



Staff Report to the Weber County Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: File # ZDA2025-09, A request from Nordic Village Venture to approve a modification to the exhibit for their Street Regulating Plan. This is a request to amend the Nordic Valley Area Street Regulating Plan exhibit in the **development agreement only**. These changes include street cross sections and, if approved, would only apply to the Nordic development.

Type of Decision: Legislative

Agenda Date: Tuesday, August 26, 2025

Applicant: Nordic Village Ventures, LLC

File Number: ZDA 2025-09

Property Information

Approximate Address: 3567 Nordic Valley Way, Eden, UT, 84310

Zoning: Form-Based (FB) Zone

Existing Land Use: Vacant

Proposed Land Use: Residential Development

Parcel ID: 22-029-0004, 22-023-0059

Township, Range, Section: T7N, R2E, Section 29 & 32

Adjacent Land Use

North:	Ski Resort/Resort Development	South:	Ski Resort/Resort Development
East:	Ski Resort/Residential Development	West:	Nordic Valley Way

Staff Information

Report Presenter: Tammy Aydelotte
taydelotte@webercountyutah.gov
801-399-8794

Report Reviewer: RG

Applicable Ordinances

- Title 104, Chapter 22 Form-Based Zone (FB)
- Title 104, Zones, Chapter 28 Ogden Valley Sensitive Lands Overlay Districts

Summary and Background

3/14/2023 - Zoning Development Agreement for Nordic Village Venture, LLC is recorded

10/13/2023 – Amendment to Zoning Development Agreement for Nordic Village Venture, LLC is recorded.

8/26/2025 – Recommendation of approval from Ogden Valley Planning Commission.

In an effort to shift project density further west, Nordic Village Venture is requesting approval to amend Exhibit B, specifically the Nordic Valley Area Street Regulating Plan shown on pages 66 and 126 of the Amendment to the Zoning Development Agreement recorded 10/13/2023 (see entry # 3301522) and is seeking to include road cross sections.

Where the proposed changes are fully within the Nordic Development Area, and the applicant is not proposing to change the street type, the Planning Commission may recommend approval to the County Commission.

The proposed changes can be found in Exhibit B of this report. These changes include removal of a northern loop roadway, as well as including three east/west connections to allow for improved internal traffic circulation on the eastern side of the development area, while also including a medium lot residential street along the northern boundary of this development.

Analysis

See Exhibit A – staff report to the Ogden Valley Planning Commission.

Planning Commission Recommendation -Street Regulating Plan Exhibit Changes

The proposed development agreement amendment is attached to this report as Exhibit B.

After reviewing the proposal within the constraints of existing development agreement and Weber County Ordinance, it is staff's opinion that this proposed amendment may help maintain the vision and goals of the Ogden Valley General Plan, specifically regarding resort development in the Form-Based Zone, Staff is presenting analysis of the proposal, with possible conflicts in existing ordinance.

Staff's analysis is offered with the following findings:

1. The proposed changes are not detrimental to the overall health, safety, and welfare of the community and provides for better project outcomes.

Exhibits

- A. Staff Report to the Ogden Valley Planning Commission
B. Proposed 2nd Amendment to the Zoning Development Agreement

Location Map 1

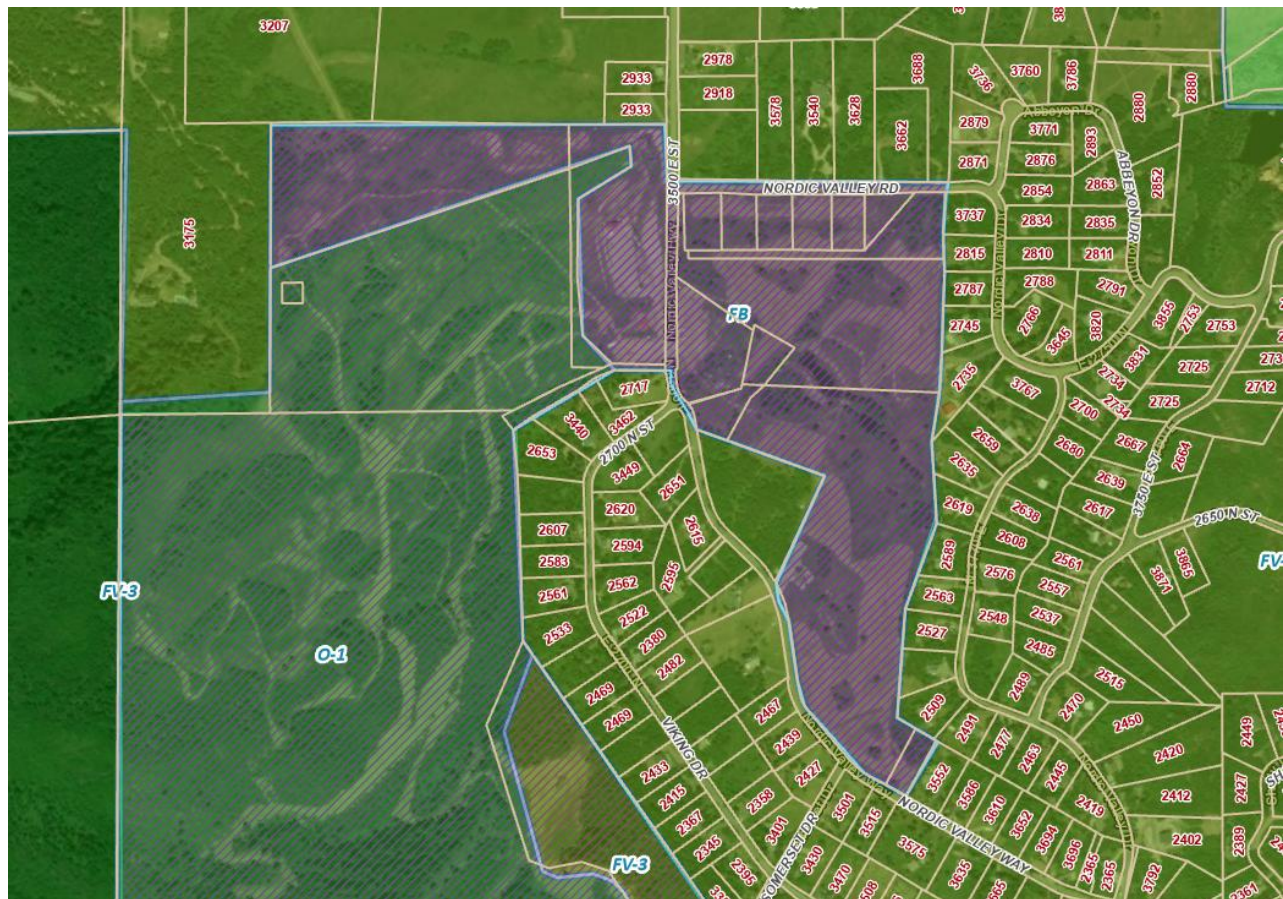


Exhibit A-Staff Report to the Ogden Valley Planning Commission

See following pages.



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

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Parcel ID: 22-029-0004, 22-023-0059

Township, Range, Section: T7N, R2E, Section 29 & 32

Adjacent Land Use

North:	Ski Resort/Resort Development	South:	Ski Resort/Resort Development
East:	Ski Resort/Residential Development	West:	Nordic Valley Way

Staff Information

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Applicable Ordinances

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Summary and Background

3/14/2023 - Zoning Development Agreement for Nordic Village Venture, LLC is recorded

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In an effort to shift project density further west, Nordic Village Venture is requesting approval to amend Exhibit B, specifically the Nordic Valley Area Street Regulating Plan shown on pages 66 and 126 of the Amendment to the Zoning Development Agreement recorded 10/13/2023 (see entry # 3301522) and is seeking to include road cross sections.

Where the proposed changes are fully within the Nordic Development Area, and the applicant is not proposing to change the street type, the Planning Commission may recommend approval to the County Commission.

The proposed changes can be found in Exhibit B of this report. These changes include removal of a northern loop roadway, as well as including three east/west connections to allow for improved internal traffic circulation on the eastern side of the development area, while also including a medium lot residential street along the northern boundary of this development.

Analysis

General Plan: The proposal conforms to the Ogden Valley General Plan by encouraging development within the existing resort-related areas.

Additional design standards and requirements: This project is subject to a recorded Master Development Plan Document (recorded 3/14/2023, and the First Amendment recorded 10/13/2023).

Planning Commission Recommendation –Street Regulating Plan Exhibit Changes

The proposed development agreement amendment is attached to this report as Exhibit A.

After reviewing the proposal within the constraints of existing development agreement and Weber County Ordinance, it is staff's opinion that this proposed amendment may help maintain the vision and goals of the Ogden Valley General Plan, specifically regarding resort development in the Form-Based Zone, Staff is presenting analysis of the proposal, with possible conflicts in existing ordinance.

Staff's analysis is offered with the following findings:

1. The proposed changes are not detrimental to the overall health, safety, and welfare of the community and provides for better project outcomes.

Model Motions

The model motions herein are only intended to help the planning commissioners provide clear and decisive motions for the record. Any specifics provided here are completely optional and voluntary. Some specifics, the inclusion of which may or may not be desired by the motioner, are listed to help the planning commission recall previous points of discussion that may help formulate a clear motion. Their inclusion here, or any omission of other previous points of discussion, are not intended to be interpreted as steering the final decision.

Motion for positive recommendation **as-is:**

I move we forward a positive recommendation to the County Commission for File #ZDA2025-09, request to approve a modification to the exhibit for the Street Regulating Plan. This is a request to amend the exhibit in the development agreement only. I do so in support of including the recommended additional considerations and findings in the staff report, and (if applicable) with the following additional findings:

Example findings:

1. *After the considerations listed in this recommendation are applied through a development agreement, the proposal generally supports and is anticipated by the vision, goals, and objectives of the Ogden Valley General Plan.*
2. *The project is not detrimental to the overall health, safety, and welfare of the community and provides for better project outcomes than the alternative.*
3. *A negotiated development agreement is the most reliable way for both the county and the applicant to realize mutual benefit.*
4. *The changes are supported by the General Plan.*
5. *The proposal serves as an instrument to further implement the vision, goals, and principles of the General Plan*
6. *The changes will enhance the general health and welfare of residents.*
7. *[_____ add any other desired findings here _____].*

Motion for positive recommendation **with changes:**

I move we forward a positive recommendation to the County Commission for File #ZDA2025-09, request to approve a modification to the exhibit for the Street Regulating Plan. This is a request to amend the exhibit in the development agreement only. I do so in support of including the recommended additional considerations and findings in the staff report, and (if applicable) with the following additional findings:

I do so in support of including the recommended additional considerations and findings in the staff report, and (if applicable) with the following additional findings, edits, and/or corrections:

Example of ways to format a motion with changes:

1. *Example: Add a requirement for roadside beautification, water wise vegetation, and street art/décor to the development agreement for the two collector streets in the development. Include decorative night sky friendly street lighting at reasonable intervals.*
2. *Example: Amend staff's consideration item # [____]. It should instead read: [desired edits here].*
3. *Etc.*

I do so with the following findings:

Example findings:

1. *[Example: Amend staff's finding item # [____]. It should instead read: [desired edits here].]*
2. *[Example: allowing carte-blanche short-term rentals runs contrary to providing affordable long-term ownership or rental opportunities].*
3. *The proposed changes are supported by the General Plan. [Add specifics explaining how.]*
4. *The proposal serves as an instrument to further implement the vision, goals, and principles of the General Plan.*
5. *The changes will enhance the general health, safety, and welfare of residents.*
6. *Etc.*

Motion to recommend denial:

I move we forward a positive recommendation to the County Commission for File #ZDA2025-09, request to approve a modification to the exhibit for the Street Regulating Plan. This is a request to amend the exhibit in the development agreement only. I do so in support of including the recommended additional considerations and findings in the staff report, and (if applicable) with the following additional findings:

I do so with the following findings:

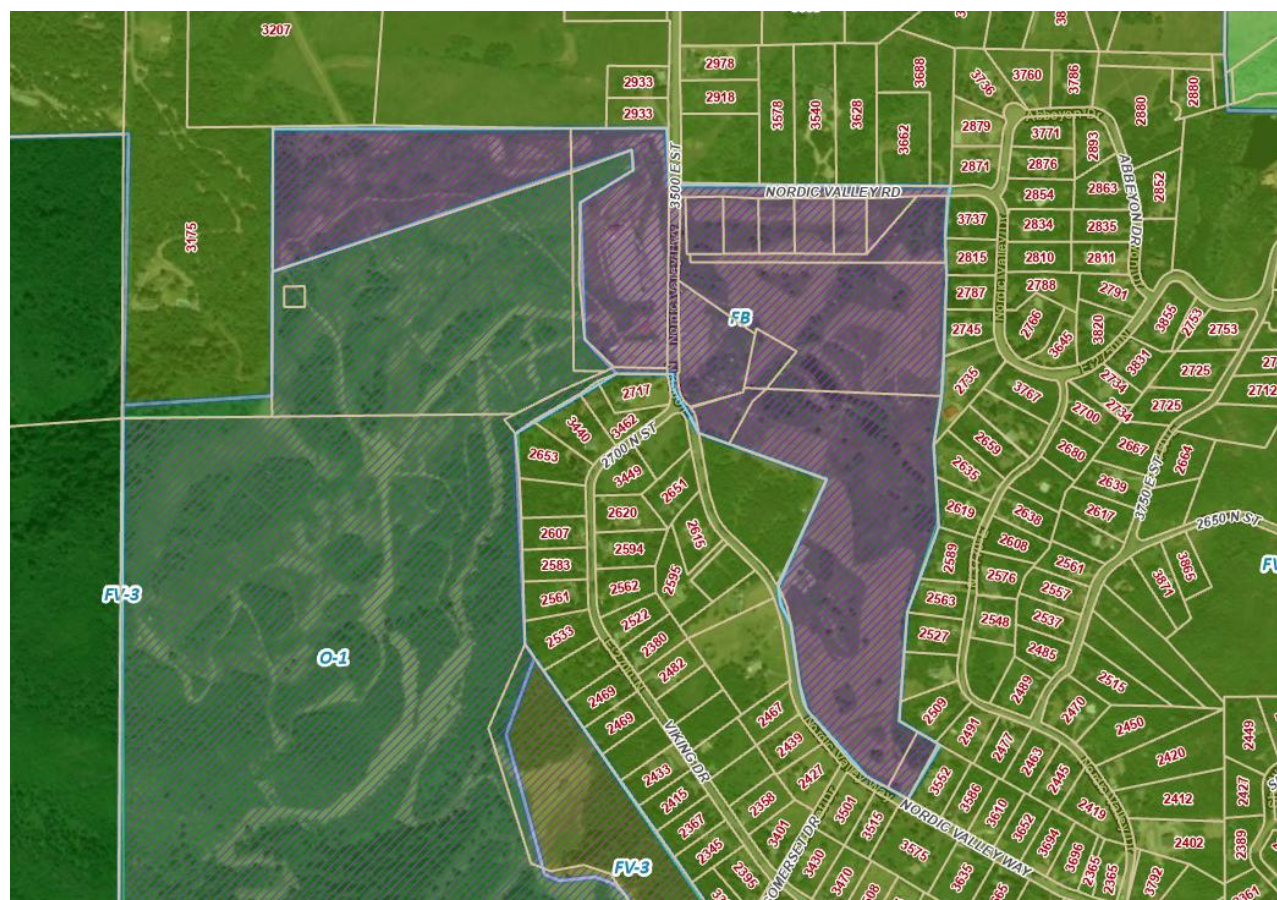
Examples findings for denial:

- *Example: The proposal is not adequately supported by the General Plan.*
- *Example: The proposal is not supported by the general public.*
- *Example: The proposal runs contrary to the health, safety, and welfare of the general public.*
- *Example: The area is not yet ready for the proposed changes to be implemented.*
- *[add any other desired findings here].*

Exhibits

- A. Applicant Narrative
- B. Proposed 2nd Amendment to the Zoning Development Agreement
- C. Existing and proposed changes to the Exhibit in the recorded Development Agreement
- D. Proposed Road Cross Sections

Location Map 1





June 9, 2025

RE: Proposed Nordic Street Regulating Plan Amendment

Project developers are proposing to amend the street regulating plan for the Form Based Village at Nordic Village. This proposal is to relocate the small lot residential (SLR) street as shown on the PDF named Nordic Street Reg Plan – Existing, to a location as shown on the PDF named Street Reg Plan Amendment V1. Generally – this proposal places the roadway much further west within the Nordic Valley property connecting the Phase 1 round-about with Nordic Valley Way.

This proposal also adds detail to the proposed plan locating 3 new mid-block accesses for multi-family residential (MFR) streets (dashed) as well as a possible future small lot residential (SLR) street stub to the adjacent out parcel.

SECOND AMENDMENT TO
MASTER DEVELOPMENT AGREEMENT
FOR NORDIC VILLAGE VENTURES LLC

This *Second Amendment to Master Development Agreement for Nordic Village Ventures, LLC* (“**Amendment**”) is entered into by and between WEBER COUNTY, a political subdivision of the State of Utah (“**County**”) and NORDIC VILLAGE VENTURES, LLC, a Utah limited liability company (“**Master Developer**”) effective as of the date signed by all parties as indicated on the signature pages below (“**Effective Date**”).

RECITALS

A. The County and Master Developer entered into a *Master Development Agreement for Nordic Valley Village* on or about March 14, 2023 (“**MDA**”), with respect to the development of land located in an unincorporated area within the County’s boundaries (as more particularly described in the MDA, the “**Project**” or the “**Property**”). The Property is more particularly described on **Exhibit 1-A** attached hereto.

B. The First Amendment to the original MDA was recorded against the Property in the office of the Weber County Recorder on October 13, 2023, as Entry No. 3301522.

C. The parties now wish to make certain modifications to the MDA as set forth in this Amendment.

D. Section 14 of the MDA provides the process by which the parties may amend the MDA and the parties have complied with that process including review and recommendation by the Weber County Planning Commission and approval by the County Commissioners.

AGREEMENT

NOW THEREFORE, in exchange for the mutual promises set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the parties do hereby agree as follows:

1. **Recitals**. The foregoing Recitals are incorporated into and made part of the parties’ agreement by this reference.
2. **Defined Terms**. Capitalized terms used herein, but not otherwise defined in this Amendment, shall have the meaning given to such terms in the MDA.
3. **Street Regulating Plans**. Notwithstanding any contrary provision of the MDA, including, without limitation, Exhibit B (pgs. 66 & 126) of the First Amendment to the MDA, the Street Regulating Plan for the Nordic Village Area shall be amended to reflect changes as shown on Exhibit B of this document.

Street cross-sections, for the purposes of development under this development agreement, are included for clarity.

4. Revised Exhibits. The parties agree that certain Exhibits to the MDA will be amended and restated in their entirety. Specifically, **Exhibit B** hereto contains revised versions of the following exhibit to the MDA: Exhibit B. On and after the Effective Date of this Amendment, any reference in the MDA to such exhibits shall be deemed to be referring to the revised versions attached to this Amendment.

5. Scope of Changes. Except as expressly modified by this Amendment, all terms and conditions of the MDA, shall be unchanged and shall be deemed in full force and effect. To the extent any provision of this Amendment conflicts with a provision of the MDA, the terms of this Amendment will control.

6. Binding Effect. Upon full execution by the parties, this Amendment shall be binding on the parties and their successors, heirs, and permitted assigns, and shall run with the land.

7. Counterparts. This Amendment may be executed in one or more counterparts all of which, taken together, shall constitute one and the same instrument.

8. Required Approvals. The parties acknowledge that the required approvals for this Amendment, including approval by the Weber County Planning Commission and the Weber County Commission, have been obtained after notice and public meeting when required.

[End of Amendment. Signature Pages Follow.]

WHEREFORE, the parties have executed this *First Amendment to Master Development Agreement for Nordic Valley Village*.

MASTER DEVELOPER

NORDIC VILLAGE VENTURE, LLC, a Utah
limited liability company

By: _____

Name: _____

Title: _____

Date: _____

County of Weber)
 ss.
State of Utah)

The foregoing instrument was acknowledged before me this ____ day of _____, 2024,
by _____ as _____ of Nordic Village Venture, LLC.

