



W3161506

EH 3161506 PG 1 OF 6
LEANN H KILTS, WEBER COUNTY RECORDER
16-JUN-21 240 PM FEE \$4.00 DEP OC
REC FOR: NORTH OGDEN CITY

**FIRST AMENDMENT TO DEVELOPMENT AGREEMENT A22-2019
FOR THE
PATRIOT POINTE PROJECT
A04-2021**

THIS AMENDMENT TO THE ORIGINAL DEVELOPMENT AGREEMENT A22-2019 is made and entered into as of the 15th day of June, 2021, by and between NORTH OGDEN CITY, a Utah municipal corporation, hereinafter referred to as the "City," and., Patriot Pointe, LLC, a Utah, limited liability company, a successor in interest to Double Ott Ranch, LLC, hereinafter referred to as "Developer.",

The attached site plan shall be a supplement to the original adopted site plan for the townhome buildings 1 through 39. No other provisions are modified by this First Amendment to the Development Agreement A22-2019 for the Patriot Pointe Project.

The development agreement A17-2019 with Double Ott Ranch (DOR) dated September 23, 2019 and referenced in A22-2019 is amended and clarified as follows:

- Patriot Pointe LLC and North Ogden City agree that all the deadlines contained in the Development Agreement dated September 23, 2019 shall be extended by 18 months or until the referenced grants are received.
- Patriot Pointe LLC and North Ogden City agree that the detention basin and storm drain line improvements are part of the same project and the park, roadway, sewer line, bathroom facilities, fencing and other improvements are part of the park improvements and will be installed when the park is installed.
- Patriot Pointe LLC and North Ogden City agree that as contemplated in the original agreement dated Sept. 23, 2019 that the NRCS grant funding is required to complete these projects and that should funding not be received the City is under no obligation to complete the improvements.

"CITY"

NORTH OGDEN CITY

ATTEST:

Susan Nance
Recorder



By: *S. Neal Berube*
S. Neal Berube, Mayor

"DEVELOPER"

PATRIOT POINTE, LLC

By: *Paul Kal*
Its: *Owner*

By: *[Signature]*
Its: _____

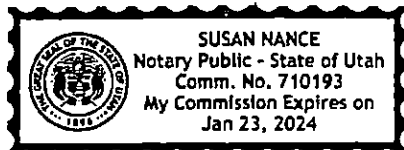
By: *[Signature]*
Its: *OWNER*

By: *[Signature]*
Its: *MANAGER*

CITY ACKNOWLEDGMENT

STATE OF UTAH)
) :ss.
COUNTY OF WEBER)

On the 15th day of June, 2021, personally appeared before me **S. Neal Berube**, who being duly sworn, did say that he is the Mayor of **NORTH OGDEN CITY**, a municipal corporation of the State of Utah, and that the foregoing instrument was signed in behalf of the City by authority of its governing body and said **S. Neal Berube** acknowledged to me that the City executed the same.

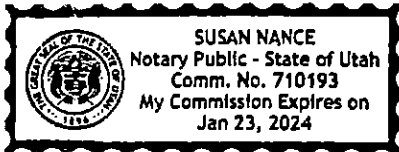


Susan Nance
Notary Public

DEVELOPER ACKNOWLEDGMENT

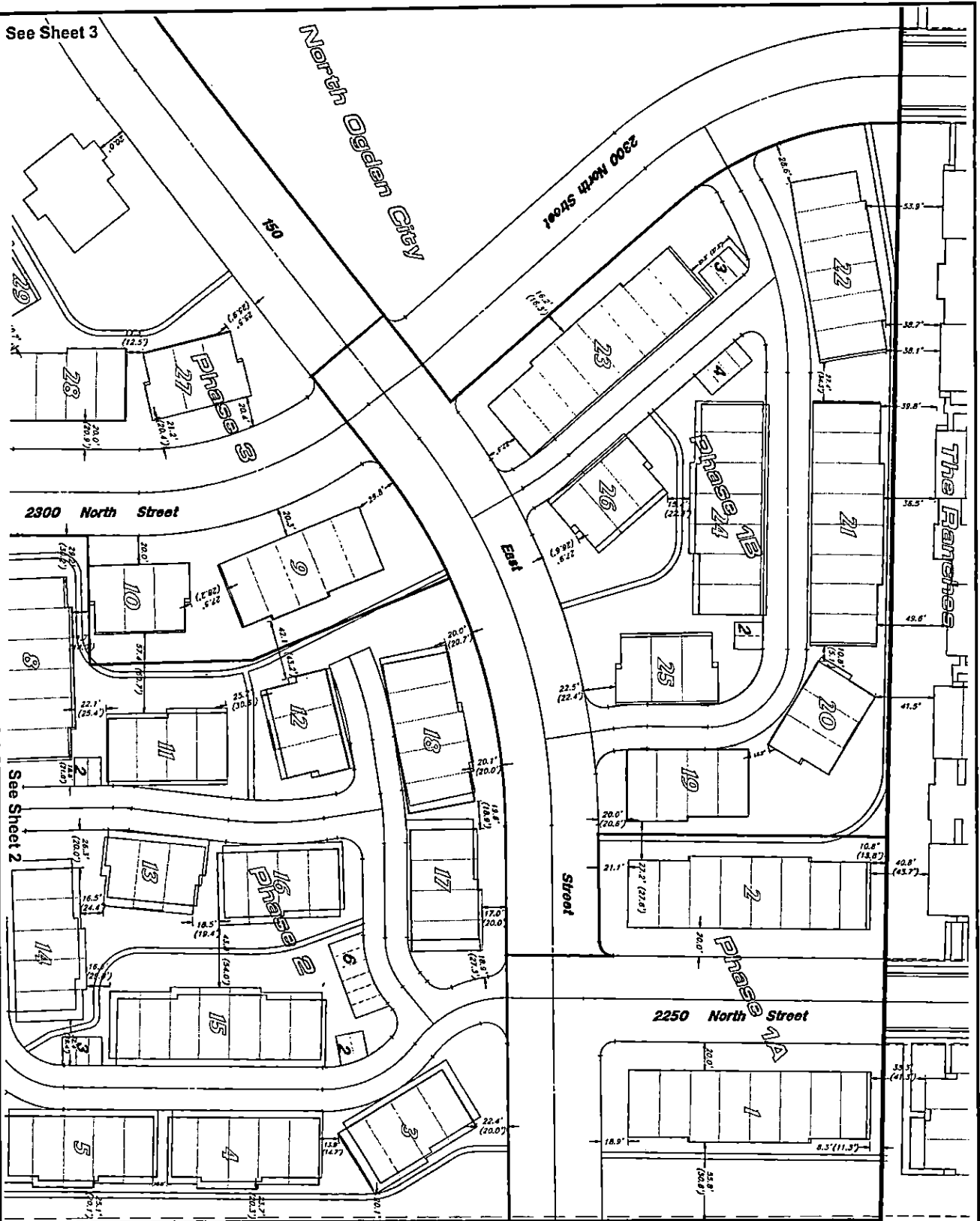
STATE OF UTAH)
)
) : ss.
COUNTY OF Weber)

