



ORDINANCE NUMBER 2025-20

AN ORDINANCE AMENDING THE WEBER COUNTY CODE TO CREATE THE TRADITIONAL NEIGHBORHOOD (TN) ZONE, AND AMENDING THE WEBER COUNTY ZONING MAP TO REZONE APPROXIMATELY 550 ACRES, KNOWN AS THE BENNET MASTER PLANNED DEVELOPMENT, FROM THE A-1, A-2, R1-3, AND R3 ZONES TO THE NEW TN ZONE, AND ADOPTING A MASTER PLANNED DEVELOPMENT AGREEMENT FOR THE SAME.

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 map for approximately 550 acres of property generally located between 4700 West Street and the Weber River, and north of 1150 South Street; and

WHEREAS, State Code Section 17-27a-503 provides 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 a duly noticed public hearing; and

WHEREAS, State Code Sections 17-27a-102(b) and 528 allows the County to enter into development agreements that modify, extend, clarify and impose certain land use regulations after first receiving a recommendation from the planning commission; and

WHEREAS, After a public hearing held on June 10, 2025, the Western Weber Planning Commission held a duly notice public hearing regarding the proposed code text and zone map amendments and the master development agreement; and

WHEREAS, On the same date the Western Weber Planning Commission forwarded a recommendation to the Weber County Board of Commissioners regarding the proposed text and map amendment and the development agreement; and

WHEREAS, After reviewing the Planning Commission's recommendation and the Western Weber General Plan, and in consideration of the mutual promises and other equitable considerations in the associated Master Development Agreement, the Recitals of which are hereby incorporated by reference, the Weber County Board of Commissioners desires to rezone the subject property from A-2, A-1, R1-15, and R-3 to the TN zone; and

WHEREAS, The Parties mutually understand that the Weber County Board of Commissioners is not obligated to rezone the project nor to approve the master development agreement, but desires to do so as a result of the applicant's voluntary contributions as set forth in the associated master development agreement, without which the County would not realize the full benefits of this decision and would not otherwise rezone the Property; and

NOW THEREFORE, the Weber County Board of Commissioners adopts and ordains the following:

SECTION 1: ADOPTION OF TN ZONE. An amendment to the Weber County Land Use Code adopting the Traditional Neighborhood (TN) Zone, as provided in Exhibit A.

SECTION 2: REZONE. An amendment to the Weber County Zoning Map to change the zoning designation, as more precisely described in the attached Exhibit B, from the A-1, A-2, R1-15, and R3 zones to the TN zone, as modified by the associated master development agreement which is incorporated herein by reference. In the event there is conflict between the graphic representation and the legal description of Exhibit B, 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.

SECTION 3: REZONE REVERSION. If the master development agreement referenced herein expires or terminates as, provided in the master development agreement, before project buildout, the TN zone's application to the subject property also expires. Upon expiration, the zoning of the entirety of the subject property shall automatically revert to the A-2 zone or otherwise be governed by the A-2 zone. The process due and provided for the adoption of this ordinance and the related master development agreement accomplishes the process due for the automatic reversion. Any future owners of any portion of the subject property are hereby on notice accordingly. Nothing in this section shall be interpreted as an unlawful limit on the County's legislative authority in the future, or as a binding obligation for the Weber County Board of Commissioners to take any future legislative action it does not otherwise deem appropriate. Weber County Board of Commissioners maintains all applicable legislative authority to negate, modify, or change the automatic reversion to, or application of, the A-2 zone at any time, including the authority to rezone the subject property from the A-2 zone back to the TN zone or to any other zone in a manner consistent with applicable laws and procedures that govern an amendment to the zoning map or land use regulations.

SECTION 4: MASTER DEVELOPMENT AGREEMENT. A master development agreement titled "Development Agreement between Weber County, Utah and Blackpine LLC, for the Bennet Master Planned Development," on file in the Weber County Recorder's Office with the following entry number:

Entry # 3400197

The board further authorizes staff, under the supervision of the County Attorney's Office, to edit the version of the master development agreement reviewed by the board for minor and inconsequential scrivener's errors and similar in preparation of the agreement's execution and recordation.

This ordinance shall become effective fifteen (15) days after passage, or after the master development agreement referenced herein is recorded, whichever is later.

Passed, adopted, and ordered published this 13th day of August, 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
Ricky Hatch, CPA
Weber County Clerk/Auditor



Exhibit A

TN ZONE

Title 104 Zones

Chapter 104-1 In General

Sec 104-1-1 Establishment Of Zones

For the purpose of this title, the Territory of Weber County to which this title applies is divided into classes of zones as follows:

ZONE DISTRICT	ZONE CATEGORY		ZONE NAME
Gravel Zone	Gravel	G	G A-1
Agricultural Zones	Agricultural	A	A-2 A-3
	Agricultural Valley	AV	AV-3
	Forest Valley	FV	FV-3
Forest Zones	Forest Residential Single-Family	FR	FR-1
	Forest Residential Multi-Family		FR-3 F-5
	Forest	F	F-10 F-40
Shoreline Zone	Shoreline	S	S-1
	Residential Estates	RE	RE-15 RE-20
	Single-Family	R1	R1-5 R1-10 R1-12 R1-15
Residential Zones	Two-Family	R2	R2
	Multi-Family	R3	R3-A R3-S
	Mobile/Manufacturing Home Park	RMH	RMHP
	Manufactured Home		RMH-1-6
Commercial Zones	Neighborhood Commercial		C-1
	Community Commercial	C	C-2
	Regional Commercial		C-3

	Neighborhood Commercial Valley		CV-1
	Community Commercial Valley	CV	CV-2
	Manufacturing and Technology		M-T
Manufacturing Zones	Light Manufacturing	M	M-1
	Medium Manufacturing		M-2
	Heavy Manufacturing		M-3
	Valley Manufacturing	MV	MV-1
Form-Based Zones	Form-Based	FB	FB
	Traditional Neighborhood	TN	TN-Bennet
Open Space Zone	Open Space	O	O-1
Overlay Zone	Master Planned Development	MPDOZ	MPDOZ
	Sensitive Lands	SLOZ	SLOZ
	Large Solar Energy System	SOZ	SOZ
Recreation Resort	Commercial Valley Resort Recreation Zone	CVR	CVR-1
	Ogden Valley Destination and Recreation Resort Zone	DRR	DRR-1

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Chapter 104-23 Traditional Neighborhood (TN) Zones

Sec 104-23-1 Purpose and Intent

The purpose of the Traditional Neighborhood (TN) zone is to promote a pedestrian-friendly, master-planned development that blends diverse residential, commercial, civic, and recreational uses. This zone emphasizes fine-grained design with distinct centers and edges, creating vibrant public realms shaped by thoughtful urban planning rather than relying solely on architectural complexity. Development within this zone will incorporate open spaces, recreational components, and well-designed, architecturally integrated structures that are appropriately landscaped and harmoniously buffered from surrounding land uses. This zone aims to balance local context, functionality, and aesthetic beauty to foster thriving, walkable communities through customized development requirements and approach.

Sec 104-23-2 Applicability

- a. Effective date. The effective date of this chapter is January 8, 2026.
- b. Area of Applicability. The provisions of this Chapter are only applicable to property that has been rezoned to the Traditional Neighborhood (TN) zone.
- c. The minimum area required for an initial rezone to the Traditional Neighborhood (TN) zone shall be four hundred (400) contiguous acres.

Sec 104-23-3 Land Use Tables

The following tables display the uses permitted, conditionally permitted, or not permitted in the Traditional Neighborhood (TN) zones. The letter "P" indicates a permitted use in the zones. The letter "C" indicates a use that requires a conditional use permit, as governed by Title 108, Chapter 4, in the zone. The letter "N" indicates a use that is prohibited in the zone. The letters SP indicate a use that requires a special permit as provided in Section 104-23-4.010. A use listed is a main use unless specifically listed as an accessory use. Each of the T1 – T5 and SD columns included in these tables reflect the applicable "Transect District(s)" that are determined or identified, and that may be established, by the development agreement required pursuant to Section 104-23-8.

