

PETITION FOR ANNEXATION

Petitioner: Nordic Village Venture

Mailing Address: 482 W 800 N #204, Orem, UT 84057

Contact Sponsor: Ryan Christofferson, General Manager

Telephone: 801-420-6467

Email: rchristofferson@clydecapitalgroup.com

1. Petition

Pursuant to Utah Code Ann. §§ 17B-1-401 et seq., the undersigned owner of real property hereby petitions the District to annex the following described property into the boundaries of the District for the purpose of receiving sewer services.

2. Property Information

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

Parcel Size: 442.37 Acres (19,269,569.48 sq. ft.)

Owner: Nordic Village Venture, LLC, a Utah limited liability company

Legal Description:

LOCATED IN SECTION 32 AND THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 32 AND RUNNING THENCE:

NORTH 00°31'29" EAST 2,715.63 FEET ALONG THE WESTERLY SECTION LINE TO THE WEST QUARTER CORNER OF SAID SECTION 32; THENCE NORTH 00°32'20" EAST 2,716.68 FEET TO THE NORTHWEST CORNER OF SAID SECTION 32; THENCE NORTH 88°21'41" EAST 670.66 FEET ALONG THE NORTHERLY SECTION LINE OF SECTION 32; THENCE NORTH 00°38'43" EAST 708.80 FEET; THENCE NORTH 00°38'43" EAST 635.03 FEET; THENCE NORTH 89°33'56" EAST 535.62 FEET; THENCE SOUTH 04°33'34" WEST 11.11 FEET; THENCE SOUTH 89°31'36" EAST 1,124.87 FEET; THENCE SOUTH 89°41'49" EAST 290.39 FEET TO THE WESTERLY LINE OF 3500 EAST STREET (ALSO KNOWN AS NORDIC VALLEY HIGHWAY); THENCE SOUTH 01°20'16" WEST 27.65 FEET ALONG SAID WESTERLY LINE OF 3500 EAST STREET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF THE NORDIC VALLEY SEWER IMPROVEMENT DISTRICT ENTRY No. 805058; THENCE ALONG SAID BOUNDARY LINE OF THE NORDIC VALLEY SEWER IMPROVEMENT DISTRICT FOLLOWING THREE (3) COURSES AND DISTANCES: 1. NORTH 89°42'02" WEST 487.98 FEET; 2. NORTH 89°42'02" WEST 487.98 FEET; 3. SOUTH 89°42'02" EAST 147.94 FEET; THENCE SOUTH 62°03'22" WEST 475.30 FEET; THENCE SOUTH 34°41'57" EAST 80.00 FEET TO A POINT ON THE WESTERLY LINE OF SILVER BELL ESTATES NO. 2 SUBDIVISION; THENCE ALONG SAID WESTERLY LINE OF SILVER BELL ESTATES NO. 2 SUBDIVISION THE FOLLOWING EIGHT (8) COURSES AND

DISTANCES: 1. SOUTH 01°41'59" EAST 987.73 FEET; 2. SOUTH 34°42'03" EAST 1,736.48 FEET; 3. SOUTH 55°52'02" EAST 1,014.59 FEET; 4. SOUTH 71°29'02" EAST 531.56 FEET; 5. SOUTH 78°42'02" EAST 50.00 FEET; 6. SOUTH 11°17'58" WEST 121.53 FEET; 7. SOUTH 13°34'21" WEST 49.93 FEET; 8. SOUTH 73°59'14" EAST 237.98 FEET TO A POINT ON THE WESTERLY LINE OF SILVER BELL ESTATES NO. 1 SUBDIVISION; THENCE ALONG SAID WESTERLY LINE OF SILVER BELL ESTATES NO. 1 SUBDIVISION THE FOLLOWING EIGHT (8) COURSES AND DISTANCES: 1. SOUTH 20°30'14" WEST 70.78 FEET; 2. SOUTH 01°30'14" WEST 140.39 FEET; 3. SOUTH 16°30'14" WEST 134.78 FEET; 4. SOUTH 28°29'46" EAST 132.50 FEET; 5. SOUTH 19°30'14" WEST 96.54 FEET; 6. SOUTH 09°30'14" WEST 253.28 FEET; 7. SOUTH 45°30'14" WEST 140.34 FEET; 8. SOUTH 09°14'14" WEST 190.45 FEET ALONG THE WESTERLY LINE OF SILVER BELL ESTATES NO. 1 THROUGH THE WESTERLY LINE OF SILVER BELL ESTATES NO. 1 SECOND AMENDMENT; THENCE SOUTH 18°30'14" WEST 119.54 FEET ALONG THE WESTERLY LINE OF SILVER BELL ESTATES NO. 1 SECOND AMENDMENT THROUGH THE WESTERLY LINE OF SILVER BELL ESTATES NO. 1 FIRST AMENDMENT; THENCE NORTH 73°14'16" WEST 205.08 FEET; THENCE SOUTH 29°45'14" WEST 140.00 FEET; THENCE SOUTH 38°29'04" WEST 254.04 FEET; THENCE SOUTH 09°12'14" WEST 60.00 FEET; THENCE NORTH 84°26'14" EAST 45.91 FEET; THENCE SOUTH 05°33'43" EAST 50.00 FEET; THENCE SOUTH 84°26'14" WEST 220.00 FEET; THENCE SOUTH 29°36'02" WEST 302.03 FEET; THENCE SOUTH 88°56'52" WEST 892.75 FEET ALONG THE SOUTHERLY SECTION LINE TO THE SOUTH QUARTER CORNER OF SECTION 32; THENCE SOUTH 88°58'48" WEST 2,679.23 FEET ALONG THE SOUTHERLY SECTION LINE TO THE SOUTHWEST CORNER OF SAID SECTION 32 TO THE POINT OF BEGINNING.

CONTAINING 19,269,569.48 SQUARE FEET OR 442.37 ACRES, MORE OR LESS.

(THE ABOVE DESCRIPTION IS COMPRISED OF ASSESSOR PARCELS: 22-023-0173, 22-023-0182, 22-023-0181, 22-029-0016, 22-029-0018, 22-029-0019 AND PORTION OF 22-023-0172)

3. Sponsors

Petitioner designates the following sponsor and contact person for this petition: Ryan Christofferson, General Manager of Nordic Village Venture, LLC

4. Map

Attached as Exhibit A is a map of the area proposed to be annexed, consistent with statutory requirements.

5. Request

Petitioner respectfully requests that the District Board of Trustees accept and certify this petition, hold any required hearings, and adopt a resolution approving annexation of the above-described property into the District.

Dated: September 19, 2025

PETITIONER:

Nordic Village Venture, LLC
a Utah limited liability company

By: Ryan Christofferson, General Manager

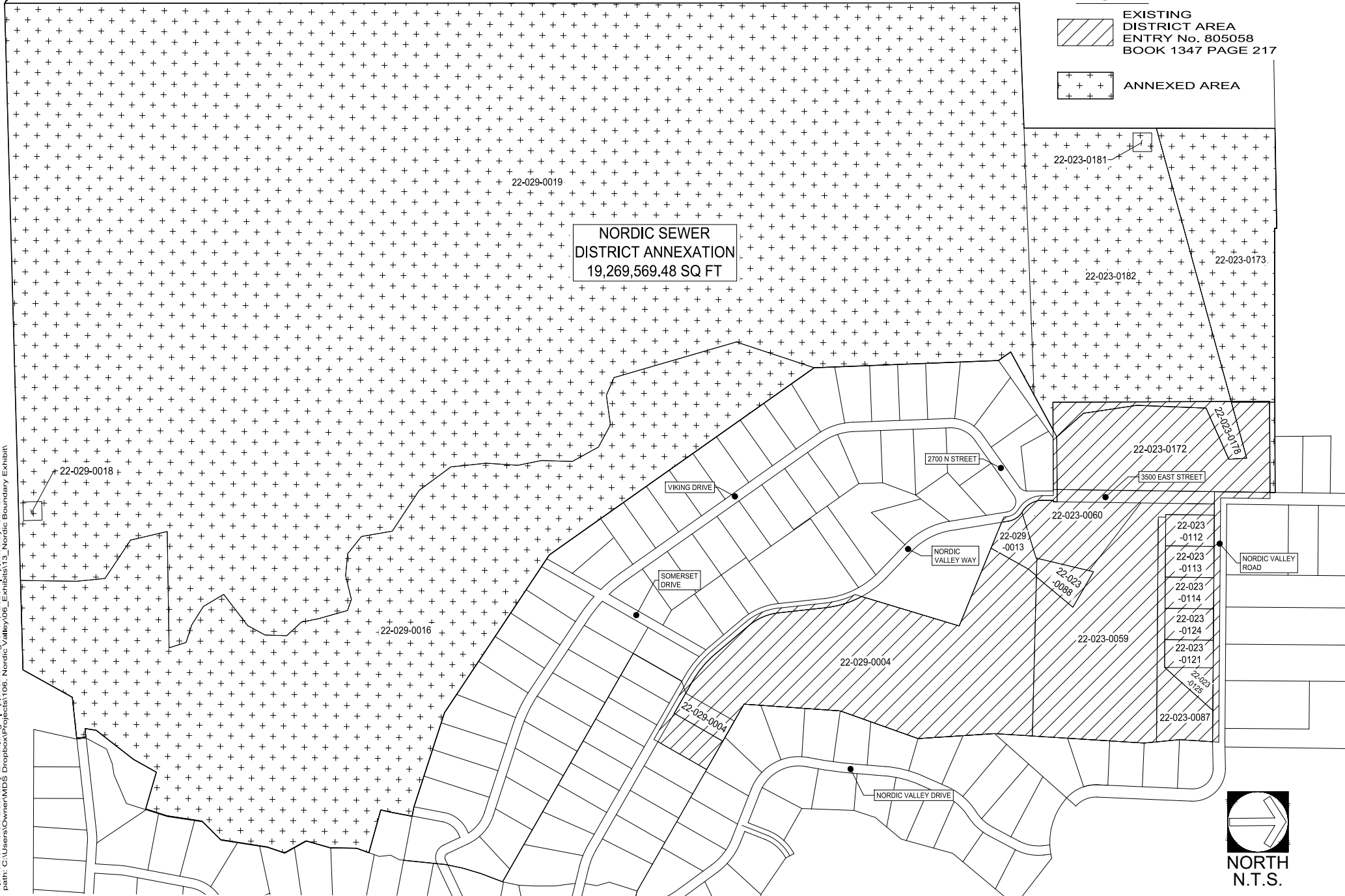
Exhibit A NORDIC SEWER DISTRICT ANNEXATION BOUNDARY

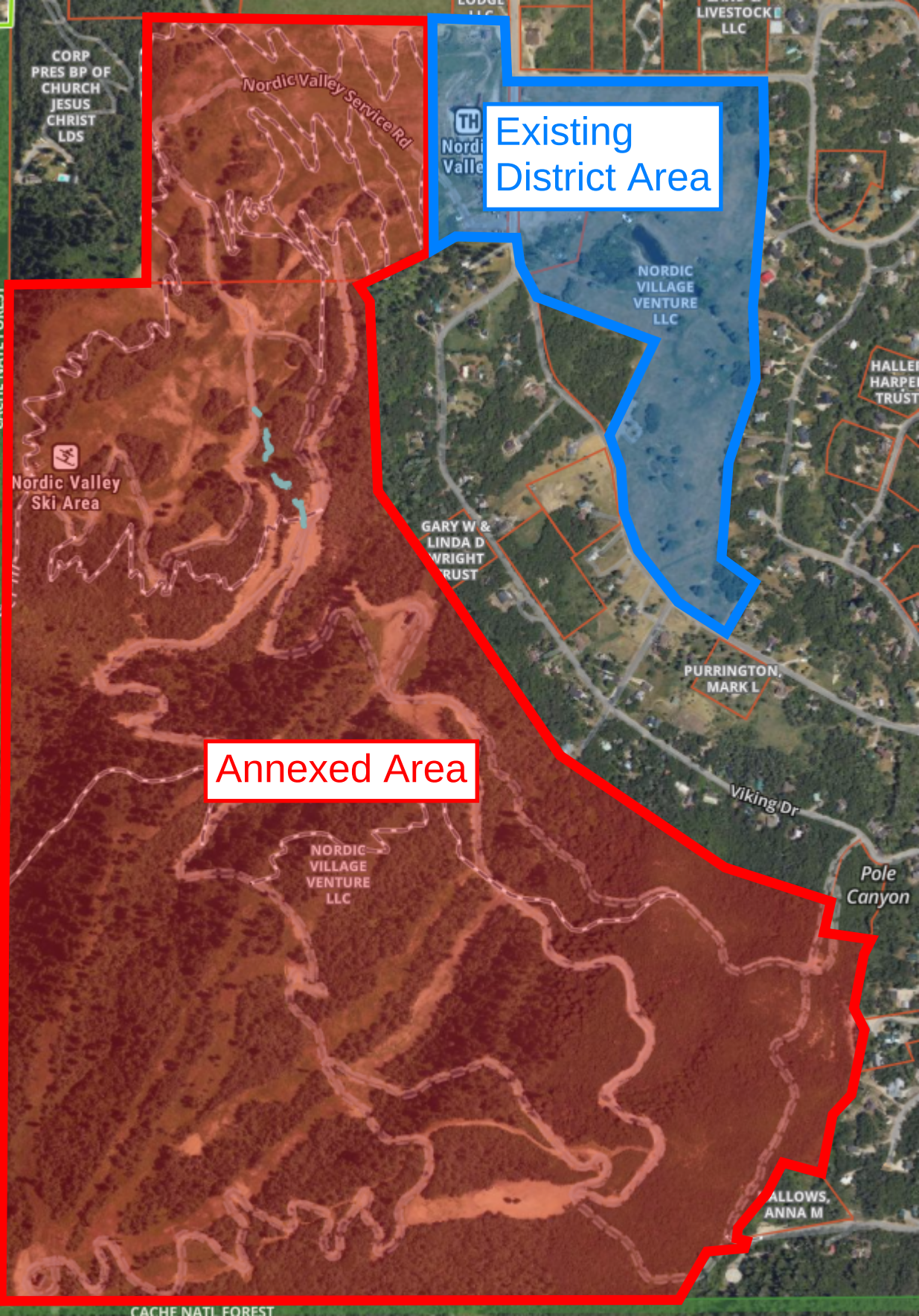
P.O.B.

LEGEND

-  EXISTING DISTRICT AREA
ENTRY No. 805058
BOOK 1347 PAGE 217
-  ANNEXED AREA

file name: Nordic Boundary Exhibit.dwg | plot date: August 14, 2025 | plotted by: Owner
path: C:\Users\Owner\MDS Dropbox\Projects\106_Nordic Valley\06_Exhibits\13_Nordic Boundary Exhibit\





Existing District Area

Annexed Area