Notary Public.

OWNER

NORDIC VILLAGE VENTURE, LLC, a Utah
limited liability company

By: _____

Name: _____

Title: _____

Date: _____

County of _____)

ss.

State of Utah)

The foregoing instrument was acknowledged before me this ____ day of _____, 2024,
by _____ as _____ of Nordic Village Venture, LLC.

Notary Public.

COUNTY

WEBER COUNTY, a political subdivision of the
State of Utah, through its elected County
Commission

By: _____

Name: _____

Title: _____

Date: _____

Attest:

County Clerk

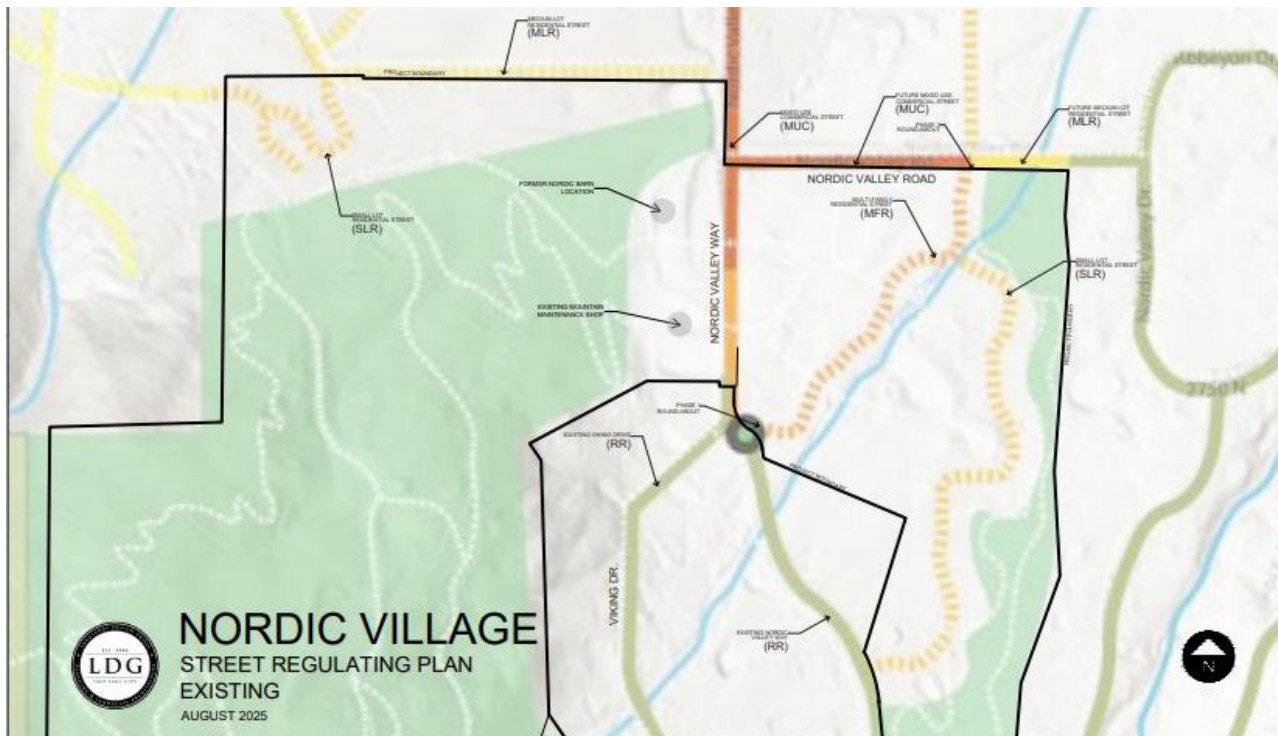
County of Weber)
 ss.
State of Utah)

The foregoing instrument was acknowledged before me this ____ day of _____, 2024,
by _____ as a County Commission of Weber County.

Notary Public.

Exhibit C-Existing and Proposed Changes to the Exhibit in the Recorded DA

Existing



Proposed

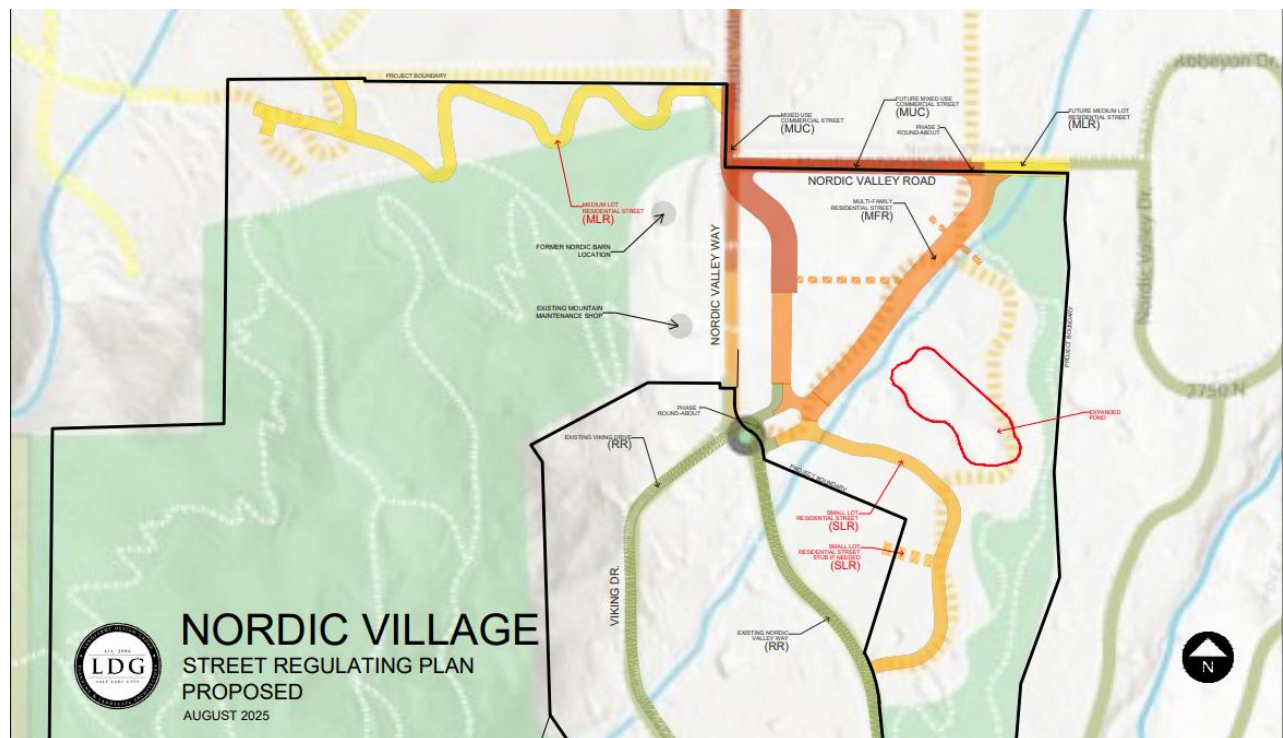
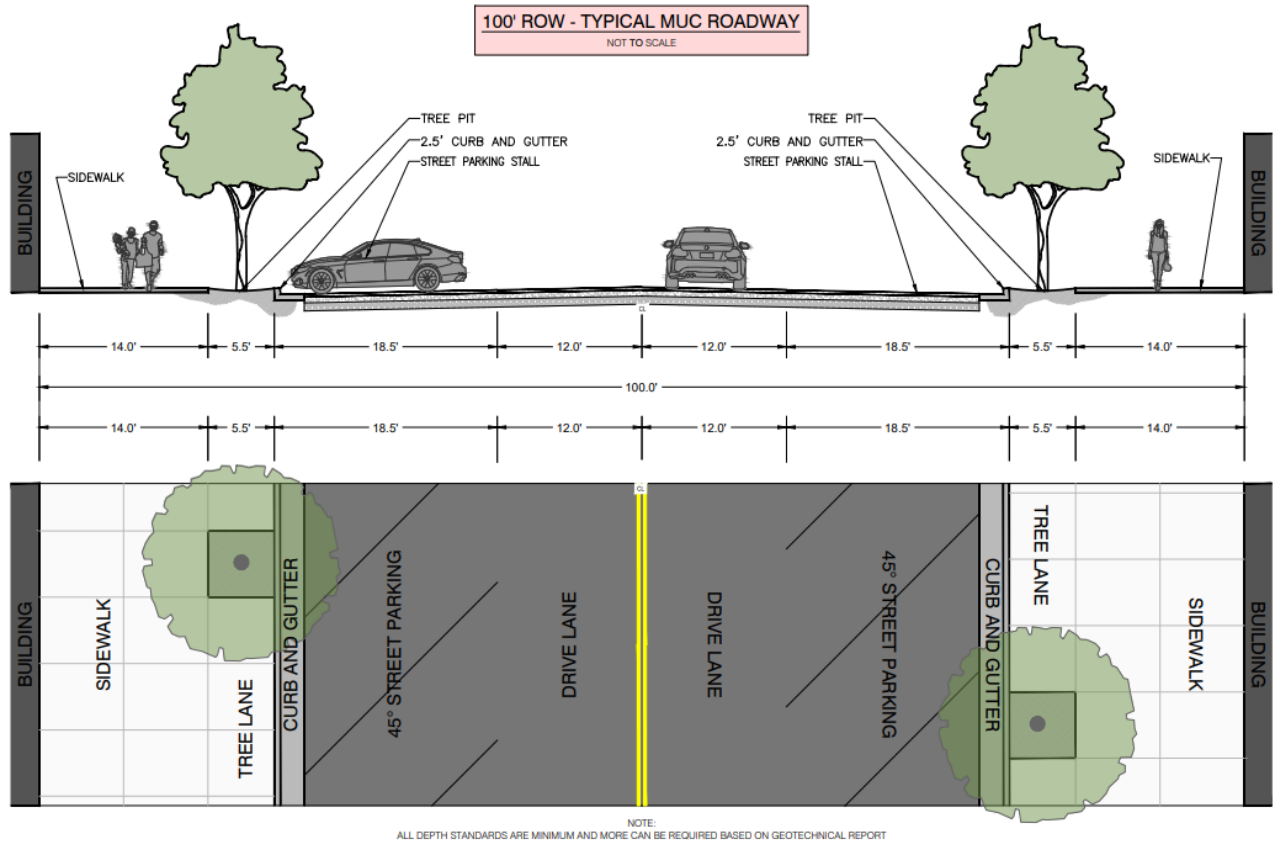
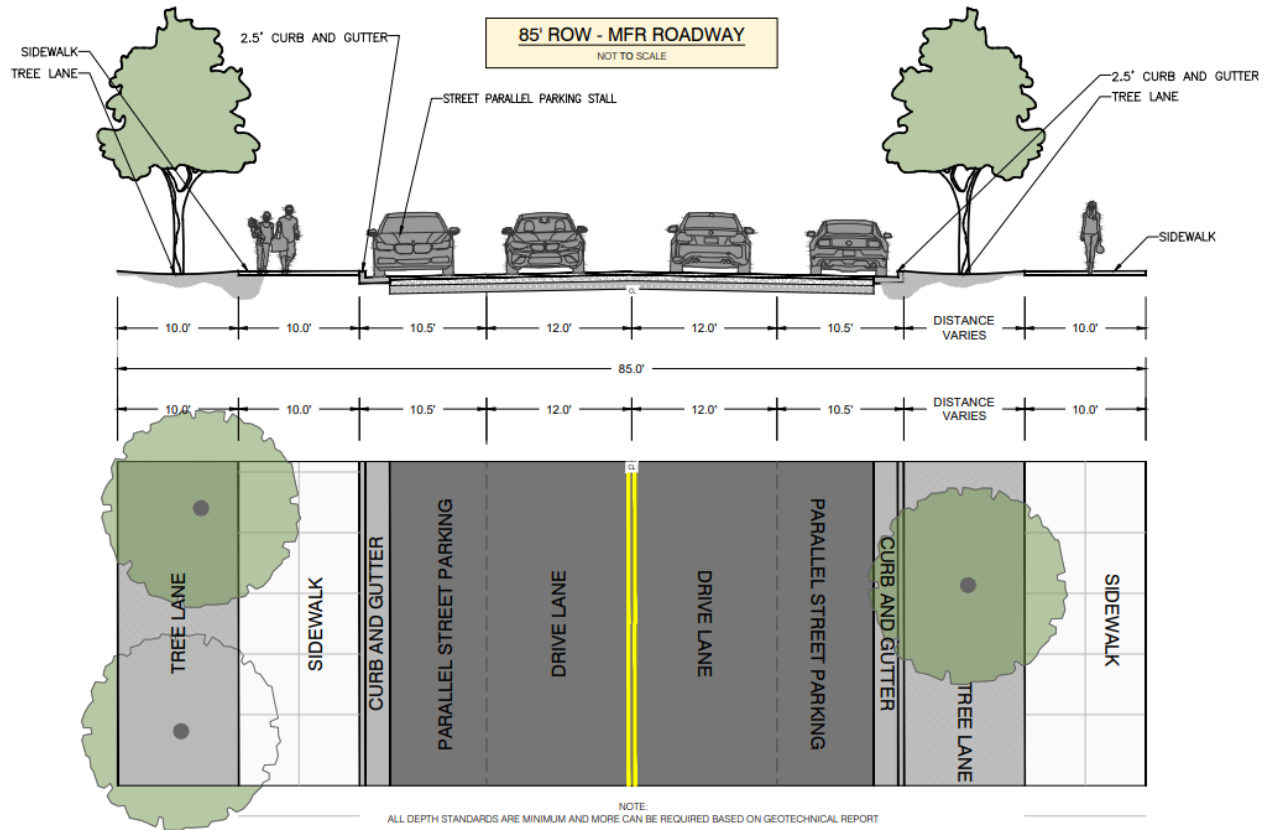