Sec 104-23-3.010 Accessory Uses

<i>An accessory use is prohibited unless located on the same lot or parcel as the main use to which it is accessory.</i>	Transect Districts					Special Districts	
	T1	T2	T3	T4	T5	SD-1	SD-2
Accessory building. A building that is accessory and incidental to the use of a main building.	N	P	P	P	P	P	P
Accessory dwelling unit. A living unit that is accessory to a primary dwelling unit.	N	P	P	P	P	P	P
Accessory use. A use that is accessory and incidental to the main use.	P	P	P	P	P	P	P
Agricultural hobby farm. A small-scale farm that is primarily for personal enjoyment and pleasure, rather than as a business.	N	P	P	P	P	N	P
Bar. A bar or any other establishment where the primary purpose is the sales and onsite consumption of alcoholic beverages.	N	P	P	P	P	P	P
Family food production. Family food production as an accessory use to a single-family dwelling residential use.	N	P	P	P	P	N	P
Home occupation. A home occupation that is accessory to a residential use.	N	P	P	P	P	P	P
Parking lot. A parking lot that is accessory to a main use allowed in the zone.	N	P	P	P	P	P	P
Produce stand. For produce grown on the premises only.	SP	P	P	P	P	P	P
Temporary building or use. A temporary building or use that is accessory and incidental to onsite construction work.	SP	P	P	P	P	P	P
Vendor, short term. The siting of a temporary vendor booth or vehicle for the sales products, food, or other items.	SP	P	P	P	P	P	P

Sec 104-23-3.020 Agricultural And Open Space Uses, Generally

	Transect Districts					Special Districts	
	T1	T2	T3	T4	T5	SD-1	SD-2
Agriculture. Agriculture as a use of the property.	N	P	P	N	N	N	P
Wildlife sanctuary. A wildlife sanctuary. (<i>min. 5 acres, see Section 104-23--4.010(c)</i>)	SP	P	P	P	P	N	P

Agri-tourism. An agri-tourism use. (min. 5 acres, see Section 104-23--4.010(c))	N	P	P	P	P	N	P
Agriculture, community-oriented. A crop production operation for use by the broader public, such as a community garden, rental row operation, or you-pick operation.	SP	P	P	P	P	N	P
Fruit and vegetable storage and packing plant, for produce grown on premises.	SP	P	P	P	P	P	P

Sec 104-23-3.030 Agricultural Uses, Animal Oriented

<i>The following are animal-related uses that do not and shall not typically generate customer-oriented traffic to the lot or parcel.</i>	Transect Districts					Special Districts	
	T1	T2	T3	T4	T5	SD-1	SD-2
Animal Grazing. The pasturing or ranging of animals for the purpose of grazing at an animal density that does not exceed the land's ability to perpetually sustain vegetation for grazing during the normal growing season. (min. 5 acres, see Section 104-23--4.010(c))	N	P	P	N	N	N	P
Apiary. The keeping of bees.	N	P	P	N	N	N	P

Sec 104-23-3.040 Amusement, Entertainment, And Recreation Uses

<i>The following are uses oriented toward providing amusement or entertainment for patrons.</i>	Transect Districts					Special Districts	
	T1	T2	T3	T4	T5	SD-1	SD-2
Amphitheater. An outdoor open-air amphitheater with raising rows of spectator seating used for entertainment and performances.	P	P	P	P	P	P	P
Entertainment facility, indoor. An indoor facility providing entertainment for a fee, including such activities as dance halls, theatrical productions, bands, orchestras, and other musical entertainment; bowling alleys and billiard and pool establishments; rinks and racetracks; mini-golf course; coin or bill operated devices; sports, athletic, fitness, gymnasium, and health facilities; membership sports, athletic, fitness, gymnasium, health facilities, swimming pools, riding academies, expositions, and game parlors.	N	P	P	P	P	P	P
Entertainment facility, outdoor. An outdoor facility providing entertainment for a fee, including the same or similar activities as an indoor entertainment facility, and also including commercial facilities such as an arena; horse rides; tubing hill, or court or field sport-oriented complex.	SP	C	C	C	C	C	C
Amusement park, temporary. An amusement park, circus, petting zoo, pony ring, or carnival that is conducted or no longer than one month.	N	P	P	P	P	P	P

Campgrounds or picnic areas, commercial. A commercial campground or picnic area. (min. 3 acres, see Section 104-23--4.010(c))	SP	P	P	P	P	N	P
Private park, playground or recreation area, noncommercial. A private park charging no fee or remuneration for use.	N	P	P	P	P	P	P
Public park, recreation grounds. Recreation grounds that are owned and operated by a public entity.	P	P	P	P	P	P	P
Recreational resort. A planned development which may consist of a combination of short-term rental lodging facilities and/or rental units and/or owner occupied dwelling units, and may include such support facilities as restaurants, gift shops, and personal service facilities (e.g., beauty shop, barbershop, boutique, massage salon), the development of which is designed around a recreational theme and shall offer a variety of outdoor and/or indoor recreation facilities and activities on-site which are designed to attract vacationers as a site destination because of the recreational attractions, both on- and off-site, as well as offering an attractive, vacation-type atmosphere.	N	P	P	P	P	P	P
Swimming pools, private. A private swimming pool.	N	P	P	P	P	P	P
Trails. Trails for skiing, equestrian uses, hiking, biking, and similar.	P	P	P	P	P	P	P

Sec 104-23-3.050 Animal Services And Uses

	Transect Districts					Special Districts	
	T1	T2	T3	T4	T5	SD-1	SD-2
Animal grooming, small animal. Grooming for small animals.	N	P	P	P	P	P	P
Dog or cat facility. Dog or cat breeding, kennels, lodging, or training school.	N	C	C	C	C	C	C
Horse or equestrian event center. A horse or equestrian event center, including indoor concessions as an accessory use. (min. 1 acre, see Section 104-23--4.010(c))	SP	P	P	P	P	P	P
Horse or equestrian training facility and stabling, commercial. A commercial equestrian training facility or horse stable. (min. 1 acre, see Section 104-23--4.010(c))	N	P	P	P	P	P	P
Stable for horses, noncommercial. Horses shall be for noncommercial use only. (min. 1 acre, see Section 104-23--4.010(c))	SP	P	P	P	P	P	P
Stray animal shelter. A shelter for stray, lost, or seized animals.	N	C	C	C	C	C	C
Veterinary facility. Veterinary facility.	N	C	C	C	C	C	C

Sec 104-23-3.060 Food, Beverage, And Other Product Sales For Human Consumption

	Transect Districts					Special Districts	
	T1	T2	T3	T4	T5	SD-1	SD-2
Alcoholic beverage production. The production, manufacturing, brewing, and wholesale sales of alcoholic beverages.	N	N	P	P	P	P	P
Bakery, delicatessen, or catering, large. Bakery or other food preparation services primarily intended for offsite consumption.	N	N	P	P	P	P	P
Bakery, delicatessen, or catering, small. Bakery or small-batch food processing and retail sales of goods produced on premises. Offsite catering allowed as an incidental and accessory use.	N	N	P	P	P	P	P
Butcher or other custom meat products, large. A shop in which meats are cut, prepared, cured, smoked, or wrapped for the purpose of sales onsite. No slaughtering.	N	N	P	P	P	P	P
Butcher or other custom meat products, small. A shop in which meats are cut, prepared, cured, smoked, or wrapped for the purpose of sales onsite. No slaughtering.	N	N	P	P	P	P	P
EATING AND DRINKING ESTABLISHMENTS FOR PRODUCTS PRIMARILY FOR ONSITE CONSUMPTION							
Bar. A bar or any other establishment where the primary purpose is the sales and onsite consumption of alcoholic beverages.	N	P	P	P	P	P	P
Brewery or distillery with restaurant. A brewery or distillery in conjunction with a restaurant.	SP	P	P	P	P	P	P
Restaurant with drive-up window. Restaurant, all food types, with drive-up windows.	N	N	P	P	P	P	P
Restaurant. Restaurants, all food types, excluding those with drive-up windows.	SP	P	P	P	P	P	P
RETAIL FOOD AND DRUG SALES OF PRODUCTS PRIMARILY FOR OFFSITE CONSUMPTION							
Candy or confectionary store. The sales of candy, sweets, snacks, and small batch bakery goods and desserts.	N	P	P	P	P	P	P
Drugstore or pharmacy. A drugstore or pharmacy.	N	N	P	P	P	P	P
Grocery store. A grocery store, including a store that specializes in the sales of any type of food normally found in a grocery store.	N	N	P	P	P	P	P
Produce stand, commercial. A commercial produce stand intended for the sales of agricultural products.	SP	P	P	P	P	P	P

Sec 104-23-3.070 Government And Institutional Uses

	Transect Districts					Special Districts	
	T1	T2	T3	T4	T5	SD-1	SD-2
Cemetery. A cemetery.	N	P	C	C	C	N	C
Convalescent, rest home, or sanitarium. An establishment for long-term medical treatment of people.	N	N	P	P	P	P	N
Child daycare. A daycare center operating in compliance with State regulation.	N	N	P	P	P	P	P
Civic. A use related to a governmental entity.	N	N	P	P	P	P	P
Fire station. A fire and emergency medical service station.	N	N	P	P	P	P	N
Governmental offices. The offices of a governmental entity.	N	N	P	P	P	P	P
Instructional facility. A facility in which instructional lessons are taught, such as a school or education center.	N	N	P	P	P	P	P
Medical facility. A facility, such as a hospital or surgery center, that provides medical services that are typically unavailable from a medical or dental office.	N	N	P	P	P	P	P
Museum or art gallery. A museum, art gallery, or similar space for historical or educational displays.	SP	P	P	P	P	P	P
Post office. A post office.	N	N	P	P	P	P	P
Preschool. A preschool operating in compliance with State regulation.	N	N	P	P	P	P	P
Private recreation or community center. A recreation or community center owned and operated by a private entity.	SP	P	P	P	P	P	P
Public library. A library owned and operated by a governmental entity.	N	N	P	P	P	P	P
Public park. A public park and related recreation grounds and associated buildings and structures.	P	P	P	P	P	P	P
Public recreation or community center. A recreation or community center owned and operated by a public entity.	SP	P	P	P	P	P	P
Public schools. A public school or a private educational facility having a curriculum similar to that ordinarily given in public schools.	N	N	P	P	P	P	P
Public storage facilities. Storage facilities used by a governmental entity.	N	N	P	P	P	P	P
Visitor's center. A tourism visitor's center or offices.	SP	P	P	P	P	P	P
Worship facility. A church, synagogue or similar building used for regular religious worship.	N	P	P	P	P	P	P

Sec 104-23-3.080 Office Uses

	Transect Districts					Special Districts	
	T1	T2	T3	T4	T5	SD-1	SD-2
Agency. An agency for real estate, travel, property rental or management, insurance, detective, employment, or similar based on frequency of visiting clientele.	N	N	P	P	P	P	P
Bank or financial institution. A bank or other financial institution.	N	N	P	P	P	P	P
Medical or dental office. A medical or dental office for routine out-patient care.	N	N	P	P	P	P	P
Office, generally. Office or studio space for office or studio uses not otherwise listed herein, in which goods or merchandise are not commercially created, exchanged or sold, and that operates with typical office equipment in a relatively quiet and nonintrusive manner.	N	N	P	P	P	P	P

Sec 104-23-3.090 Residential Uses

	Transect Districts					Special Districts	
	T1	T2	T3	T4	T5	SD-1	SD-2
Dwelling, single-family. A single-family dwelling, also referred to as a “single-family detached dwelling.”	N	P	P	P	P	P	P
Dwelling, two-family. A two-family dwelling, also referred to as a “duplex.”	N	N	P	P	P	P	P
Dwelling, three-family. A three-family dwelling, also referred to as a “triplex.”	N	N	P	P	P	P	P
Dwelling, four-family. A four-family dwelling, also referred to as a “quadplex.”	N	N	P	P	P	P	P
Dwelling, multiple-family. A multiple-family dwelling, also referred to as a “multi-family dwelling.”	N	N	P	P	P	P	N

Dwelling unit in commercial building. A portion of a commercial building which is constructed in compliance with the county's adopted building codes and designed as a place for human habitation.	N	N	P	P	P	P	P
Residential facility for elderly persons. A single-family or multifamily dwelling unit that meets the requirements of U.C.A. 1953, § 17-27a-515, but does not include a health care facility as defined by U.C.A. 1953, § 26-21-2.	N	P	P	P	P	P	P
Residential facility for disabled persons. A single-family or multiple-family dwelling unit, consistent with existing zoning of the desired location, that is occupied on a 24-hour-per-day basis by eight or fewer persons with a disability in a family type arrangement under the supervision of a house family or manager.	N	P	P	P	P	P	P
Residential facility for troubled youth. A residential facility that is occupied on a 24-hour basis by no more than eight qualified youth in a family type arrangement that conforms with applicable standards of, and is inspected and licensed by the state department of human services.	N	P	P	P	P	P	P
Transient lodging. A hotel, motel, lodging house, condominium rental apartment (condo-tel), or timeshare condominium.	N	P	P	P	P	P	P
Workforce housing. Workforce housing, dormitory, or residence hall, or portion thereof.	N	P	P	P	P	P	P

Sec 104-23-3.100 Sales With Retail Storefront

	Transect Districts					Special Districts	
	T1	T2	T3	T4	T5	SD-1	SD-2
Agricultural implement sales or service. A facility that sells or repairs agricultural implements.	N	N	P	P	P	P	P
General retail sales. A building, property or activity, the principal use or purpose of which is the sale of physical goods, products or merchandise directly to the consumer.	N	P	P	P	P	P	P
Nursery, commercial. A plant nursery, with associated greenhouses for retail sales of plants and accessory products.	N	P	P	P	P	P	P

Sec 104-23-3.110 Sales Typically Without Retail Storefront

	Transect Districts					Special Districts	
	T1	T2	T3	T4	T5	SD-1	SD-2
Vendor, short term. The siting of a temporary vendor booth or vehicle for the sales products, food, or other items.	SP	P	P	P	P	P	P

Sec 104-23-3.120 Services

	Transect Districts					Special Districts	
	T1	T2	T3	T4	T5	SD-1	SD-2
Dry cleaning, laundry, or linen cleaning establishment. The professional cleaning of laundry and linens.	N	N	P	P	P	P	P
Household item repair, large. The repair or service of devices that the average person cannot carry without aid of a moving device.	N	N	P	P	P	P	P
Household item repair, small. The repair or service of devices that the average person can carry without aid of a moving device.	N	N	P	P	P	P	P
Gathering facility, indoor. An indoor facility for rental to clubs, private groups, parties, and organizational groups for recreational activities, including dancing and reception centers.	N	N	P	P	P	P	P
Laboratory. A laboratory for the scientific processing, testing, experimenting, etc., of samples in small enough quantities to not be explosive, toxic, or otherwise hazardous.	N	N	P	P	P	P	P
Laundromat. A facility that provides washers and dryers for self-serve laundry service.	N	N	P	P	P	P	P
Mortuary or funeral home. Mortuary or funeral home and related sales and services.	N	N	P	P	P	P	P
Outdoor recreation guide base-operation. A location that provides a base of operations for an outdoor recreation guide service.	P	P	P	P	P	P	P
Parcel drop-off service. A service for the collection and shipment of small parcels, and accessory sales or services.	N	N	P	P	P	P	P
Personal Service Shop. A location where personal services related to the care and appearance, or cleaning, of the body are provided. Personal service shops include, but not limited to barbershops, hairdressers, beauty salons or shops, or massage salons.	N	N	P	P	P	P	P
Printing and copying service with or without retail shop. Printing, lithographing, publishing or reproductions sales and services, including engraving and photo engraving.	N	N	P	P	P	P	P

Tailor services. The altering, pressing, or repairing of articles of clothing. Creation of new articles of clothing is permitted as long as the clothing is sold in an onsite retail establishment.	N	N	P	P	P	P	P
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Sec 104-23-3.130 Storage

	Transect Districts					Special Districts	
	T1	T2	T3	T4	T5	SD-1	SD-2
Outdoor storage. Items for sale, storage, or display outside a completely enclosed building for a period greater than 24 hours, which are for or associated with a commercial use, or are stored at a commercial facility.	N	N	N	N	N	P	N
Self-storage. Indoor storage units for personal or household items or vehicles, and without doors that face a public street.	N	N	P	P	P	P	P
Warehouse storage. The storage of products or goods that are or will be for sale.	N	N	N	P	P	P	P

Sec 104-23-3.140 Utility Uses

	Transect Districts					Special Districts	
	T1	T2	T3	T4	T5	SD-1	SD-2
Public utility. Utility facilities, lines, and rights of way related to the provision, distribution, collection, transmission, transfer, storage, generation or disposal of culinary water, secondary water, irrigation water, storm water, sanitary sewer, solid waste, oil, gas, power, information, telecommunication, television or telephone cable, electromagnetic waves, and electricity.	P	P	P	P	P	P	P
Quasi-public. The use of premises by a utility, the utility being available to the general public, such as utility substations and transmission lines (see also "utility"); also a permanently located building or structure, together with its accessory buildings and uses, commonly used for religious worship, such as churches and monasteries.	P	P	P	P	P	P	P
Wastewater treatment or disposal facilities. The structures, equipment, and processes required to collect, transport, and treat domestic wastes and dispose of the effluent and accumulated residual solids	P	P	P	P	P	P	P
Water treatment or storage facility. any system, used for potable use, including but not limited to any municipal or private water treatment facility.	P	P	P	P	P	P	P

Small wind energy system. A wind energy conversion system consisting of a wind turbine, a tower, and associated control or conversion electronics, which will be used primarily to reduce on-site consumption of utility power for an individual parcel.	N	P	P	P	P	P	P
Solar energy system. A facility that converts sunlight into electricity, clearly being an incidental and accessory use to the main use or structure on the lot or parcel and which only supplies power to other uses or structures on the same lot or parcel. Multiple adjacent lots or parcels developed together under common ownership or management shall be deemed the same parcel for the purposes of this definition.	N	P	P	P	P	P	P

Sec 104-23-3.150 Vehicle-Oriented Uses

	Transect Districts					Special Districts	
	T1	T2	T3	T4	T5	SD-1	SD-2
Car wash. A car wash of any type that is not accessory to a gas or refueling station as regulated otherwise herein.	N	N	N	N	N	P	N
Gas or refueling station. A gas or refueling station, which may include a convenience store and an automatic carwash as an accessory use.	N	N	N	N	N	P	N
Parking lot or structure. A parking lot or parking structure.	N	N	N	N	P	P	P
Passenger vehicle repair or service of any kind. The repair or service of any passenger automobile or any other motorized vehicle less than 10,000 lbs. gross vehicle weight.	N	N	N	N	N	P	N
Trailer sales or rentals. Sale or rental of trailers.	N	N	N	N	N	P	N
Transit terminal. A facility which is typically designed to accommodate passenger transfer activity between transit modes and other travel modes, and may include passenger pick-up and drop-off, and park and ride lots.	N	N	N	N	N	P	N
Truck gas or refueling station. A gas or refueling station oriented toward large freight vehicles, which may include a convenience store and an automatic carwash as an accessory use.	N	N	N	N	N	P	N

Sec 104-23-4 Special Regulations

Sec 104-23-4.010 Special Regulations, Generally

- a. All uses, generally. All uses listed in the land use table are indoor uses unless specifically stated otherwise. All indoor uses shall not generate noise, outdoor lighting, vibration, smoke, dust or airborne particulate matter, refuse, or anything else that is uncommon to the established character

of the neighborhood to such a degree as to be perceptible to constitute a nuisance to the occupants of the immediate area.

- b. **Special use permit.** A special use permit shall be required for all uses designated with a "SP" in the land use table in set forth in Section 104-23-3. Applications and approvals of special use permits pursuant to this Section 104-23-4 shall be processed as a legislative land use regulation consistent with the requirements of the Code and Utah law.
- c. **Special area and width requirements.** Any use listed in the land use table that contains the phrase (*min. ["n"] acre[s]*) requires a Lot or Parcel area devoted to the use that is a minimum number of acres specified by "n" and have a width that is no narrower at any point than 100 feet.

Sec 104-23-4.020 (Reserved)

Sec 104-23-5 Site Development Standards

Sec 104-23-5.010 Allowed Density

Density for the Traditional Neighborhood (TN) zone shall be calculated by the entire Traditional Neighborhood (TN) zone area. The intensity of neighborhoods and where the residential units are allocated may be determined by the development agreement required pursuant to Section 104-23-8.

Sec 104-23-5.020 (Reserved)

Sec 104-23-5.030 (Reserved)

Sec 104-23-5.040 (Reserved)

Sec 104-23-5.050 (Reserved)

Sec 104-23-5.060 (Reserved)

Sec 104-23-5.070 Building Height

Buildings within the Traditional Neighborhood (TN) zone are limited to four (4) stories. In the Traditional Neighborhood (TN) zone, a "story" is the habitable level within a building except those area as follows:

- a. A basement, which are the interior part of a building (which may or may not include habitable space) below the ground of every story of main entry level, and which has a maximum of five feet (5') of height above grade, measured from the average finished grade along the front façade.
- b. An attic, the part of a building contained within a pitched roof that, though it may be accessible, does not include habitable space.

Sec 104-23-5.080 (Reserved)

Sec 104-23-5.090 (Reserved)

Sec 104-23-8 Rezone and Development Agreement

- a. A rezone application and development agreement are required to create or modify the boundary of the Traditional Neighborhood (TN) zone. Approval of the rezone and development agreement shall follow the rezone provisions of Title 102, Chapter 5.
- b. A development agreement that is mutually agreeable between the developer and the county shall be prepared and readied, in compliance with Title 102, Chapter 6, for execution upon, or simultaneous to, adoption of the Traditional Neighborhood (TN) zone. The development agreement shall clearly document the county's roles and responsibilities to the developer and the developer's roles and responsibilities to the county, and shall, at a minimum, provide any other provision necessary to effectively execute this Chapter, or any other provision as may be proposed by the county commission, county attorney's office, or the developer and agreed to amongst the parties in the development agreement, including but not limited to provisions for streets; parks, trails and open spaces; building and community design standards; infrastructure and utilities; and community amenities.
- c. Upon approval, each Traditional Neighborhood (TN) zone shall be given a unique name following the designation "TN:" and shall be independent of any other Traditional Neighborhood (TN) zone.

Sec 104-23-9 Traditional Neighborhood (TN) Zones Established

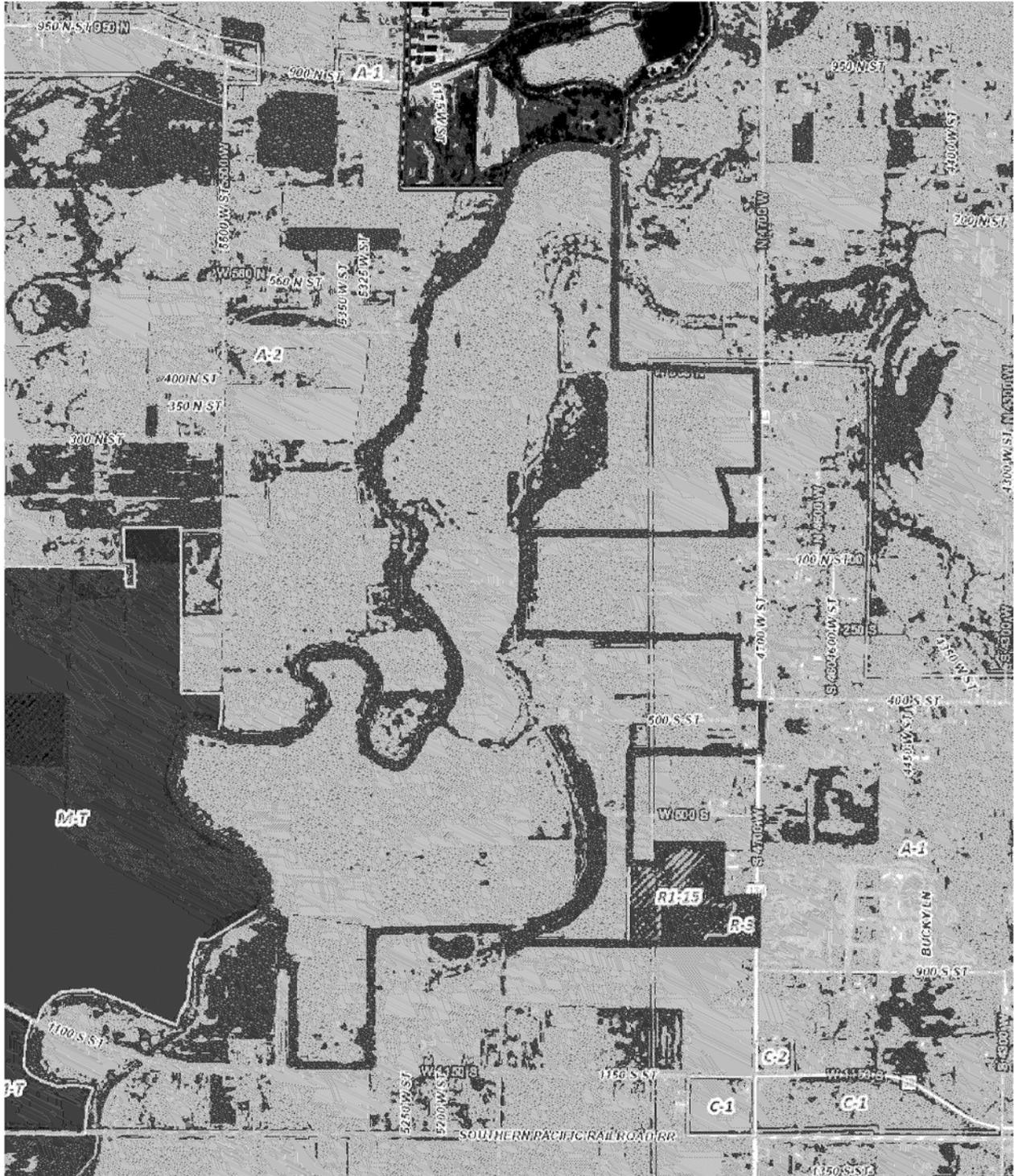
Sec 104-23-9.010 Traditional Neighborhood Zone: Bennet

- a. **TN: Bennet zone established.** The Traditional Neighborhood Zone: Bennet (TN: Bennet) is established as allowed by this chapter and pursuant to Ordinance 2025-20 and associated Bennet development agreement.
- b. **Zone reversion and prior zone.** The Bennet development agreement specifies zone reversion provisions in the event of expiration or termination.

Sec 104-23-9.020 (Reserved)

Exhibit B-1
Graphic Representation of Property

Zone map prior to rezone:



Zone map after rezone:

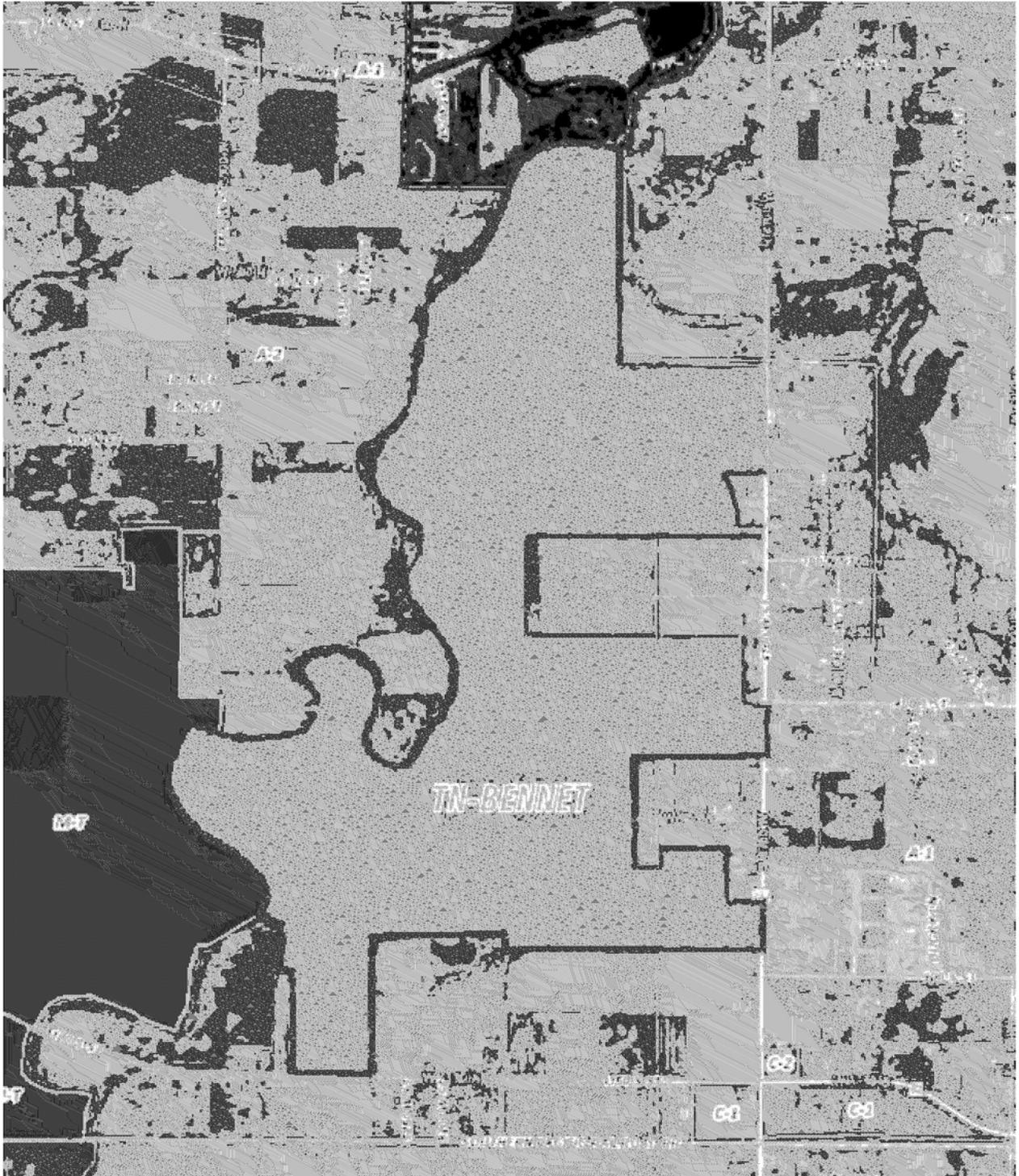


Exhibit B-2
Written Description of Property

On following pages.

A parcel of land located in the East Half of Section 7, West Half of Section 8, West Half of Section 17, East Half and Southwest Quarter of Section 18, and Northeast Quarter of Section 19, Township 6 North, Range 2 West, Salt Lake Base and Meridian and is described as follows:

Beginning at the Center of Section 17 (6N2W17C – 2023); thence S. 00°54'07" W. 325.91 feet along the Quarter Section Line; thence N. 89°33'05" W. 925.90 feet to the center of an existing ditch; thence along the center of said existing ditch the following three (3) courses: 1) S. 01°00'48" W. 266.57 feet; 2) S. 00°08'28" W. 318.02 feet; 3) S. 00°54'43" E. 76.40 feet to a northerly edge of dirt road; thence N. 89°06'16" W. 130.79 feet along said northerly edge of dirt road to a north extension of the centerline of an existing ditch; thence along said extension and centerline of existing ditch the following two (2) courses: 1) S. 00°14'35" W. 271.83 feet; 2) S. 02°19'14" E. 81.27 feet; thence S. 89°09'36" E. 673.52 feet; thence S. 01°49'43" W. 506.66 feet to a rebar and yellow cap stamped "Gardner Engineering" and existing fence; thence S. 88°44'54" E. 340.26 feet along said existing fence to a rebar and yellow cap stamped "Gardner Engineering" and a westerly right-of-way line of 4700 West Street; thence S. 01°06'08" W. 513.34 feet along said westerly right-of-way line to a rebar and yellow cap stamped "Gardner Engineering" and existing fence; thence N. 89°03'02" W. 1,304.03 feet along said existing fence to a rebar and yellow cap stamped "Gardner Engineering"; thence N. 00°34'19" E. 6.70 feet to a easterly extension of an old existing wire fence; thence N. 89°51'09" W. 1,317.23 feet along said extension and old existing wire fence and extension thereof to the Section Line; thence N. 00°44'30" E. 136.95 feet along said Section Line; thence N. 89°19'20" W. 1,393.18 feet to an along an existing wire fence to a fence post; thence S. 01°57'57" W. 139.10 feet; thence S. 01°05'40" W. 192.54 feet; thence S. 01°03'13" W. 383.32 feet to an along an existing fence; thence along said existing fence the following six (6) courses: 1) S. 01°38'51" W. 336.73 feet; 2) S. 03°54'55" W. 47.92 feet; 3) S. 06°30'05" W. 46.97 feet; 4) S. 19°10'57" W. 12.75 feet; 5) S. 33°37'26" W. 18.71 feet; 6) S. 01°57'07" W. 258.51 feet to the northerly right-of-way line of 1200 Street also, known as Project No. LG_WC_1200 South; thence N. 88°48'23" W. 810.00 feet along said northerly right-of-way line to the easterly line of K & K Moo View Subdivision recorded August 2, 2002 as Entry No. 1866233 in Book 56, at Page 19 in the Office of the Weber County Recorder; thence along said K & K Moo View Subdivision the following two (2) courses: 1) N. 04°26'49" E. 1,130.77 feet; 2) N. 86°44'10" W. 202.66 feet to the northwesterly corner of said K & K Moo View Subdivision and an existing fence; thence N. 04°41'07" E.

209.84 feet along said existing fence; thence N. 07°27'33" E. 62.39 feet along said existing fence; thence N. 03°02'11" E. 48.67 feet along a broken fence; thence N. 00°07'35" E. 61.59 feet along a broken fence; thence N. 23°41'14" W. 66.55 feet to a fence corner; thence along said fence the following two (2) courses: 1) N. 23°04'15" W. 51.55 feet; 2) N. 44°38'16" W. 85.79 feet to a railroad tie; thence N. 61°43'07" W. 65.61 feet to the center of channel of Weber River; thence along said center of channel of Weber River the following thirty-six (36) courses: 1) N. 30°18'11" E. 14.34 feet; 2) N. 04°52'41" W. 272.77 feet; 3) N. 35°48'16" W. 294.17 feet; 4) N. 69°59'01" W. 378.34 feet; 5) N. 47°23'38" W. 313.57 feet; 6) N. 37°12'51" W. 290.22 feet; 7) N. 12°18'57" W. 168.55 feet; 8) N. 08°15'50" E. 124.04 feet; 9) N. 14°23'03" E. 443.45 feet; 10) N. 85°56'51" E. 180.52 feet; 11) S. 74°02'23" E. 225.40 feet; 12) S. 78°53'20" E. 263.31 feet; 13) S. 89°27'21" E. 433.05 feet; 14) N. 60°19'39" E. 237.66 feet; 15) N. 43°53'15" E. 155.25 feet; 16) N. 21°59'13" E. 169.36 feet; 17) N. 23°33'34" W. 177.12 feet; 18) N. 37°53'31" W. 228.96 feet; 19) N. 25°11'53" E. 124.39 feet; 20) N. 73°36'04" E. 198.80 feet; 21) N. 85°56'24" E. 230.55 feet; 22) S. 73°26'31" E. 162.75 feet; 23) S. 41°30'10" E. 177.43 feet; 24) S. 11°13'36" E. 159.60 feet; 25) S. 00°27'13" W. 85.79 feet; 26) S. 09°42'20" W. 75.94 feet; 27) S. 15°26'29" W. 44.53 feet; 28) S. 28°20'57" W. 114.74 feet; 29) S. 33°47'02" W. 77.48 feet; 30) S. 28°17'35" W. 80.69 feet; 31) S. 06°42'37" W. 69.66 feet; 32) S. 00°18'17" W. 46.40 feet; 33) S. 09°29'25" E. 57.10 feet; 34) S. 28°26'30" E. 64.60 feet; 35) S. 43°38'03" E. 78.32 feet; 36) S. 49°03'06" E. 44.57 feet; thence S. 00°44'30" W. 90.49 feet to the top bank of the Weber River; thence along said top bank of the Weber River the following thirteen (13) courses: 1) S. 52°56'51" E. 69.44 feet to a point of tangency with a 275.00 feet radius to the left, concave North; 2) Easterly 472.87 feet along the arc of said curve, through a central angle of 98°31'21" (Chord bears N. 77°47'28" E. 416.73 feet); 3) N. 28°31'47" E. 319.08 feet; 4) N. 53°50'39" E. 114.80 feet; 5) N. 37°12'37" E. 280.54 feet; 6) N. 18°27'47" E. 185.42 feet to a point of tangency with a 550.00 feet radius to the left, concave westerly; 7) Northerly 460.05 feet along the arc of said curve, through a central angle of 47°55'31" (Chord bears N. 05°29'59" W. 446.75 feet); 8) N. 29°27'44" W. 297.86 feet; 9) N. 38°36'35" W. 144.11 feet; 10) N. 45°25'13" W. 177.78 feet to a point of tangency with a 275.00 feet radius to the right, concave easterly; 11) Northerly 384.56 feet along the arc of said curve, through a central angle of 80°07'24" (Chord bears N. 05°21'31" W. 353.99 feet); 12) N. 34°42'11" E. 158.99 feet; 13) N. 13°51'45" E. 234.56 feet; thence to and along an existing wire fence the following two (2) courses: 1) N. 87°32'10" E. 132.46 feet; 2) S. 89°31'53" E. 658.06 feet to the Section Line; thence N. 00°44'37" E. 649.12 feet along the Section Line to the Northwest Corner of said Section 17 (6N2W18NE – 1963);

thence S. 89°43'59" E. 500.00 feet along the Section Line; thence N. 00°18'59" W. 596.81 feet; thence to and along an existing wire fence the following three (3) courses: 1) N. 89°38'14" W. 741.41 feet; 2) N. 05°56'52" E. 202.29 feet; 3) N. 85°17'34" W. 643.96 feet to said top bank of the Weber River; thence along said top bank of the Weber River the following seventeen (17) courses: 1) N. 08°30'10" E. 230.11 feet; 2) N. 00°40'13" W. 232.22 feet; 3) N. 07°52'21" E. 438.26 feet; 4) N. 30°57'57" E. 120.64 feet; 5) N. 56°14'58" E. 360.09 feet to a point of tangency with a 850.00 feet radius to the left, concave northwesterly; 6) Northeasterly 653.13 feet along the arc of said curve, through a central angle of 44°01'32" (Chord bears N. 34°14'13"E. 637.18 feet); 7) N. 12°13'27" E. 80.73 feet; 8) N. 20°52'33" E. 203.01 feet; 9) N. 18°41'57" E. 307.33 feet; 10) N. 50°56'30" E. 88.91 feet; 11) N. 56°35'00" E. 129.38 feet; 12) N. 63°17'55" E. 127.45 feet; 13) N. 72°57'00" E. 71.26 feet; 14) N. 79°49'34" E. 186.95 feet; 15) S. 83°18'14" E. 149.03 feet; 16) S. 75°00'05" E. 254.48 feet; 17) N. 79°04'38" E. 102.05 feet to an existing wire fence shown on that Record of Survey filed as #834 in the Office of the Weber County Surveyor; thence along said existing fence shown in said Record of Survey filed as #834 the following two (2) courses: 1) S. 01°10'31" W. 693.30 feet; 2) S. 01°15'46" W. 490.92 feet; thence S. 01°16'22" W. 1,062.40 feet along said existing fence as shown on that Record of Survey filed as #2559 in the Office of said Surveyor to a fence corner on the northerly side of an existing 20.00-foot right of way; thence S. 00°00'03" W. 20.04 feet; thence S. 88°43'44" E. 1,567.76 feet to the Quarter Section Line; thence S. 00°51'09" W. 1,023.31 feet along the Quarter Section Line to the North Quarter Corner of said Section 17; thence N. 89°43'59" W. 432.74 feet along the Section Line to the northwesterly corner of Hucknall Torkard Villas recorded May 25, 2018 as Entry No. 2922676 in Book 83, at Page 45 in the Office of the Weber County Recorder; thence along said Hucknall Torkard Villas the following four (4) courses: 1) S. 07°02'52" E. 91.36 feet; 2) S. 18°57'16" E. 341.07 feet; 3) S. 00°39'01" E. 188.19 feet; 4) S. 89°12'29" E. 301.27 feet to the Quarter Section Line; thence S. 00°41'56" W. 70.03 feet along the Quarter Section Line to the northeasterly corner of a parcel of land shown on that Record of Survey filed as #539 in the Office of said Surveyor ; thence along said parcel shown on said Record of Survey filed as #539 the following three (3) courses: 1) N. 89°12'29" W. 2,474.95 feet; 2) S. 00°41'57" W. 1,074.64 feet; 3) S. 89°19'25" E. 2,242.00 feet to the northwesterly corner of Lot 1, Ingram Subdivision recorded March 19, 2013 as Entry No. 2625850 in Book 73, at Page 84 in the Office of said Weber County Recorder; thence S. 00°42'08" W. 661.53 feet along the westerly line of said Ingram Subdivision and CJ Hancock Subdivision recorded September 22,

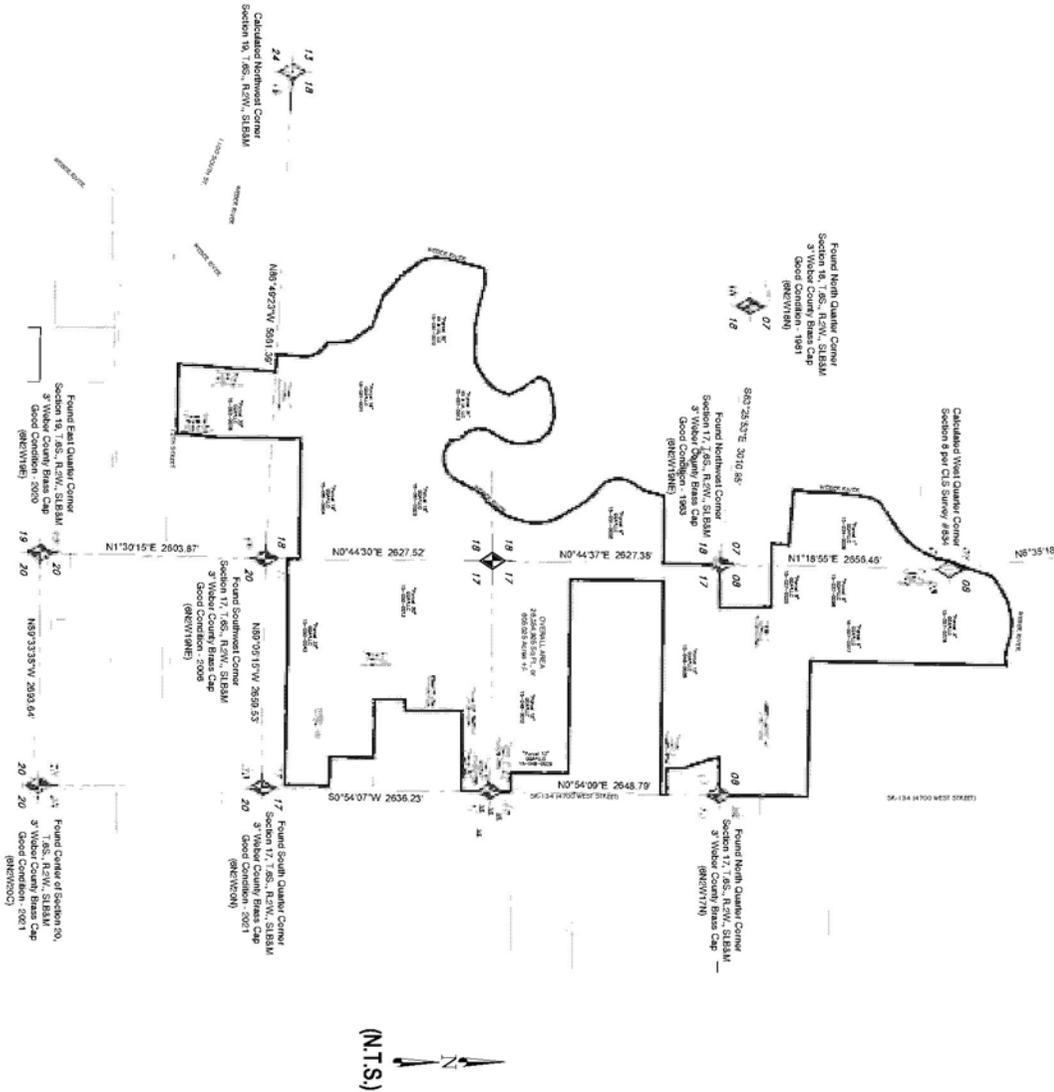
2010 as Entry No. 2492767 in Book 71, at Page 58 in the Office of said Recorder and extension thereof; thence S. 89°18'04" E. 224.44 feet to and along and existing wire fence to the Quarter Section Line; thence S. 00°54'09" W. 243.85 feet along said Quarter Section Line to the **Point of Beginning**.

The above-described parcel contains 24,459,473 sq. ft. or 561.512 acres, more or less.

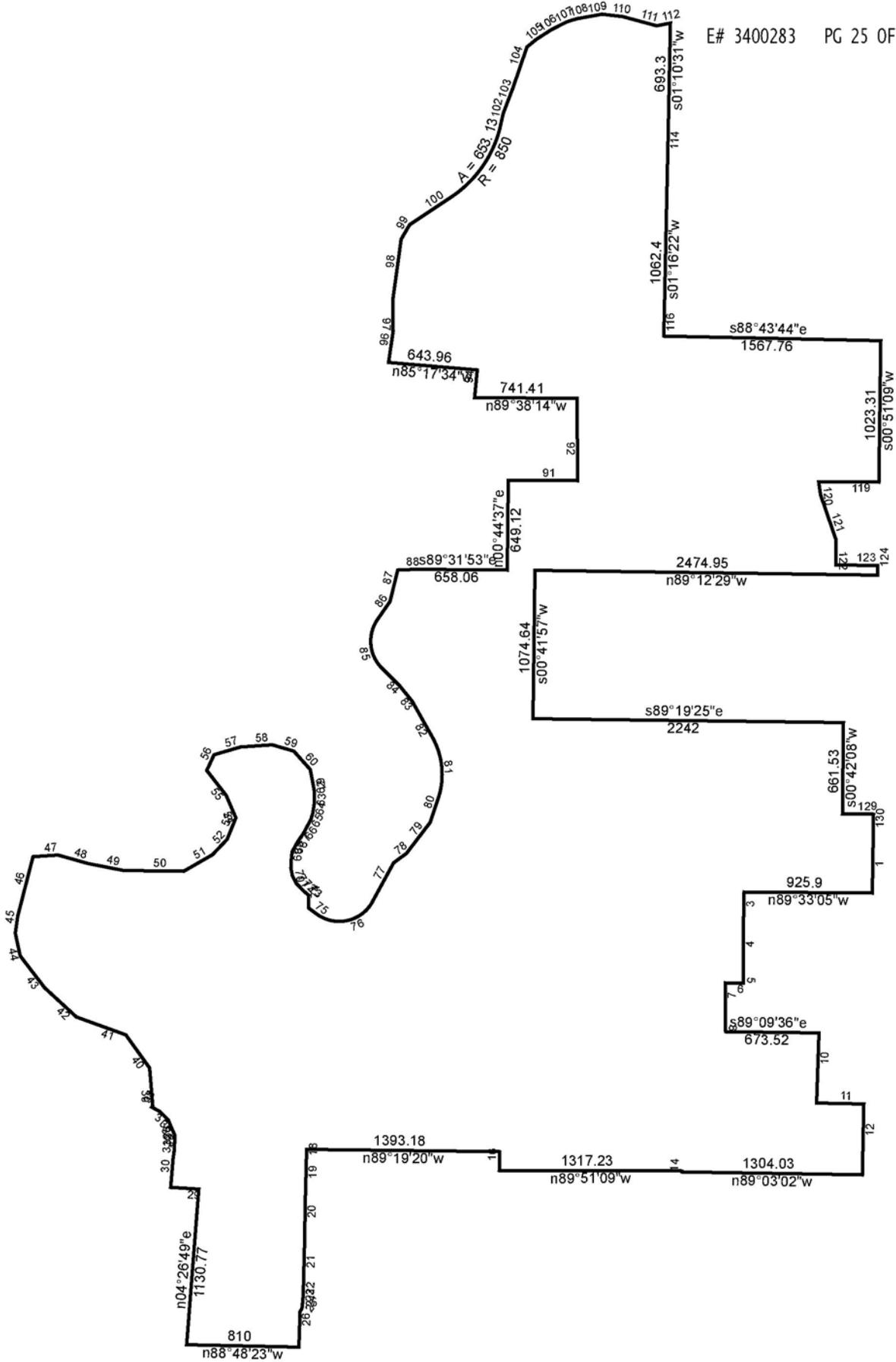
EXHIBIT "B": By this reference, made a part hereof.

