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E# 3408718 PG 1 OF 3
B. Rahimzadegan, WEBER COUNTY RECORDER
10-Mar-26 0120 PM FEE $40.00 DEP JJT
REC FOR: TITLE GUARANTEE - LAYTON
ELECTRONICALLY RECORDED

W3408718

AMENDMENT
to the
DEVELOPMENT AGREEMENT
between
WEBER COUNTY
and
SINGLE TREE ACRES, LLC

THIS AMENDMENT is between **WEBER COUNTY**, a body corporate and politic of the State of Utah ("County") and **SINGLETREE ACRES, LLC** ("Developer"). County and Developer may be referred to jointly as the"Parties."

RECITALS

WHEREAS, County and Developer or Developer's predecessors in interest entered into a development agreement ("Agreement") governing a residential development within unincorporated Weber County with the legal description as provided in Exhibit A; and

WHEREAS, Sections 8.2.1 and 8.2.2 of the Agreement allows County staff to review and approve certain minor changes, enlargements, or adjustments to the development; and

WHEREAS, Developer has asked for a minor change to certain setback requirements within the development project; and

WHEREAS, County is in favor of the minor changes requested by the Developer and finds that the proposed changes would not materially affect the County's original intent, findings, or conditions on the development project as originally proposed; and

THEREFORE, in exchange for valuable consideration, including the mutual covenants contained in this Amendment, the Parties covenant and agree as follows:

1. Section 7.1 shall be replaced to read as follows:

   7.1 Lot Development Standards. The use of the Project shall be limited to twenty-five (25) detached single-family residential lots. The proposed lots range in size from 10,662.21 square feet to 34,648.33 square feet. The setbacks in this development are as follows: front/rear – 30 feet, side – 8 feet, side-facing street – 20 feet. A table of lot widths, area, and setback standards are shown in Attachment C.

2. Attachment C shall be updated to indicate that the side setbacks shall be 8.0 FT and the corner side setback shall be 20.0 FT.

3. All other terms and conditions of the Agreement not specifically referenced herein shall remain in full force and effect.

IN WITNESS WHEREOF, the parties do hereby execute this Agreement.

Dated this 25 day of February, 2026.

Weber County Planning Division

Director

Date: 2-25-2026

IRIS MABREY HENNON
NOTARY PUBLIC • STATE of UTAH
COMMISSION NO. 736887
COMM. EXP. 04-29-2028

Iris M. Hennon

Developer

Scott Lindsay

Signed by:
By: scott lindsay
95D9D6CB7B44420...

Title: Owner

Date: 2/24/2026

Chad Buck

Signed by:
By: Chad Buck
0FC559C994194C9...

Title: Manager

Date: 2/26/2026

Austin Mickles

Signed by:
By: Austin Mickles
[illegible]F8G9518G44F...

Title: Owner

Date: 2/25/2026

EXHIBIT A

LEGAL DESCRIPTION

THE EAST ONE HALF OF THE EAST ONE HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY.



LOT AREAS			
LOT #	AREA	LOT #	AREA
LOT 1	16,097.40 SQ FT (0.37 ACRES)	LOT 13	11,474.95 SQ FT (0.26 ACRES)
LOT 2	34,648.33 SQ FT (0.80 ACRES)	LOT 14	10,662.21 SQ FT (0.25 ACRES)
LOT 3	13,950.94 SQ FT (0.32 ACRES)	LOT 15	10,662.92 SQ FT (0.25 ACRES)
LOT 4	12,349.75 SQ FT (0.28 ACRES)	LOT 16	10,663.60 SQ FT (0.25 ACRES)
LOT 5	12,348.80 SQ FT (0.28 ACRES)	LOT 17	10,664.33 SQ FT (0.25 ACRES)
LOT 6	12,825.42 SQ FT (0.29 ACRES)	LOT 18	10,665.04 SQ FT (0.25 ACRES)
LOT 7	13,160.3 SQ FT (0.30 ACRES)	LOT 19	10,665.74 SQ FT (0.25 ACRES)
LOT 8	13,196.17 SQ FT (0.30 ACRES)	LOT 20	10,666.45 SQ FT (0.25 ACRES)
LOT 9	13,196.17 SQ FT (0.30 ACRES)	LOT 21	10,662.80 SQ FT (0.25 ACRES)
LOT 10	13,196.17 SQ FT (0.30 ACRES)	LOT 22	11,095.40 SQ FT (0.26 ACRES)
LOT 11	13,170.00 SQ FT (0.30 ACRES)	LOT 23	11,335.69 SQ FT (0.26 ACRES)
LOT 12	13,205.30 SQ FT (0.30 ACRES)	LOT 24	11,336.49 SQ FT (0.26 ACRES)
		LOT 25	16,353.61 SQ FT (0.38 ACRES)

