; thence S 89°13'14" E 2224.08 feet
along the south line of the Northwest Quarter of said Section 28;
thence N 00°46'08"E 1001.00 feet; thence S 89°13'14" E 17.26 feet;
thence N 00°46'08" E 132.54 feet; thence N 00°34'29" W 66.02
feet; thence N 00°46'46" E 130.00 feet; N89°13'14"W 271.71 feet
to the POINT OF BEGINNING and running

thence N 89°13'14" W 90.33 feet;
thence N 00°20'03" E 559.74 feet;
thence N 89°32'33" W 236.27 feet;
thence N 00°52'02" E 768.77 feet to the north line of the
Northwest Quarter of said Section 28;
thence S 89°07'58" E 187.81 feet along said north line;
thence S 00°52'02" W 290.33 feet;
thence S 89°07'58" E 144.00 feet;
thence S 00°52'02" W 1,036.32 feet to the point of beginning,
containing 6.08 acres, more or less.

AND

Part of the East Half of the Northwest Quarter of Section 28,
Township 6 North, Range 2 West of the Salt Lake Base and
Meridian described as follows:

Commencing at the West Quarter Corner of Section 28, Township 6
North, Range 2 West of the Salt Lake Base and Meridian
monumented with a Brass Cap; thence S 89°13'14" E 2224.08 feet
" along the south line of the Northwest Quarter of said Section 28;
thence N 00°46'08"E 1001.00 feet; thence S 89°13'14" E 17.26 feet;
thence N 00°46'08" E 132.54 feet; thence N 00°34'29" W 66.02
feet; thence N 00°46'46" E 130.00 feet to the POINT OF BEGINNING
and running

thence N 89°13'14" W 271.71 feet along the north line of Taylor
Landing, Phase 2;
thence N 00°52'02" E 1,036.32 feet;
thence S 89°07'58" E 6.00 feet;
thence S 00°52'02" W 58.15 feet;
thence S 89°07'58" E 125.00 feet;
thence N 00°52'02" E 178.48 feet;
thence S 89°07'58" E 180.00 feet;
thence N 00°52'02" E 20.00 feet;
thence S 89°07'58" E 199.89 feet;
thence S 00°42'57" W 1,175.87 feet to the north line of Taylor
Landing, Phase 1;
thence N 89°13'14" W 242.29 feet along said north line to the
point of beginning, containing 13.16 acres, more or less.

AND

Including any area within an adjacent street right-of-way to the centerline of the street
right-of-way.

Exhibit C

Ordinance Summary for Publication

SUMMARY OF WEBER COUNTY ORDINANCE NO. 2025-

**SUMMARY OF AN ORDINANCE AMENDING THE WEBER COUNTY ZONING MAP
TO REZONE APPROXIMATELY 73 ACRES OF THE TAYLOR LANDING
SUBDIVISION FROM THE A-1 ZONE TO THE R1-15 ZONE, AND TO REZONE
APPROXIMATELY 32 ACRES IN THE SUBDIVISION TO THE O-1 ZONE**

On _____, 2025, the Board of County Commissioners of Weber County adopted the above referenced ordinance, which rezones approximately 73 acres of land known as the Taylor Landing Subdivision from the A-1 zone to the R1-15 zone, and approximately 32 acres of land from the A-1 zone to the O-1 zone.

Commissioner Bolos voted _____

Commissioner Harvey voted _____

Commissioner Froerer voted _____

The complete text of the ordinance is available at the Weber County Clerk/Auditor's Office at 2380 Washington Blvd., Ogden, Utah.