



Weber County

E# 3390372 PG 1 OF 3

B RAHIMZADEGAN, WEBER CTY. RECORDER
23-OCT-25 120 PM FEE \$0.00 DC
REC FOR: WEBER COUNTY PLANNING



W3390372

Notice of Buildable Parcel

10-23-2025

Re: Properties identified as Parcel #22-004-0177

Adjusted Legal Description: See attached Exhibit "A"

To whom it may concern,

The land with Parcel Number 22-004-0177 is currently zoned AV-3 which allows for a variety of uses, including a single-family dwelling, when located on a "Lot of Record" as defined in Chapter 101-2 of the Weber County Land Use Code (LUC). The subject parcel is a "Lot of Record" as defined in LUC §101-2-13, and as provided in paragraph (d) below:

Lot of record. A lot of record is defined as any one of the following circumstances:

- a) A parcel of real property identified as a building lot on an unrecorded subdivision plat that has been approved by Weber County and is on file in the Weber County Planning Office; or*
- b) A parcel of real property identified as a building lot on a subdivision plat that has been approved by Weber County and recorded in the office of the Weber County Recorder; or*
- c) A parcel or lot described in a deed, sales contract or survey that was recorded in the office of the Weber County Recorder before January 1, 1966; or*
- d) A parcel or lot described in a deed, sales contract or survey that was recorded in the office of the Weber County Recorder on or before December 31, 1992, which complied with the zoning requirements in effect on the same date; or*
- e) A parcel or lot that was created in its current size and configuration and contained a lawfully permitted single-family dwelling prior to December 31, 1992; or*
- f) A parcel of real property that contains at least 100 acres; or*
- g) A parcel/lot that does not fall within any one of the previously listed circumstances but has received a variance from the Weber County Board of Adjustment which has otherwise deemed a particular parcel/lot as a lot of record; or*
- h) A reconfigured parcel or lot that met any one of (a) through (g) of this definition prior to its reconfiguration, as long as:*
 - 1. The reconfiguration did not make the parcel or lot more nonconforming;*
 - 2. No new lot or parcel was created; and*
 - 3. All affected property was outside of a platted subdivision.*

The Weber County Planning Division has reviewed the parcel as it exists today at the landowner's request. The Weber County Planning Division can issue a Land Use Permit to develop this parcel, as it exists today, provided that all applicable standards are met and that the parcel's legal description is not altered without receiving approval from the Land Use Authority.



Weber County

Exhibit "A"

Legal Description of Property

PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY OF STATE ROAD 162; THAT POINT BEING 556.67 FEET NORTH 0°14' WEST ALONG SECTION LINE AND 81.12 FEET WEST FROM THE SOUTHEAST CORNER OF SAID SECTION 7; RUNNING THENCE NORTH 81°26' WEST 500.94 FEET; THENCE NORTH 24°32' WEST 499.06 FEET; THENCE EAST 219.34 FEET; THENCE SOUTH 34°05' EAST 160.00 FEET, THENCE EAST 301.84 FEET; THENCE SOUTH 34°04' EAST 13.82 FEET, THENCE SOUTHEASTERLY ALONG THE ARC OF A 489.09 FOOT RADIUS CURVE 291.08 FEET; THENCE SOUTH 0°01' WEST 110.43 FEET TO THE POINT OF BEGINNING LESS AND EXCEPTING: PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, LIBERTY CITY, WEBER COUNTY, UTAH. BEGINNING AT A POINT 556.67 FEET NORTH 0°14'00" WEST ALONG SAID SECTION LINE AND 81.12 FEET WEST AND NORTH 81°26'00" WEST 500.84 FEET AND NORTH 24°32'00" WEST 320.80 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 7 AND RUNNING THENCE NORTH 24°32'00" WEST 178.26 FEET, THENCE EAST 521.18 FEET, THENCE SOUTH 34°05'00" EAST 173.82 FEET, THENCE SOUTHEASTERLY ALONG THE ARC OF A 489.09 FOOT RADIUS CURVE, THE LONG CHORD BEING SOUTH 32°48'43" EAST 21.65 (21.70 REC) FEET, THENCE WEST 556.31 (556.34 REC) FEET TO THE POINT OF BEGINNING. E# 3273674



Weber County

This letter addresses the legal status of the parcel and the findings provided are based upon the parcel's conformance with the Weber County Land Use Code as described above. The site has not been inspected to ensure that existing uses are allowed and existing structures meet required yard setbacks. These factors can affect a land owner's ability to obtain a Land Use Permit and Building Permit. There may also be additional requirements that need to be met prior to the issuance of future permits.

Dated this 23 day of October 2025

Marta Borckert

Weber County Planning Division



STATE OF UTAH)

:SS

COUNTY OF WEBER)

On this 23 day of October, 2025 the signer of the foregoing instrument, named Iris Hennon, personally appeared before me, who duly acknowledged to me that he/she/they executed the same.

Iris M. Hennon

Notary Public

Residing at: