



Weber County



W2899816

Notice of Buildable Parcel

E# 2899815 Pg 1 of 3
LEANN H KILTS, WEBER COUNTY RECORDER
11-JAN-18 303 PM FEE \$.00 DEP JKC
REC FOR: WEBER COUNTY PLANNING

1-3-2018

Re: Property Identified as Parcel # 23-012-0082

Legal Description: See attached Exhibit "A"

To whom it may concern,

The land with Parcel Number 23-012-0082 is currently zoned Agricultural Valley (AV-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 Uniform Land Use Code of Weber County (LUC). The subject parcel was found to be a "Lot of Record" as defined in LUC§101-1-7 paragraph 5 below:

Lot of record (lawfully created lot). A lot of record is defined as any one of the following circumstances:

- (1) 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*
- (2) 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*
- (3) A parcel/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*
- (4) A parcel/lot described in a deed, sales contract or survey that was recorded in the office of the Weber County Recorder in between January 1, 1966, and June 30, 1992, which complied with the zoning requirements in effect at the time of its creation and has undergone and successfully completed the Weber County subdivision process; or*
- (5) A parcel/lot described in a deed, sales contract or survey that was recorded in the office of the Weber County Recorder in between January 1, 1966, and June 30, 1992, which complied with the zoning requirements in effect at the time of its creation and was shown to be the first or second division of a larger parent parcel; or*
- (6) A parcel/lot that is the subject of a land division where Weber County, in compliance with Utah State Code, has expressly approved the division in anticipation of further land use approvals conditioned upon and as authorized by the Weber County Zoning Ordinance; or*
- (7) 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.*

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 (see Exhibit A) is not altered without receiving approval from the Land Use Authority.

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.



Weber County

Dated this 3rd day of January, 2018

Felix

Felix Lieferino, Planner
Weber County Planning Division

STATE OF UTAH)

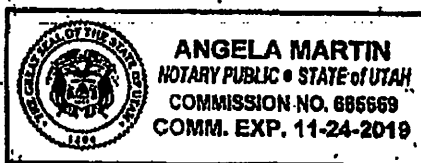
ISS

COUNTY OF WEBER)

On this 11 day of Jan, 2018 personally appeared before me, Felix Lieferino the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

Angela Martin

Notary Public
Residing at:





Weber County

Exhibit "A"

Parcel # 23-012-0082

PART OF SECTION 6, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN: BEGINNING AT A POINT LOCATED SOUTH 3991.16 FEET EAST AND 2669.98 FEET FROM THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, POINT OF BEGINNING ALSO BEING LOCATED NORTH 47°15'00" WEST 476.87 FEET AND SOUTH 42°45'00" WEST 500.00 FEET FROM A BRASS CAP MONUMENT MARKING AN ANGLE POINT IN THE WEBER-CACHE COUNTY LINE; THENCE NORTH 75°00'00" WEST 429.23 FEET; THENCE SOUTH 30°05'07" WEST 59.92 FEET; THENCE SOUTH 19°15'33" EAST 57.58 FEET; THENCE RIGHT ALONG THE ARC OF 133.00 FOOT RADIUS CURVE A DISTANCE OF 135.67 FEET (CHORD BEARS SOUTH 90°57'51" WEST 129.87 FEET); THENCE SOUTH 39°11'15" WEST 6.50 FEET; THENCE SOUTH 65°00'00" EAST 140.65 FEET; THENCE NORTH 77°01'52" EAST 197.43 FEET; THENCE NORTH 42°45'00" EAST 195.00 FEET TO THE POINT OF BEGINNING. CONTAINS 1.91 ACRES.

SECTION 6, T.7N., R.2E., S.L.B.& M.

IN WEBER COUNTY
SCALE 1" = 400'

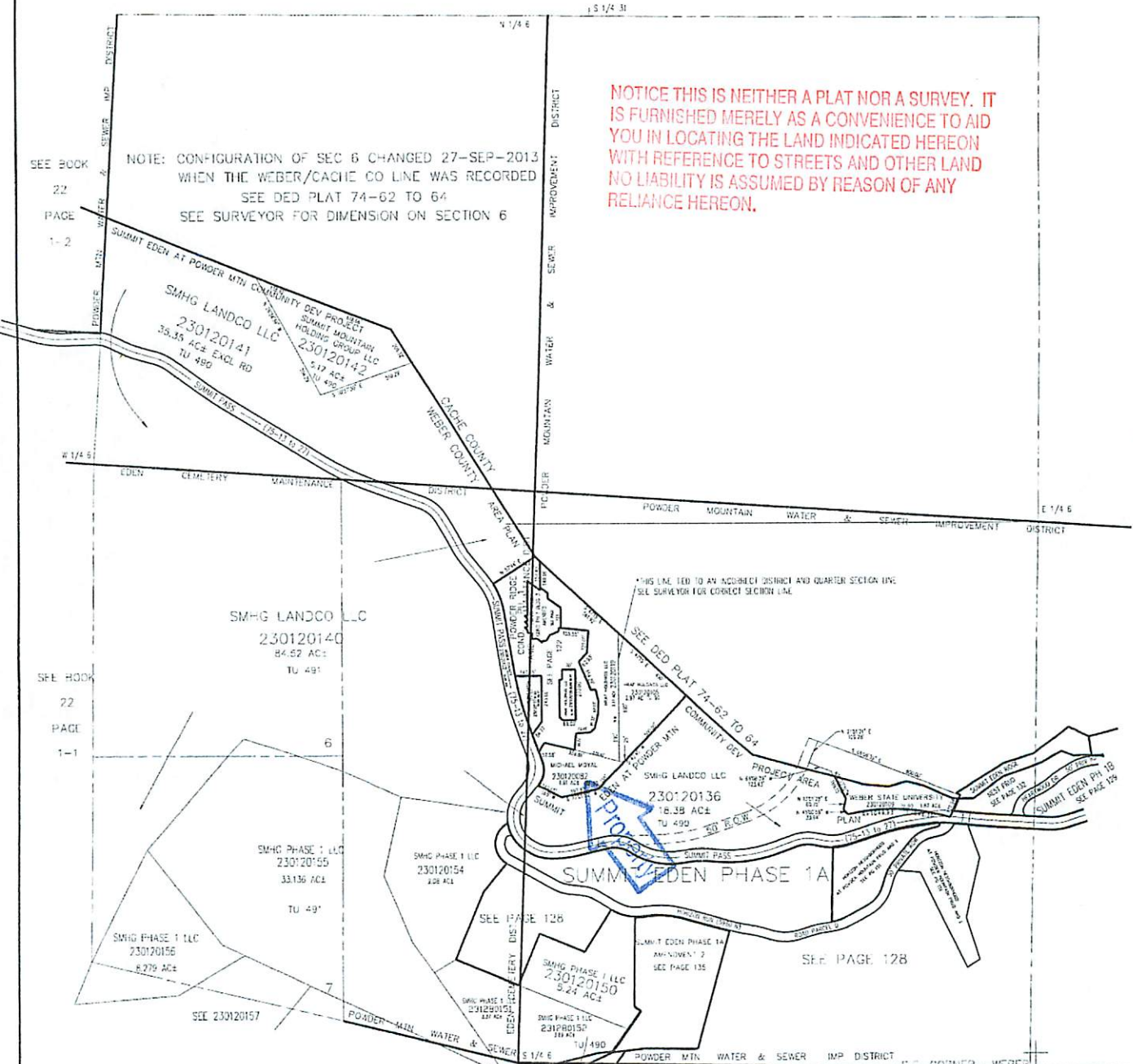
TAXING UNIT: 90, 227, 490, 491

SEE PAGE 45

ALSO SEE PAGES 12-2, 3

NOTICE THIS IS NEITHER A PLAT NOR A SURVEY. IT IS FURNISHED MERELY AS A CONVENIENCE TO AID YOU IN LOCATING THE LAND INDICATED HEREON WITH REFERENCE TO STREETS AND OTHER LAND NO LIABILITY IS ASSUMED BY REASON OF ANY RELIANCE HEREON.

NOTE: CONFIGURATION OF SEC 6 CHANGED 27-SEP-2013 WHEN THE WEBER/CACHE CO LINE WAS RECORDED SEE DED PLAT 74-62 TO 64 SEE SURVEYOR FOR DIMENSION ON SECTION 6



SEE BOOK 22 PAGE 1-2

SEE BOOK 22 PAGE 1-1

SEE PAGE 12

23

NOTE: WEBER/CACHE ASSESSMENT LINE CHANGED TO COUNTY LINE - 1995

SEE PAGE 12

CO. SURVEYER - 1987

BDB 2-96