TYP. PUE & SETBACKS

Front – 30ft

Sides – 8ft

Rear – 30ft

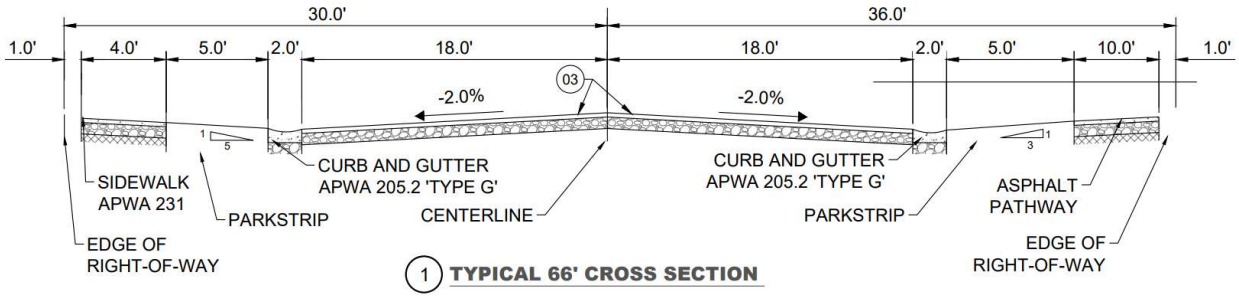
Side Facing Street – 20ft

Front - 10ft PUE

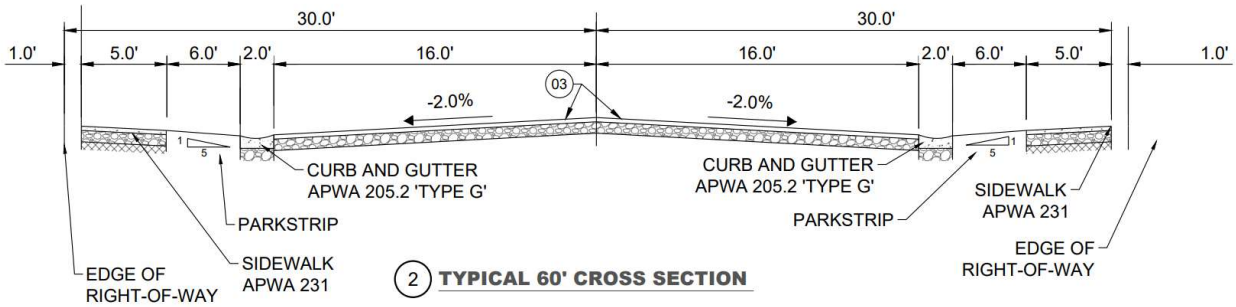
LAND USE TABLE

TOTAL GROSS ACREAGE (ACRES)	435,947 SQ FT (10.00 ACRES)
MINIMUM LOT SIZE (ACRES)	14,000 SQ FT (0.32 ACRES)
TOTAL NUMBER OF LOTS	25 LOTS
RIGHT OF WAY AREA (ACRES)	103,230 SQ FT (2.37 ACRES)

Attachment C – Right-of-Way Cross Sections



1 **TYPICAL 66' CROSS SECTION**



2 **TYPICAL 60' CROSS SECTION**