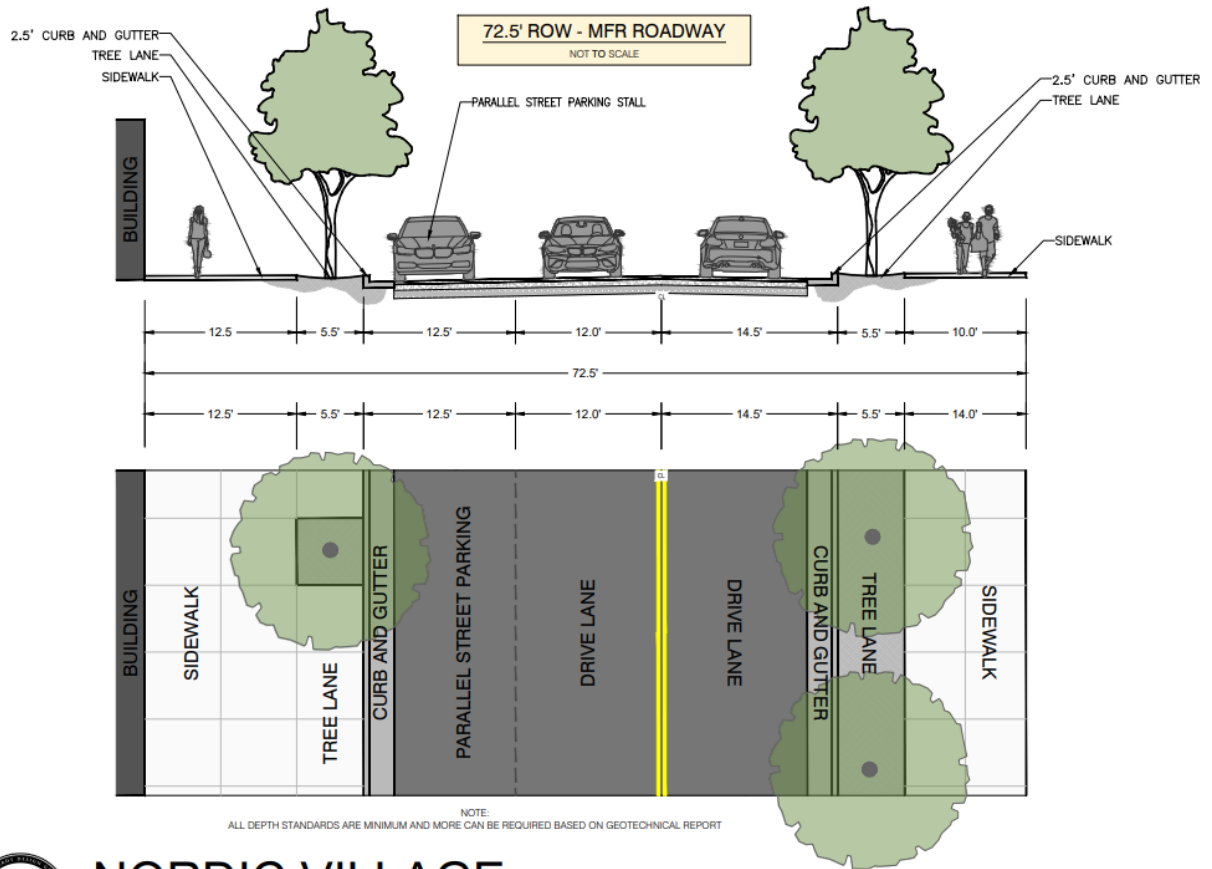
Exhibit D-Proposed Road Cross Sections



NORDIC VILLAGE
STREET SECTION: TYPICAL MUC ROADWAY
AUGUST 2025



NORDIC VILLAGE STREET SECTION: 85' ROW MFR ROADWAY AUGUST 2025



NORDIC VILLAGE

STREET SECTION: 72.5' ROW MFR ROADWAY
AUGUST 2025

When Recorded Return To:
NORDIC VILLAGE VENTURE, LLC

SECOND AMENDMENT TO
MASTER DEVELOPMENT AGREEMENT
FOR NORDIC VILLAGE VENTURE LLC

This *Second Amendment to Master Development Agreement for Nordic Village Venture, LLC* (“**Amendment**”) is entered into by and between WEBER COUNTY, a political subdivision of the State of Utah (“**County**”) and NORDIC VILLAGE VENTURE, LLC, a Utah limited liability company (“**Master Developer**”) effective as of the date signed by all parties as indicated on the signature pages below (“**Effective Date**”).

RECITALS

A. The County and Master Developer entered into a *Master Development Agreement for Nordic Valley Village* on or about March 14, 2023 (“**MDA**”), with respect to the development of land located in an unincorporated area within the County’s boundaries (as more particularly described in the MDA, the “**Project**” or the “**Property**”). The Property is more particularly described on **Exhibit A** attached hereto. The MDA was recorded against the Property in the office of the Weber County Recorder on March 14, 2023, as Entry No. 3276351.

B. The First Amendment to the original MDA was recorded against the Property in the office of the Weber County Recorder on October 13, 2023, as Entry No. 3301522.

C. The parties now wish to make certain modifications to the MDA as set forth in this Amendment.

D. Section 14 of the MDA provides the process by which the parties may amend the MDA and the parties have complied with that process including review and recommendation by the Weber County Planning Commission and approval by the County Commissioners.

AGREEMENT

NOW THEREFORE, in exchange for the mutual promises set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the parties do hereby agree as follows:

1. Recitals. The foregoing Recitals are incorporated into and made part of the parties' agreement by this reference.

2. Defined Terms. Capitalized terms used herein, but not otherwise defined in this Amendment, shall have the meaning given to such terms in the MDA.

3. Street Regulating Plans. Notwithstanding any contrary provision of the MDA, including, without limitation, Exhibit B (pgs. 66 & 126) of the First Amendment to the MDA, the Street Regulating Plan for the Nordic Village Area shall be amended to reflect changes as shown on Exhibit B of this document.

4. Revised Exhibits. The parties agree that certain Exhibits to the MDA will be amended and restated in their entirety. Specifically, **Exhibit B** hereto contains revised versions of the following exhibits to the MDA: Exhibit B, Exhibit D, Exhibit F, Exhibit G, Exhibit H, Exhibit I, Exhibit J, and Exhibit L. On and after the Effective Date of this Amendment, any reference in the MDA to such exhibits shall be deemed to be referring to the revised versions attached to this Amendment.

5. Scope of Changes. Except as expressly modified by this Amendment, all terms and conditions of the MDA, shall be unchanged and shall be deemed in full force and effect. To the extent any provision of this Amendment conflicts with a provision of the MDA, the terms of this Amendment will control.

6. Binding Effect. Upon full execution by the parties, this Amendment shall be binding on the parties and their successors, heirs, and permitted assigns, and shall run with the land.

7. Counterparts. This Amendment may be executed in one or more counterparts all of which, taken together, shall constitute one and the same instrument.

8. Required Approvals. The parties acknowledge that the required approvals for this Amendment, including approval by the Weber County Planning Commission and the Weber County Commission, have been obtained after notice and public meeting when required.

[End of Amendment. Signature Pages Follow.]

WHEREFORE, the parties have executed this *Second Amendment to Master Development Agreement for Nordic Valley Village*.

MASTER DEVELOPER

NORDIC VILLAGE VENTURE, LLC, a
Utah limited liability company

By: _____

Name: _____

Title: _____

Date: _____

County of Weber)
 ss.
State of Utah)

The foregoing instrument was acknowledged before me this ____ day of _____, 2025, by _____ as _____ of Nordic Village Venture, LLC.

Notary Public.

OWNER

NORDIC VILLAGE VENTURE, LLC, a
Utah limited liability company

By: _____

Name: _____

Title: _____

Date: _____

County of _____)

ss.

State of Utah)

The foregoing instrument was acknowledged before me this ____ day of _____,
2025, by _____ as _____ of Nordic Village
Venture, LLC.

Notary Public.

COUNTY

WEBER COUNTY, a political subdivision
of the State of Utah, through its elected
County Commission

By: _____

Name: _____

Title: _____

Date: _____

Attest:

County Clerk

County of Weber)
 ss.
State of Utah)

The foregoing instrument was acknowledged before me this ____ day of _____,
2025, by _____ as chair of the County Commission of Weber County.

Notary Public.

Exhibit A

(Legal Description of Project Area)

PARCEL 1

THE BASIS OF BEARING FOR THIS SURVEY IS N 0°02'56" EAST 5318.64 FEET, MEASURED BETWEEN THE FOUND SOUTHEAST CORNER AND THE FOUND NORTHEAST CORNER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST, SLB&M.

BEGINNING AT A POINT WHICH IS ON THE ON THE WESTERN RIGHT-OF-WAY LINE OF 3500 EAST, SAID POINT BEING N 87°58'12" W 2632.23 FEET ALONG THE NORTH SECTION LINE OF SECTION 32, TO THE NORTH QUARTER OF SAID SECTION, THENCE N 0°24'08" EAST 100.38 FEET ALONG THE SECTION LINE, AND N 89°35'52" W 74.05 FEET FROM THE FOUND MONUMENT AT THE NORTHEAST CORNER OF SAID SECTION 32; THENCE N 89° 42' 02" W 282.10 FEET; THENCE N 40° 49' 15" W 190.57 FEET; THENCE N 07° 58' 23" W 288.47 FEET; THENCE N 02° 50' 24" E 371.18 FEET; THENCE N 66° 37' 10" E 299.68 FEET; THENCE N 02° 58' 07" W 95.99 FEET; THENCE S 75° 14' 48" W 1832.05 FEET; THENCE N 00° 38' 43" E 635.03 FEET; THENCE N 89° 33' 56" E 535.62 FEET; THENCE S 04° 33' 34" W 11.11 FEET; THENCE S 89° 31' 36" E 1124.87 FEET; THENCE S 89° 41' 49" E 290.39 FEET TOP THE WESTERN ROW LINE OF SAID 3500 WEST; THENCE ALONG SAID SECTION LINE S 01° 20' 16" W 1167.80 FEET, TO THE POINT OF BEGINNING.

LOCATED IN THE SOUTH HALF OF SECTION 29 AND THE NORTH HALF OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

CONTAINING 1,118,930 S.F. OR 25.687 ACRES

AFFECTING A PORTION WEBER CO. OF PARCELS: 22-023-0045, 22-023-0020, 22-023-0086.

PARCEL 2

THE BASIS OF BEARING FOR THIS SURVEY IS N 0°02'56" EAST 5318.64 FEET, MEASURED BETWEEN THE FOUND SOUTHEAST CORNER AND THE FOUND NORTHEAST CORNER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST, SLB&M.

BEGINNING AT A POINT WHICH IS ON THE ON THE EASTERLY RIGHT-OF-WAY LINE OF 3500 EAST, SAID POINT BEING N 87°58'12" W 2632.23 FEET ALONG THE NORTH SECTION LINE OF SECTION 32, TO THE NORTH QUARTER OF SAID SECTION, THENCE N 0°24'08" EAST 80.50 FEET ALONG THE SECTION LINE, AND N 89°35'52" W 8.36 FEET FROM THE FOUND MONUMENT AT THE NORTHEAST CORNER OF SAID SECTION 32; AND RUNNING THENCE N 01° 20' 16" E 468.20 FEET; THENCE S 52° 07' 34" E 455.97 FEET;

THENCE S 13° 54' 26" W 292.09 FEET; THENCE S 73° 24' 26" W 256.31 FEET TO THE EASTERN ROW LINE OF NORDIC VALLEY WAY; THENCE ALONG SAID ROW FOLLOWING 4 COURSES, 1) THENCE N 57° 37' 39" W 3.91 FEET, 2) THENCE ALONG NON TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 125.00 FEET, (LONG CHORD BEARS N 29° 11' 31" W 123.07 FEET), THROUGH A CENTRAL ANGLE OF 58° 58' 57", FOR AN ARC DISTANCE OF 128.68 FEET, 3) THENCE N 00° 18' 02" E 59.09 FEET, 4) THENCE S 89° 42' 02" E 8.00 FEET, TO THE POINT OF BEGINNING. LOCATED IN THE SOUTH HALF OF SECTION 29 AND THE NORTH HALF OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

CONTAINING 158,480 S.F. OR 3.628 ACRES

AFFECTING WEBER CO. PARCEL 22-023-0060

PARCEL 3

THE BASIS OF BEARING FOR THIS SURVEY IS N 0°02'56" EAST 5318.64 FEET, MEASURED BETWEEN THE FOUND SOUTHEAST CORNER AND THE FOUND NORTHEAST CORNER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST, SLB&M.

BEGINNING AT A POINT BEING THE WESTERN CORNER FOR LOT 94 OF THE SILVER BELL ESTATES NO. 2 SUBDIVISION, SAID POINT BEING S 0°02'56" W 1102.90 FEET ALONG THE SECTION LINE OF SECTION 32, THENCE N 89°57'04" W 3367.49 FEET, FROM THE FOUND MONUMENT AT THE NORTHEAST CORNER OF SAID SECTION 32; AND RUNNING ALONG SAID SILVER BELL ESTATES NO. 2 SUBDIVISION BOUNDARY

FOLLOWING SEVEN (7) COURSES: 1) THENCE S 34° 42' 02" E 1736.47 FEET; 2) THENCE S 55° 52' 02" E 1014.59 FEET; 3) THENCE S 71° 29' 02" E 531.56 FEET; 4) THENCE S 78° 42' 02" E 50.00 FEET; 5) THENCE S 11° 17' 58" W 121.53 FEET; 6) THENCE S 13° 34' 21" W 49.93 FEET; 7) THENCE S 73° 59' 14" E 237.98 FEET TO THE WESTERN LINE OF THE SILVER BELL ESTATES NO. 1 SUBDIVISION; THENCE ALONG SAID WESTERN LINE OF SILVER BELL ESTATES NO. 2 SUBDIVISION FOLLOWING SEVENTEEN (17) COURSES, 1) THENCE S 20° 30' 14" W 70.78 FEET; 2) THENCE S 01° 30' 14" W 140.39 FEET; 3) THENCE S 16° 30' 14" W 134.78 FEET; 4) THENCE S 28° 29' 46" E 132.50 FEET; 5) THENCE S 19° 30' 14" W 96.54 FEET; 6) THENCE S 09° 30' 14" W 253.28 FEET; 7) THENCE S 45° 30' 14" W 140.34 FEET; 8) THENCE S 09° 14' 14" W 190.45 FEET 9) THENCE S 18° 30' 14" W 119.54 FEET; 10) THENCE N 73° 14' 16" W 205.08 FEET; 11) THENCE S 29° 45' 14" W 140.00 FEET; 12) THENCE S 38° 29' 04" W 254.04 FEET; 13) THENCE S 09° 12' 14" W 60.00 FEET; 14) THENCE N 84° 26' 14" E 45.91 FEET; 15) THENCE S 05° 33' 43" E 50.00 FEET; 16) THENCE S 84° 26' 14" W 220.00 FEET; 17) THENCE S 29° 36' 05" W 302.02 FEET TO THE SOUTHERN SECTION LINE OF SAIS SECTION 32; THENCE ALONG SAID SECTION LINE S 88° 56' 52" W 479.17 FEET; THENCE N 01° 22' 58" E 299.76 FEET; THENCE N 05° 00' 31" W 153.57 FEET; THENCE N 55° 47' 19" W 246.88 FEET; THENCE N 12° 37' 21" W 201.78 FEET; THENCE N 89° 39' 32" E 622.78 FEET; THENCE N 16° 51' 53" W 95.44 FEET; THENCE N 71° 30' 54" W 99.97 FEET; THENCE N 57° 03' 53" W 115.12 FEET; THENCE N 30° 25' 49" W 126.89 FEET; THENCE N 53° 03' 59" E 210.78 FEET; THENCE N 28° 57' 01" E 106.54 FEET; THENCE N 02° 10' 20" E 115.87 FEET; THENCE N 42° 07' 29" W 107.05 FEET; THENCE N 10° 43' 14" W 92.15 FEET; THENCE N 15° 16' 49" W 162.30 FEET; THENCE N 69° 58' 40" W 62.78 FEET; THENCE S 76° 49' 00" W 131.14 FEET; THENCE N 84° 11' 27" W 117.52 FEET; THENCE N 50° 49' 22" W 118.93 FEET; THENCE N 09° 10' 35" W 167.27 FEET; THENCE N 56° 03' 43" W 262.60 FEET; THENCE N 35° 50' 36" W 210.42 FEET; THENCE N 05° 28' 14" W 189.57 FEET; THENCE N 04° 22' 42" E 169.37 FEET; THENCE N 10° 53' 45" W 129.95 FEET; THENCE N 02° 16' 56" E 165.23 FEET; THENCE N 28° 14' 47" W 159.93 FEET; THENCE N 61° 05' 39" W 135.04 FEET; THENCE S 82° 43' 51" W 160.50 FEET; THENCE N 66° 06' 31" W 102.75 FEET; THENCE N 15° 41' 13" W 682.00 FEET; THENCE N 18° 53' 23" E 439.33 FEET, TO THE POINT OF BEGINNING, LOCATED IN T SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

CONTAINING 3,752,282 S.F. 86.141 ACRES

AFFECTING A PORTION OF WEBER CO. PARCEL 22-029-0010

PARCEL 4

THE BASIS OF BEARING FOR THIS SURVEY IS N 0°02'56" EAST 5318.64 FEET, MEASURED BETWEEN THE FOUND SOUTHEAST CORNER AND THE FOUND NORTHEAST CORNER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST, SLB&M.

BEGINNING AT A POINT BEING THE WESTERN CORNER FOR LOT 94 OF THE SILVER BELL ESTATES NO. 2 SUBDIVISION, SAID POINT BEING S 0°02'56" W 1102.90 FEET ALONG THE SECTION LINE OF SECTION 32, THENCE N 89°57'04" W 3367.49 FEET, FROM THE FOUND MONUMENT AT THE NORTHEAST CORNER OF SAID SECTION 32; THENCE S 18° 53' 23" W 439.33 FEET; THENCE S 15° 41' 13" E 682.00 FEET; THENCE S 66° 06' 31" E 102.75 FEET; THENCE N 82° 43' 51" E 160.50 FEET; THENCE S 61° 05' 39" E 135.04 FEET; THENCE S 28° 14' 47" E 159.93 FEET; THENCE S 02° 16' 56" W 165.23 FEET; THENCE S 10° 53' 45" E 129.95 FEET; THENCE S 04° 22' 42" W 169.37 FEET; THENCE S 05° 28' 14" E 189.57 FEET; THENCE S 35° 50' 36" E 210.42 FEET; THENCE S 56° 03' 43" E 262.60 FEET; THENCE S 09° 10' 35" E 167.27 FEET; THENCE S 50° 49' 22" E 118.93 FEET; THENCE S 84° 11' 27" E 117.52 FEET; THENCE N 76° 49' 00" E 131.14 FEET; THENCE S 69° 58' 40" E 62.78 FEET; THENCE S 15° 16' 49" E 162.30 FEET; THENCE S 10° 43' 14" E 92.15 FEET; THENCE S 42° 07' 29" E 107.05 FEET; THENCE S 02° 10' 20" W 115.87 FEET; THENCE S 28° 57' 01" W 106.54 FEET; THENCE S 53° 03' 59" W 210.78 FEET; THENCE S 30° 25' 49" E 126.89 FEET; THENCE S 57° 03' 53" E 115.12 FEET; THENCE S 71° 30' 54" E 99.97 FEET; THENCE S 16° 51' 53" E 95.44 FEET; THENCE S 89° 39' 32" W 622.78 FEET; THENCE S 12° 37' 21" E 201.78 FEET; THENCE S 55° 47' 19" E 246.88 FEET; THENCE S 05° 00' 31" E 153.57 FEET; THENCE S 01° 22' 58" W 299.76 FEET TO THE SOUTHERN LINE OF SAID SECTION 32; THENCE ALONG SAID SECTION LINE S 88° 56' 52" W 413.58 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 32; THENCE ALONG SAID SECTION S 88° 58' 48" W 2679.23 FEET TO THE SOUTHWEST CORNER OF SAID SECTION; THENCE ALONG SAID SECTION LINE N 00° 31' 29" E 2715.63 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 32; THENCE ALONG SAID SECTION LINE N 00° 32' 20" E 2716.68 FEET TO THE NORTHWEST CORNER OF SAID SECTION 32; THENCE N 88°21'41" E 670.66 FEET; THENCE N 0°38'43" E 708.80 FEET; THENCE N 75°14'48" E 1832.05 FEET; THENCE S 2°58'07" E 95.99 FEET; THENCE S 66°37'10" W 299.68 FEET; THENCE S 2°50'24" W 371.18 FEET; THENCE S 7°58'23" E 288.47 FEET; THENCE S 40°49'15" E 190.57 FEET; THENCE S 62°03'22" W 517.63 FEET; THENCE S 34°41'57" E 80.00 FEET TO THE WESTERN BOUNDARY LINE OF SAID SILVER BELL ESTATES NO. 2 SUBDIVISION; THENCE ALONG SAID WESTERN LINE S 1°42'02" E 987.73 FEET, TO THE POINT OF BEGINNING. LOCATED IN T SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

CONTAINING 14,946,157 S.F. 343.117 ACRES

AFFECTING WEBER CO. PARCELS: 22-029-0008, 22-023-0019, AND A PORTION OF PARCELS: 22-029-0010, 22-023-0045, 22-023-0020, 22-023-0086.

PARCEL 5

PART OF THE SOUTH 1/2 OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION 29 WHICH IS NORTH 3D50'56" EAST 201.47 FEET FROM THE MOST WESTERLY CORNER OF LOT 12, NORDIC VALLEY ESTATES NO. 1, WEBER COUNTY, UTAH; AND RUNNING THENCE NORTH 88D13' WEST ALONG THE SOUTH LINE OF SAID SECTION 29 52.61 FEET; THENCE NORTH 40D00' EAST 253.74 FEET; THENCE NORTH 59D30' WEST 220 FEET; THENCE SOUTH 13D35' WEST 28

FEET;THENCE NORTH 52D27' WEST 464.33 FEET (SHOULD BE 455.58 FEET)TO THE EAST LINE OF NORDIC VALLEY ROAD; THENCE NORTH 0D57'41" EAST 274.84 FEET (SHOULD BE 398.33 FEET) ALONG SAID EAST LINE;THENCE SOUTH 89D19'51" EAST 60.42 FEET ALONG THE SOUTH LINEOF NORDIC VALLEY ROAD; THENCE SOUTH 0D57'41" WEST 260 FEET;THENCE SOUTH 89D19'51" EAST 14.41 FEET; THENCE SOUTH 0D57'41" WEST 40 FEET; THENCE SOUTH 89D19'51" EAST 1207 FEET; THENCESOUTH 5D20'58" EAST 67.82 FEET; THENCE SOUTH 3D50'56" WEST601.75 FEET TO THE POINT OF BEGINNING.

PARCEL 6

PART OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH,RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:BEGINNING AT A POINT ON THE EAST LINE OF 3500 EAST STREET(NORDIC VALLEY WAY) WHICH IS NORTH 81D00' EAST 50.00 FEET ANDNORTH 9D00' WEST 274.44 FEET FROM THE MOST EASTERLY CORNER OFLOT 103, SILVER BELL ESTATES NO. 2, WEBER COUNTY, UTAH;RUNNING THENCE NORTH 9D00' WEST 37.67 FEET, AND NORTHWESTERLYALONG THE ARC OF A 106.24 FOOT RADIUS CURVE TO THE LEFT 88.17FEET ALONG SAID EAST LINE OF 3500 EAST STREET, THENCE NORTH73D05' EAST 256.02 FEET, THENCE NORTH 13D35' EAST 4.20 FEET TOTHE TRUE POINT OF BEGINNING, RUNNING THENCE NORTH 13D35' EAST311.80 FEET, THENCE SOUTH 59D30' EAST 220 FEET, THENCE SOUTH40D00' WEST 253.74 FEET, THENCE NORTH 88D13' WEST 99.68 FEETTO THE POINT OF BEGINNING.

PARCEL 7

PART OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH,RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:BEGINNING AT A POINT ON THE EAST LINE OF 3500 EAST STREET(NORDIC VALLEY WAY) WHICH IS NORTH 81D00' EAST 50.00 FEET ANDNORTH 9D00' WEST 274.44 FEET FROM THE MOST EASTERLY CORNER OFLOT 103, SILVER BELL ESTATES NO. 2, WEBER COUNTY, UTAH;RUNNING THENCE NORTH 9D00' WEST 37.67 FEET, AND NORTHWESTERLYALONG THE ARC OF A 106.24 FOOT RADIUS CURVE TO THE LEFT 88.17FEET ALONG SAID EAST LINE OF 3500 EAST STREET, THENCE NORTH73D05' EAST 256.02 FEET, THENCE NORTH 13D35' EAST 4.20 FEET;THENCE SOUTH 88D13' EAST 99.68 FEET;. THENCE SOUTH 40D WEST56.26 FEET; THENCE SOUTH 29D30' WEST 230 FEET; THENCE NORTH67D30'43" WEST 150 FEET TO POINT OF BEGINNING.

PARCEL 8

PART OF LOT 33, SILVER BELL ESTATES NO. 1, AND PART OF THENORTHEAST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: MOREPARTICULARLY DESCRIBED AS BEGINNING 25.00 FEET NORTH60D00'00" WEST FROM THE MOST EASTERLY CORNER OF LOT 33,SILVER BELL ESTATES NO. 1, WEBER COUNTY, UTAH; AND RUNNINGTHENCE SOUTH 30D00' WEST 300.00 FEET TO THE EAST LINEOF 3500 EAST STREET; THENCE 6 COURSES ALONG SAID EAST LINEAS FOLLOWS: NORTH 60D00' WEST 200.02 FEET, NORTHERLYALONG THE ARC OF A 542.12 FOOT RADIUS CURVE TO THE RIGHT189.24 FEET, NORTH 40D00' WEST 233.42 FEET, NORTHERLY ALONGTHE ARC OF A 302.09 FOOT RADIUS CURVE TO THE RIGHT 179.26FEET, NORTH 6D00' WEST 252.68 FEET, AND NORTHERLY ALONG THEARC OF A 525.00 FOOT RADIUS CURVE TO THE LEFT 202.24 FEET;THENCE NORTH 17D00' EAST 545.66 FEET; THENCE NORTH 67D30'43" WEST 450.00 FEET; THENCE NORTH 29D30' EAST

230 FEET; THENCE NORTH 40° EAST 56.26 FEET TO THE NORTH LINE OF SAID SECTION 32; THENCE SOUTH 88°13' EAST ALONG SAID NORTH LINE 852.61 FEET TO A POINT NORTH 30°50'56" EAST 201.47 FEET FROM THE MOST WESTERLY CORNER OF LOT 12, NORDIC VALLEY ESTATES NO. 1; THENCE SOUTH 30°50'56" WEST 201.47 FEET TO THE WEST LINE OF NORDIC VALLEY ESTATES NO. 1, WEBER COUNTY, UTAH; THENCE 4 COURSES ALONG SAID WEST LINE AS FOLLOWS: SOUTH 30°30' EAST 410.00 FEET, SOUTH 19°50'07" WEST 442.42 FEET, SOUTH 40°14'52" WEST 516.27 FEET AND SOUTH 60°00' EAST 210.65 FEET TO THE POINT OF BEGINNING.

PARCEL 9

PART OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON THE SOUTH LINE OF NORDIC VALLEY ROAD, WHICH IS 58.01 FEET EAST, 857.18 FEET NORTH 0°57'41" EAST ALONG THE EAST RIGHT-OF-WAY LINE OF 3500 EAST STREET AND 60.42 FEET SOUTH 89°19'51" EAST ALONG SAID SOUTH LINE OF NORDIC VALLEY ROAD FROM THE NORTHEAST CORNER OF LOT 102, SILVER BELL ESTATES NO. 2, WEBER COUNTY, UTAH; RUNNING THENCE SOUTH 89°19'51" EAST 167.54 FEET ALONG SAID SOUTH LINE, THENCE SOUTH 0°57'41" WEST 260.00 FEET; THENCE NORTH 89°19'51" WEST 167.54 FEET; THENCE NORTH 0°57'41" EAST 260.00 FEET TO THE POINT OF BEGINNING.

PARCEL 10

PART OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON THE SOUTH LINE OF NORDIC VALLEY ROAD, WHICH IS 58.01 FEET EAST, 857.18 FEET NORTH 0°57'41" EAST ALONG THE EAST RIGHT-OF-WAY LINE OF 3500 EAST STREET AND 227.96 FEET SOUTH 89°19'51" EAST ALONG SAID SOUTH LINE OF NORDIC VALLEY ROAD FROM THE NORTHEAST CORNER OF LOT 102, SILVER BELL ESTATES NO. 2, WEBER COUNTY, UTAH; RUNNING THENCE SOUTH 89°19'51" EAST 167.54 FEET ALONG SAID SOUTH LINE; THENCE SOUTH 0°57'41" WEST 260.00 FEET; THENCE NORTH 89°19'51" WEST 167.54 FEET; THENCE NORTH 0°57'41" EAST 260.00 FEET TO THE POINT OF BEGINNING.

PARCEL 11

PART OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON THE SOUTH LINE OF NORDIC VALLEY ROAD, WHICH IS 58.01 FEET EAST, 857.18 FEET NORTH 0°57'41" EAST ALONG THE EAST RIGHT-OF-WAY LINE OF 3500 EAST STREET AND 395.50 FEET SOUTH 89°19'51" EAST ALONG SAID SOUTH LINE OF NORDIC VALLEY ROAD FROM THE NORTHEAST CORNER OF LOT 102, SILVER BELL ESTATES NO. 2, WEBER COUNTY, UTAH; RUNNING THENCE SOUTH 89°19'51" EAST 167.54 FEET ALONG SAID SOUTH LINE; THENCE SOUTH 0°57'41" WEST 260.00 FEET; THENCE NORTH 89°19'51" WEST 167.54 FEET; THENCE NORTH 0°57'41" EAST 260.00 FEET TO THE POINT OF BEGINNING.

PARCEL 12

PART OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON THE SOUTH LINE OF NORDIC VALLEY ROAD, WHICH IS 58.01 FEET EAST 857.18 FEET NORTH 0D57'41" EAST ALONG THE EAST RIGHT OF WAY LINE OF 3500 EAST STREET AND 563.04 FEET SOUTH 89D19'51" EAST ALONG SAID SOUTH LINE OF NORDIC VALLEY ROAD FROM THE NORTHEAST CORNER OF LOT 102 SILVER BELL ESTATES NO. 2, WEBER COUNTY, UTAH, RUNNING THENCE SOUTH 89D19'51" EAST 167.54 FEET ALONG SAID SOUTH LINE, THENCE SOUTH 0D57'41" WEST 260.00 FEET, THENCE NORTH 89D19'51" WEST 167.54 FEET, THENCE NORTH 0D57'41" EAST 260.00 FEET TO THE POINT OF BEGINNING. CONTAINS 1.000 ACRE.

PARCEL 13

PART OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U. S. SURVEY: BEGINNING AT A POINT ON THE SOUTH LINE OF NORDIC VALLEY ROAD, WHICH IS 58.01 FEET EAST, 857.18 FEET NORTH 0D57'41" EAST ALONG THE EAST RIGHT OF WAY LINE OF 3500 EAST STREET AND 730.58 FEET SOUTH 89D19'51" EAST ALONG SAID SOUTH LINE OF NORDIC VALLEY ROAD FROM THE NORTHEAST CORNER OF LOT 102, SILVER BELL ESTATES NO. 2, WEBER COUNTY, UTAH, RUNNING THENCE SOUTH 89D19'51" EAST 167.54 FEET ALONG SAID SOUTH LINE, THENCE SOUTH 0D57'41" WEST 260.00 FEET, THENCE NORTH 89D19'51" WEST 167.54 FEET, THENCE NORTH 0D57'41" EAST 260.00 FEET TO THE POINT OF BEGINNING. CONTAINS 1.00 ACRE.

PARCEL 14

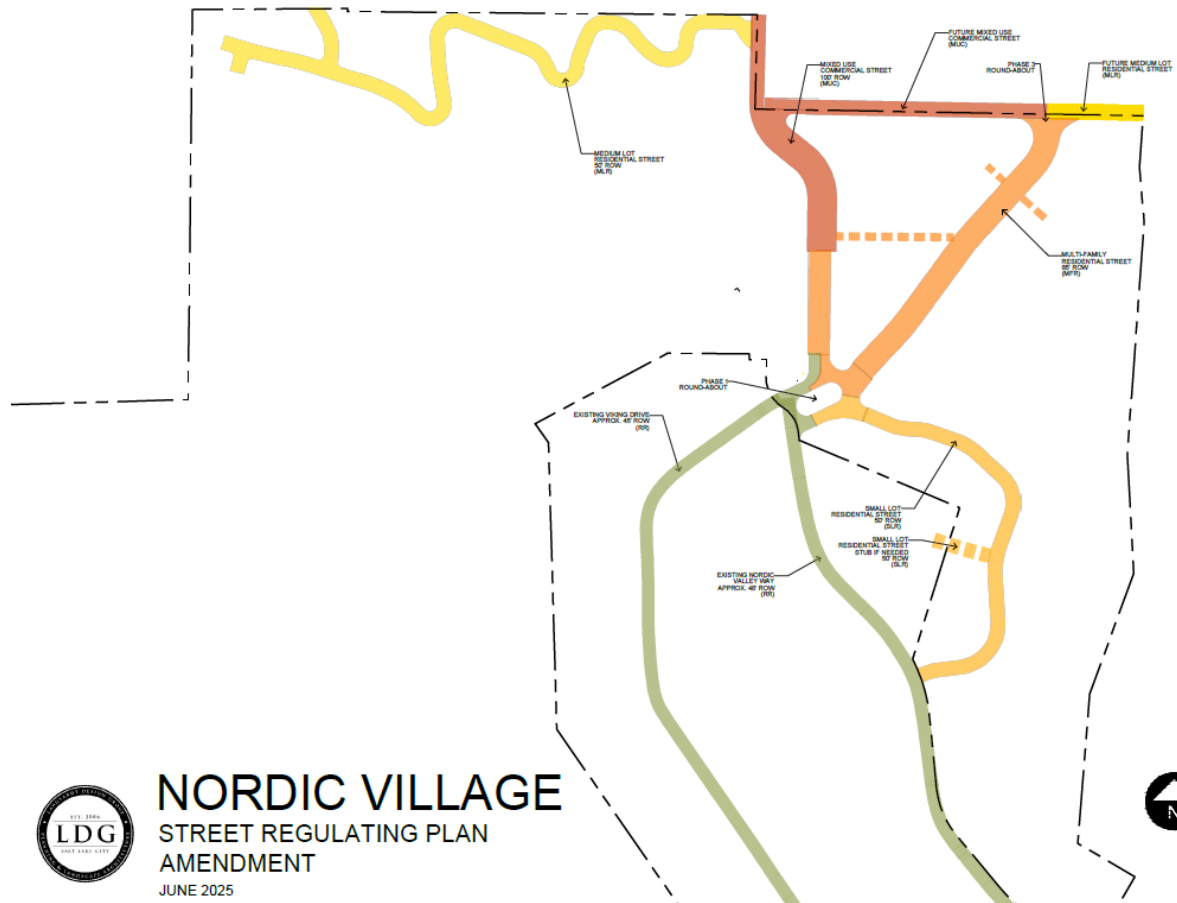
PART OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON THE SOUTH LINE OF NORDIC VALLEY ROAD, WHICH IS 803.22 FEET NORTH 3D50'56" EAST 189.82 FEET NORTH 5D20'07" WEST 177.57 FEET NORTH 3D50'56" EAST AND NORTH 89D19'51" WEST 168.07 FEET FROM THE MOST WESTERLY CORNER OF LOT 12, NORDIC VALLEY ESTATES NO. 1, WEBER COUNTY, UTAH, RUNNING THENCE SOUTH 41D40' WEST 345.98 FEET, THENCE NORTH 0D57'41" EAST 260.00 FEET, THENCE SOUTH 89D19'51" EAST 226.93 FEET TO THE POINT OF BEGINNING.

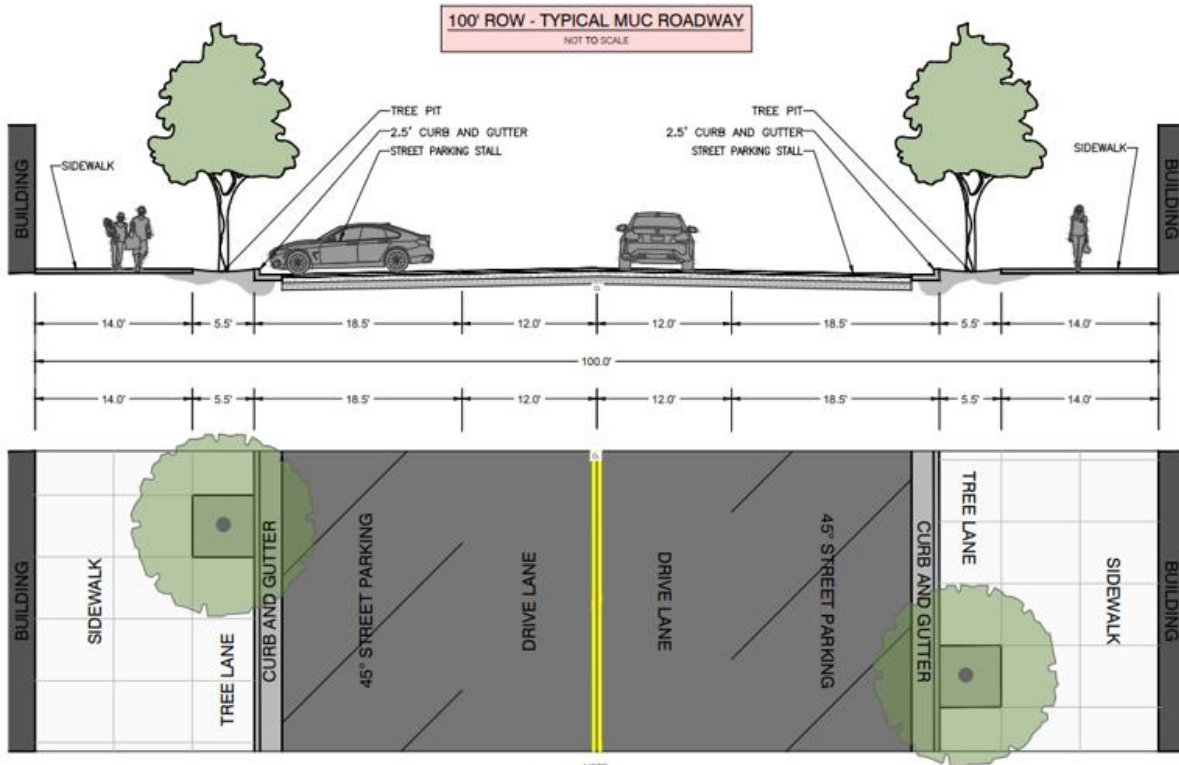
PARCEL 15

PART OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON THE SOUTH LINE OF NORDIC VALLEY ROAD WHICH IS NORTH 3D50'57" EAST 803.22 FEET, NORTH 5D20'07" WEST 189.82 FEET AND NORTH 3D50'56" EAST 177.57 FEET FROM THE MOST WESTERLY CORNER OF LOT 12, NORDIC VALLEY ESTATES NO. 1 WEBER COUNTY, UTAH; RUNNING THENCE NORTH 89D19'51" WEST 168.07 FEET ALONG SAID SOUTH LINE OF NORDIC VALLEY ROAD, THENCE SOUTH 41D57' WEST 345.98 FEET; THENCE NORTH 89D19'51" WEST 790.59 FEET; THENCE SOUTH 0D57'41" WEST 40 FEET; THENCE SOUTH 89D19'51" EAST 1207 FEET, MORE OR LESS, TO A POINT WHICH IS SOUTH 3D50'56" WEST 177.57 FEET AND SOUTH 5D20'07" EAST 122 FEET, MORE OR LESS, FROM THE POINT OF BEGINNING, THENCE NORTH 5D20'07" WEST 122 FEET, THENCE NORTH 5D50'56" EAST 177.57 FEET TO THE POINT OF BEGINNING.

Exhibit B

(Updated Nordic Valley Area Street Regulating Plan & Street Cross-section Additions)

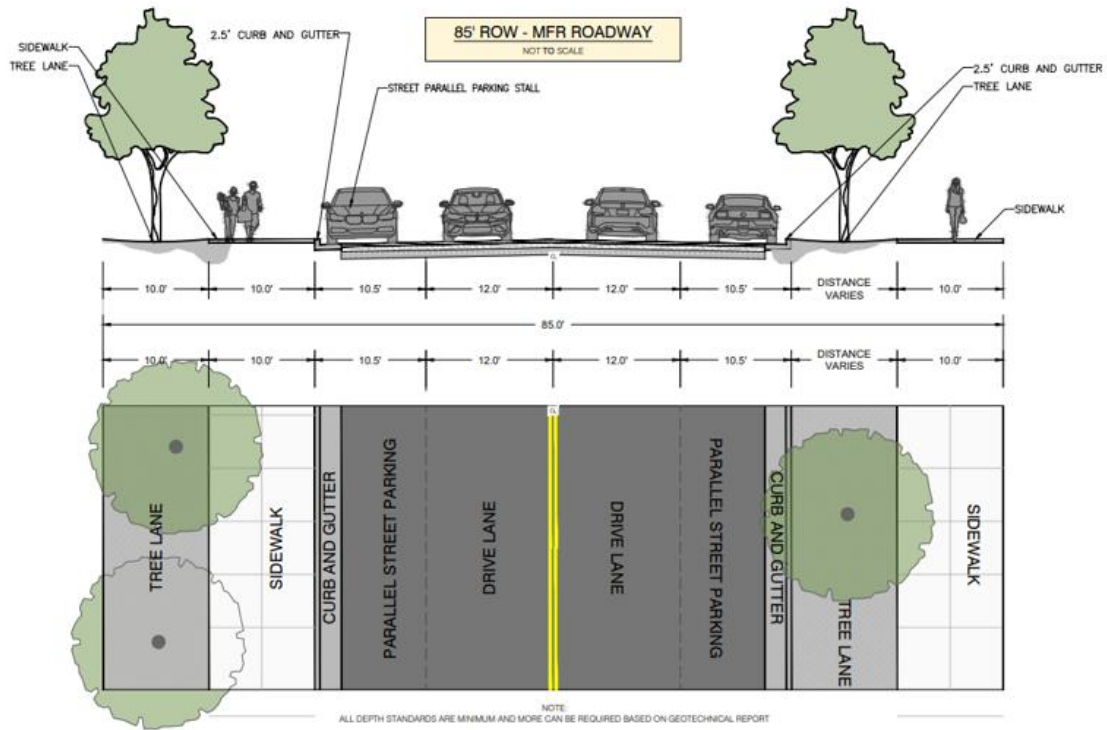




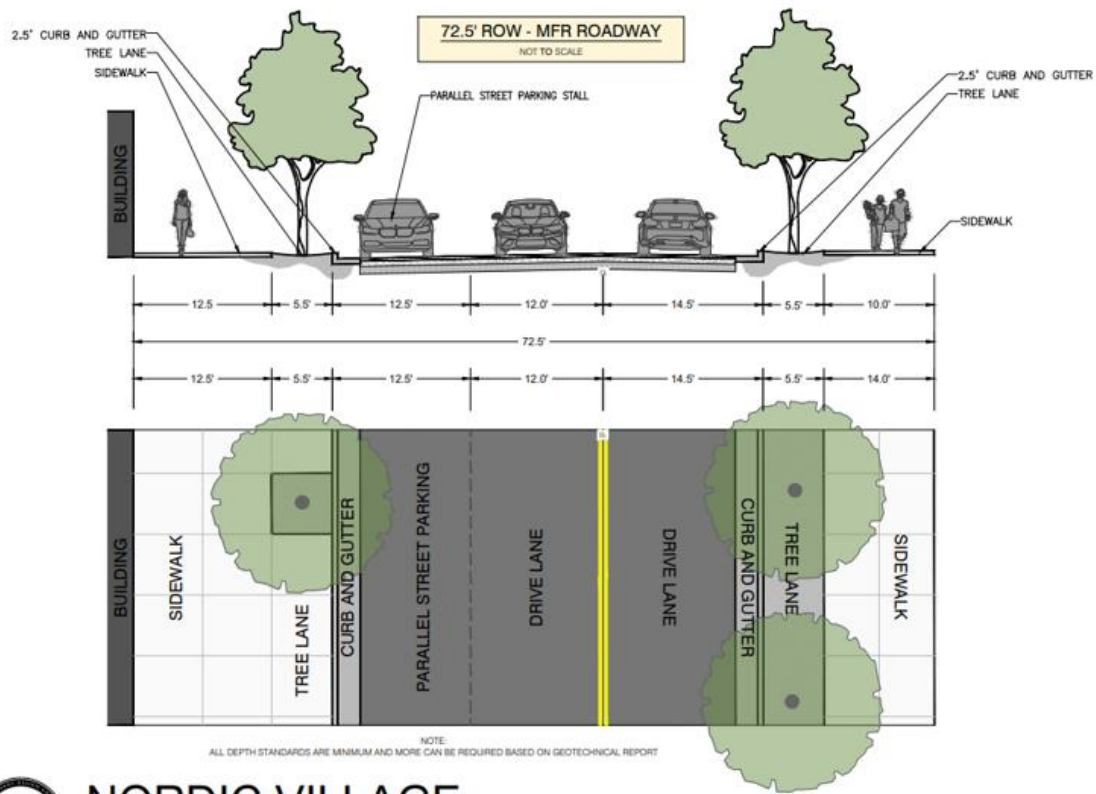
NOTE:
ALL DEPTH STANDARDS ARE MINIMUM AND MORE CAN BE REQUIRED BASED ON GEOTECHNICAL REPORT



NORDIC VILLAGE
STREET SECTION: TYPICAL MUC ROADWAY
AUGUST 2025



NORDIC VILLAGE STREET SECTION: 85' ROW MFR ROADWAY AUGUST 2025



NORDIC VILLAGE
 STREET SECTION: 72.5' ROW MFR ROADWAY
 AUGUST 2025