



**Weber County**  
May 27, 2015



"W2737676"

EH 2737676 PG 1 OF 1  
LEANN H KILTS, WEBER COUNTY RECORDER  
27-MAY-15 250 PM FEE \$1.00 DEP JKC  
REC FOR: WEBER COUNTY PLANNING

**Notice of Non-buildable Parcel**  
Legal Description

# 15-060-0146

PART OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT THE SOUTHEAST CORNER OF SAID QUARTER SECTION AND RUNNING THENCE NORTH 464.5 FEET TO EXISTING FENCE LINE; THENCE NORTH 87D19'45" WEST 171.85 FEET, THENCE NORTH 86D28'59" WEST 455.76, THENCE SOUTH 0D38' EAST 142.26 FEET, MORE OR LESS, (AS PER BOUNDARY LINE AGREEMENT #E1888796 BK 2284 PG 2297) THENCE NORTH 87D30' WEST 390.86 FEET TO THE CENTER OF THE COUNTY ROAD THENCE NORTH 27D05' EAST ALONG CENTER OF COUNTY ROAD 220 FEET TO A POINT 707 FEET EAST, NORTH 35D40' EAST 695.9 FEET AND SOUTH 89D38' EAST 596 FEET FROM THE SOUTHWEST CORNER OF SAID QUARTER SECTION, THENCE EAST ALONG THE QUARTER SECTION LINE 725 FEET, MORE OR LESS, TO THE CENTERLINE OF 2900 WEST STREET, THENCE NORTHEASTERLY FOLLOWING SAID CENTERLINE 138.5 FEET, MORE OR LESS, THENCE SOUTH 82D08'18" EAST 352.39 FEET, THENCE SOUTH 74.01 FEET, MORE OR LESS, TO QUARTER SECTION LINE, THENCE EAST TO THE POINT OF BEGINNING, EXCEPT: BEGINNING AT A POINT ON THE CENTER OF A COUNTY ROAD, WEST 1192.06 FEET AND NORTH 9.59 FEET FROM THE EAST QUARTER CORNER SECTION 22, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, US SURVEY: RUNNING THENCE WEST ALONG THE QUARTER SECTION LINE 725 FEET, MORE OR LESS, THENCE NORTH 35D40' EAST 695.90 FEET, THENCE SOUTH 89D38' EAST 596 FEET TO THE CENTER OF COUNTY ROAD, THENCE SOUTH WEST ALONG THE CENTER OF SAID COUNTY ROAD 626.04 FEET TO THE POINT OF BEGINNING. CONTAINS 372,811 SQUARE FEET OR 8.6 ACRES. (E#2639541).

RE: Land Serial #15-060-0146 Notice of Non-buildable Parcel

The parcel of land with the Land Serial Number 15-060-0146 currently lies in the Agricultural 2 (A-2) Zone which requires a minimum lot size of 40,000 square feet and a minimum lot width of 100 feet on a dedicated right of way for a single family dwelling. This parcel with the above description does not appear in the county recorder plats until June 7, 2013 (E#2639541). The larger parent parcel found in 1962 has been divided a few times since zoning and subdivision requirements took effect for this part of Weber County. A home and subsequent one acre was separated in the mid 1970's to the north, and then again in the early 1980's for the home on the south. In 1999 a small sliver of land was deeded to this home owner to the south further dividing the agricultural parcel. In 2002 a boundary line agreement was recorded involving properties on the north of the parcel. Finally in 2013 approximately eight acres which was on the other side of 2900 West was separated.

Since changes to the state code in 1992 and the Weber County subdivision regulations, any divisions of land since are required to comply with the regulations and be created by means of a subdivision plat.

Based on this information, the Weber County Planning Division does not consider this a legal buildable parcel since it was not divided pursuant to the Weber County Subdivision standards nor as per Utah Code, nor can the Weber County Planning Division issue any land use permits for this parcel as it is described. This parcel is considered as a non-buildable parcel. Should a change in the status of this parcel be desired, an application for subdivision is required with the proposed lot meeting the minimum requirements of the zone that it is in.

This letter addresses the legal status of the parcels based on area and width/frontage requirements only. The site has not been inspected to ensure that existing uses are allowed and existing structures meet required yard setbacks. These factors can also 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 a Building Permit being issued.

*[Signature]*

Dated this 27<sup>th</sup> day of May, 2015

Ben Hatfield  
Weber County Planning Division

STATE OF UTAH )  
                          )SS  
COUNTY OF WEBER)

On the 27<sup>th</sup> day of May, 2015, personally appeared before me *Ben Hatfield* the signer(s) of the foregoing instrument, who duly acknowledged to me that he/she/they executed the same.

Notary Public  
*Sherril Sillitoe*  
Residing at:

