



**Weber County**

**Notice of Buildable Parcel**



"W2919405"

EX 2919405 PG 1 OF 3  
LEANN H KILTS, WEBER COUNTY RECORDER  
08-MAY-18 2:19 PM FEE \$0.00 DEP TN  
REC FOR: WEBER COUNTY PLANNING

5/4/2018

**Re: Property identified as Parcel # 22-003-0008**

**Legal Description: See attached Exhibit "A"**

To whom it may concern,

The land with Parcel Number 22-003-0008 is currently zoned Forest Valley (FV-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). The subject parcel was found to be a "Lot of Record" as defined in LUC§101-1-7 paragraph 1 below:

*Lot of record. 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 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*

*(4) A parcel or 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*

*(5) A parcel or lot that was created in its current size and configuration and contained a lawfully permitted single family dwelling prior to July 1, 1992; or*

*(6) 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 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 4 day of May, 2018

2018

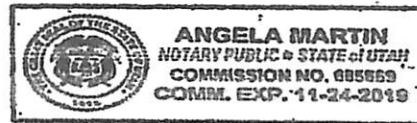
Felix Lloverino, Planner  
Weber County Planning Division

STATE OF UTAH)  
:SS  
COUNTY OF WEBER)

On - this 4 day of May, 2018 personally appeared before me,  
Felix Lloverino 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 # 22-003-0008

PART OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT NORTH 85D39' EAST 953.02 FEET ALONG THE SECTION LINE FROM THE SOUTHWEST CORNER OF SAID SECTION 6, AND RUNNING THENCE NORTH 48D34'40" WEST 32.85 FEET; THENCE NORTH 85D39' EAST 85 FEET; THENCE NORTH 45D31'20" WEST 236.50 FEET TO THE SOUTH LINE OF A COUNTY ROAD; THENCE NORTH 85D30' EAST ALONG SAID SOUTH LINE 256.37 FEET; THENCE SOUTH 45D34'54" EAST 268.91 FEET TO THE SECTION LINE; THENCE SOUTH 85D39' WEST ALONG SAID SECTION LINE 340 FEET TO THE POINT OF BEGINNING. TOGETHER WITH THE FOLLOWING DESCRIBED RIGHT OF WAY OVER AN EXISTING 8 FOOT WIDE GRAVEL ROADWAY DESCRIBED AS FOLLOWS: A PART OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON THE WESTERLY LINE OF AN EXISTING GRAVEL ROAD, SAID POINT BEING NORTH 85D39' EAST, ALONG THE SECTION LINE, 953.02 FEET, NORTH 48D34'40" WEST, 32.85 FEET AND NORTH 85D39' EAST, 4.25 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 6; RUNNING THENCE ALONG THE WESTERLY LINE OF SAID GRAVEL ROAD THE FOLLOWING FIVE COURSES, NORTH 36D46'59" WEST, 47.04 FEET; THENCE NORTH 39D43'50" WEST, 53.75 FEET; THENCE NORTH 28D36'50" WEST, 33.99 FEET; THENCE NORTH 13D58'46" WEST, 34.89 FEET; THENCE NORTH 02D21'33" WEST, 29.34 FEET TO THE EASTERLY LINE OF THE GRANTOR'S PROPERTY; THENCE ALONG THE EASTERLY LINE SOUTH 45D31'20" EAST, 11.69 FEET TO THE EASTERLY LINE OF SAID GRAVEL ROAD; THENCE ALONG SAID GRAVEL ROAD THE FOLLOWING FIVE COURSES; SOUTH 02D21'33" EAST, 20.00 FEET; THENCE SOUTH 13D58'46" EAST, 33.05 FEET; THENCE SOUTH 28D36'50" EAST, 32.18 FEET; THENCE SOUTH 39D43'50" EAST, 53.18 FEET; THENCE SOUTH 36D46'59" EAST, 52.33 FEET; THENCE LEAVING SAID EASTERLY LINE SOUTH 85D39' WEST, 9.47 FEET TO THE WESTERLY LINE OF SAID GRAVEL ROAD AND THE POINT OF BEGINNING. (E# 1519632 BOOK 1905 PAGE 2266)