



Weber County

Notice of Non-buildable Parcel

December 4, 2025

Re: Property identified as Parcel # 21-025-0041

Legal Description: See attached Exhibit "A"

To whom it may concern,

The land with Parcel Number 21-025-0041 is currently zoned Agricultural (A-3) which allows for a variety of uses, including a single-family dwelling, when located on a "Lot of Record" as defined in Title 101 of the Weber County Land Use Code (LUC). Following historical research of the parcel (see Exhibit "B"), the subject parcel has been found to **NOT** meet any of the definitions of a "Lot of Record" as listed below and found in LUC§101-1-7:

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

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

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

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

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

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

A parcel of real property that contains at least 100 acres; or

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

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 cannot issue a Land Use Permit to develop this parcel until the parcel meets one of the above described circumstances.

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



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requirements that need to be met prior to the issuance of future permits.

Signatures on the following page.



Weber County

Dated this _____ day of _____, 20__

Planner

Weber County Planning Division

STATE OF UTAH)

:ss

COUNTY OF WEBER)

On this _____ day of _____, 20__, personally appeared before me,
_____, the signer of the foregoing instrument, who duly acknowledged to me
that he executed the same.

Notary Public

Residing at:



Weber County

Exhibit "A"

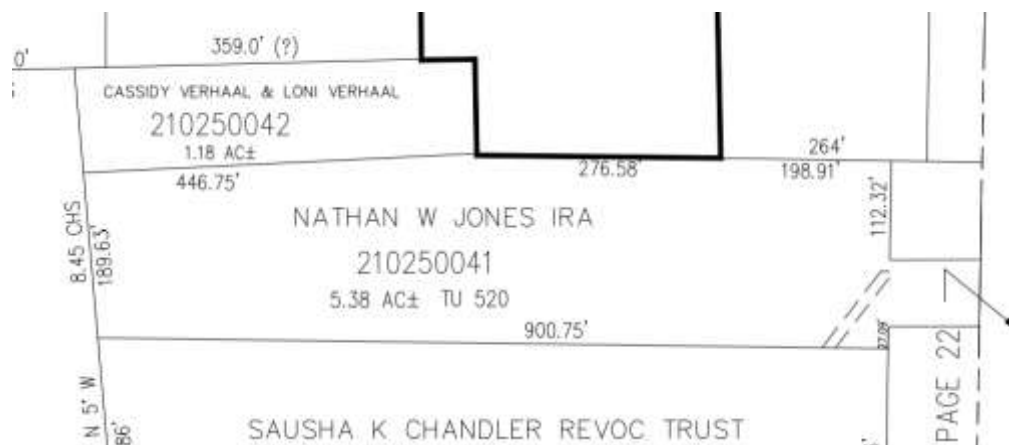
Parcel # 21-025-0041

PART OF THE NORTH HALF OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, US SURVEY BEING PART OF PARCEL 1 AND PARCEL 2 OF THE CERTAIN WARRANTY DEED FOUND AT ENTRY NO. 3145973 BEING RETRACED BY GREAT BASIN ENGINEERING AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHLINE OF CLAIR LUND'S PROPERTY BEING 365.04 FEET (363.7 FEET) NORTH 0°51'59" WEST (NORTH) FROM THE CENTER OF SAID SECTION 16 AND RUNNING THENCE ALONG THE SOUTH LINE OF CLAIR LUND'S PROPERTY NORTH 89°51'21" EAST (NORTH 89°58" EAST) 471.90 FEET TO 9200 EAST STREET (TO ROAD) SAID POINT BEING 2240.06 FEET SOUTH 0°14'22" EAST ALONG THE SECTION LINE AND 2127.19 FEET SOUTH 89°45'38" WEST FROM THE NORTHEAST CORNER OF SAID SECTION; THENCE SOUTH 1°28'00" EAST 76.29 FEET ALONG SAID ROAD; THENCE SOUTH 89°55'42" WEST 475.00 FEET TO THE WEST QUARTER SECTION LINE OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE SOUTH 89°55'39" WEST 103.82 FEET TO THE WEST LOT LINE OF LOT 21 OF THE SCHOOL SECTION PLAT OF SECTION 16 TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE MERIDIAN (BOOK 10 PAGE 3); THENCE ALONG SAID WEST LOT LINE SOUTH 0°41'55" WEST 27.09 FEET; THENCE NORTH 89°17'40" WEST 900.75 FEET MORE OR LESS, TO AN OLD FENCE LINE; THENCE NORTH 5°33'21" WEST ALONG SAID OLD FENCE 189.63 FEET TO A GREAT BASIN REBAR AND CAP AT THE INTERSECTION OF A CORAL FENCE AND SAID HISTORIC FENCE; THENCE ALONG SAID CORAL FENCE NORTH 89°12'54" EAST 446.75 FEET TO THE SOUTHERN SOUTHWEST CORNER OF LOT 3 OF THE VERHAAL/GRANATH SUBDIVISION (BOOK 75 PAGE 45); THENCE ALONG THE SOUTH LINE OF SAID SUBDIVISION SOUTH 89°20'38" EAST 276.58 FEET; THENCE SOUTH 89°01'15" EAST 198.91 FEET TO THE WEST LOT LINE OF SAID LOT 21; THENCE SOUTH 0°41'55" WEST 112.35 FEET ALONG SAID WEST LOT LINE TO THE SOUTH LOT LINE OF CLAIR LUND'S PROPERTY; THENCE NORTH 89°51'21" EAST 104.04 FEET TO THE POINT OF BEGINNING. CONTAINING 5.384 ACRES MORE OR LESS.



Exhibit “B”

1992





Weber County

Owner Details

Parcel Number: 21-025-0041

Owner: JONES, NATHAN W (IRA)

Mailing Address:

PO BOX 9
CEDAR CITY UT
847210001

Property Address:

273 S 9200 E
HUNTSVILLE
84317

Tax Unit: 520

As of: 17-AUG-2023

Change Year: 2023

Change Code: ORIG

Acres: 5.38