BASIS OF BEARING: S. 00°54'07" W. along the Quarter Section line between the Center of Section (6N2W17C - 2023) and the South Quarter Corner of said Section 17, Township 6 North, Range 2 West, Salt Lake Base and Meridian.

DEVELOPMENT AGREEMENT
 LOCATED IN THE EAST HALF OF SECTION 7, THE WEST HALF OF SECTION 8,
 THE EAST HALF AND SOUTHWEST QUARTER OF SECTION 18, WEST HALF OF SECTION 17,
 AND NORTHEAST QUARTER OF SECTION 19
 TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
 WEST WEBER CITY, WEBER COUNTY, UTAH
 DECEMBER 2025



<p>PRODUCT ID: 524-131 DATE: 12/23/2025 FILE NAME: SVY</p>	<p>DEVELOPMENT AGREEMENT</p> <p>Prepared By: BFM Date: 12/23/2025 Surveyed By: JL Date: 05/07/2024 Checked By: BFM Date: 12/23/2025</p>	<p>BlackPine Group</p> <p>E 1/2, Sec. 7, W 1/2, Sec. 8, E 1/2 & SW 1/4, Sec. 18, W 1/2, Sec. 17, NE 1/4, Sec. 19, NW 1/4 Sec. 20, 16N, 20W, S.L.B.M.</p>	<p>PREPARED BY:</p> <p>CIR CIVIL ENGINEERING + SURVEYING</p> <p>10719 SOUTH BRICKS BEAD LAKE, STE 102, SOUTH JORDAN, UT 84095 Phone: 435-563-7641</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">NO.</th> <th style="width: 10%;">DATE</th> <th style="width: 60%;">DESCRIPTION OF REVISION</th> <th style="width: 25%;">INITIAL</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION OF REVISION	INITIAL												
NO.	DATE	DESCRIPTION OF REVISION	INITIAL																	



West Weber Gibson Development Agreement Boundary

12/23/2025

Scale: 1 inch= 1050 feet

File:

Tract 1: 561.5127 Acres, Closure: n09.4131w 0.02 ft. (1/999999), Perimeter=43537 ft.

Tract Data and Deed Calls

Tract 01: 561.5127 Acres, Closure: n09.4131w 0.02 ft. (1/999999), Perimeter=43537 ft.

1: s00.5407w 325.91
2: n89.3305w 925.9
3: s01.0048w 266.57
4: s00.0828w 318.02
5: s00.5443e 76.4
6: n89.0616w 130.79
7: s00.1435w 271.83
8: s02.1914e 81.27
9: s89.0936e 673.52
10: s01.4943w 506.66
11: s88.4454e 340.26
12: s01.0608w 513.34
13: n89.0302w 1304.03
14: n00.3419e 6.7
15: n89.5109w 1317.23
16: n00.4430e 136.95
17: n89.1920w 1393.18
18: s01.5757w 139.1
19: s01.0540w 192.54
20: s01.0313w 383.32
21: s01.3851w 336.73
22: s03.5455w 47.92
23: s06.3005w 46.97
24: s19.1057w 12.75
25: s33.3726w 18.71
26: s01.5707w 258.51
27: n88.4823w 810
28: n04.2649e 1130.77
29: n86.4410w 202.66
30: n04.4107e 209.84
31: n07.2733e 62.39
32: n03.0211e 48.67
33: n00.0735e 61.59
34: n23.4114w 66.55
35: n23.0415w 51.55
36: n44.3816w 85.79
37: n61.4307w 65.61
38: n30.1811e 14.34
39: n04.5241w 272.77
40: n35.4816w 294.17
41: n69.5901w 378.34
42: n47.2338w 313.57
43: n37.1251w 290.22
44: n12.1857w 168.55
45: n08.1550e 124.04
46: n14.2303e 443.45
47: n85.5651e 180.52
48: s74.0223e 225.4
49: s78.5320e 263.31
50: s89.2721e 433.05
51: n60.1939e 237.66
52: n43.5315e 155.25
53: n21.5913e 169.36
54: n23.3334w 177.12
55: n37.5331w 228.96
56: n25.1153e 124.39
57: n73.3604e 198.8
58: n85.5624e 230.55
59: s73.2631e 162.75

Tract Data and Deed Calls

60: s41.3010e 177.43
61: s11.1336e 159.6
62: s00.2713w 85.79
63: s09.4220w 75.94
64: s15.2629w 44.53
65: s28.2057w 114.74
66: s33.4702w 77.48
67: s28.1735w 80.69
68: s06.4237w 69.66
69: s00.1817w 46.4
70: s09.2925e 57.1
71: s28.2630e 64.6
72: s43.3803e 78.32
73: s49.0306e 44.57
74: s00.4430w 90.49
75: s52.5651e 69.44
76: curve left radius 275 arc 472.87 delta 98.3121 chord n77.4728e 416.73
77: n28.3147e 319.08
78: n53.5039e 114.80
79: n37.1237e 280.54
80: n18.2747e 185.42
81: curve left radius 550 arc 460.05 delta 47.5531 chord n05.2959w 446.75
82: n29.2744w 297.86
83: n38.3635w 144.11
84: n45.2513w 177.78
85: curve right radius 275 arc 384.56 delta 80.0724 chord n05.2131w 353.99
86: n34.4211e 158.99
87: n13.5145e 234.56
88: n87.3210e 132.46
89: s89.3153e 658.06
90: n00.4437e 649.12
91: s89.4359e 500
92: n00.1859w 596.81
93: n89.3814w 741.41
94: n05.5652e 202.29
95: n85.1734w 643.96
96: n08.3010e 230.11
97: n00.4013w 232.22
98: n07.5221e 438.26
99: n30.5757e 120.64
100: n56.1458e 360.09
101: curve left radius 850 arc 653.13 delta 44.0132 chord n34.1413e 637.18
102: n12.1327e 80.73
103: n20.5233e 203.01
104: n18.4157e 307.33
105: n50.5630e 88.91
106: n56.3500e 129.38
107: n63.1755e 127.45
108: n72.5700e 71.26
109: n79.4934e 186.95
110: s83.1814e 149.03
111: s75.0005e 254.48
112: n79.0438e 102.05
113: s01.1031w 693.3
114: s01.1546w 490.92
115: s01.1622w 1062.4
116: s00.0003w 20.04
117: s88.4344e 1567.76
118: s00.5109w 1023.31
119: n89.4359w 432.74
120: s07.0252e 91.36

Tract Data and Deed Calls

121: s18.5716e 341.07
122: s00.3901e 188.19
123: s89.1229e 301.27
124: s00.4156w 70.03
125: n89.1229w 2474.95
126: s00.4157w 1074.64
127: s89.1925e 2242
128: s00.4208w 661.53
129: s89.1804e 224.44
130: s00.5409w 243.85