On the 14th day of June, 2021, personally appeared before me John Hansen, who being by me duly sworn did say that he/she is the Manager of **Patriot Pointe LLC**, and that the foregoing instrument was signed in behalf of said corporation by authority of a resolution of its Board of Directors; and said Gordon Lindstrom acknowledged to me that said corporation executed the same.



Susan Nance
Notary Public

See Sheet 3



See Sheet 2

| Lot No. | Area (sq. ft.) | Area (sq. m.) | Volume (cu. ft.) | Volume (cu. m.) |
|---------|----------------|---------------|------------------|-----------------|
| 1 | 1,200 | 111.5 | 1,200 | 33.8 |
| 2 | 1,500 | 139.4 | 1,500 | 42.5 |
| 3 | 1,800 | 167.3 | 1,800 | 51.1 |
| 4 | 2,100 | 195.2 | 2,100 | 59.7 |
| 5 | 2,400 | 223.1 | 2,400 | 68.3 |
| 6 | 2,700 | 251.0 | 2,700 | 76.9 |
| 7 | 3,000 | 278.9 | 3,000 | 85.5 |
| 8 | 3,300 | 306.8 | 3,300 | 94.1 |
| 9 | 3,600 | 334.7 | 3,600 | 102.7 |
| 10 | 3,900 | 362.6 | 3,900 | 111.3 |
| 11 | 4,200 | 390.5 | 4,200 | 119.9 |
| 12 | 4,500 | 418.4 | 4,500 | 128.5 |
| 13 | 4,800 | 446.3 | 4,800 | 137.1 |
| 14 | 5,100 | 474.2 | 5,100 | 145.7 |
| 15 | 5,400 | 502.1 | 5,400 | 154.3 |
| 16 | 5,700 | 530.0 | 5,700 | 162.9 |
| 17 | 6,000 | 557.9 | 6,000 | 171.5 |
| 18 | 6,300 | 585.8 | 6,300 | 180.1 |
| 19 | 6,600 | 613.7 | 6,600 | 188.7 |
| 20 | 6,900 | 641.6 | 6,900 | 197.3 |
| 21 | 7,200 | 669.5 | 7,200 | 205.9 |
| 22 | 7,500 | 697.4 | 7,500 | 214.5 |
| 23 | 7,800 | 725.3 | 7,800 | 223.1 |
| 24 | 8,100 | 753.2 | 8,100 | 231.7 |
| 25 | 8,400 | 781.1 | 8,400 | 240.3 |
| 26 | 8,700 | 809.0 | 8,700 | 248.9 |
| 27 | 9,000 | 836.9 | 9,000 | 257.5 |
| 28 | 9,300 | 864.8 | 9,300 | 266.1 |
| 29 | 9,600 | 892.7 | 9,600 | 274.7 |

Legend

- Phase 1A
- Approved Building
- Existing Building
- Proposed Building
- Existing Parking
- Proposed Parking
- Existing Access
- Proposed Access

North Arrow

Scale

Notes

1. This plan shows the proposed building layout for the development. The building footprints are shown in solid black, and the proposed parking spaces are shown in dashed lines. The existing building footprints are shown in solid grey, and the existing parking spaces are shown in solid black. The proposed access roads are shown in solid black, and the existing access roads are shown in solid grey.

Building Layout Exhibit

Patriot Pointe

Approximately 150 East 3300 North
North Ogden City, Weber County, Utah
A part of Section 32, 17N, 11W, S24M, U.S. Survey

GREAT BASIN ENGINEERING INC

8748 SOUTH 1475 EAST OGDEN, UTAH 84403
PHONE (801)394-4815, S.L.C. (801)981-0282, FAX (801)395-7844
WWW.GREATBASINENGINEERING.COM

7 May, 2021

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