



Weber County



\*W3178014\*

### Notice of Buildable Parcel

EH 3178014 PG 1 OF 3  
LEANN H KILTS, WEBER COUNTY RECORDER  
23-AUG-21 115 PM FEE \$.00 DEP PV  
REC FOR: WEBER COUNTY PLANNING

August 23, 2021

**Re:** Properties identified as Parcel # 10-044-0093

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

To whom it may concern,

The land with Parcel Number 10-044-0093 is currently zoned Agricultural (A-1) 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 5 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 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**

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 Aug, 2021

Steve Burton

Weber County Planning Division

STATE OF UTAH)

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COUNTY OF WEBER)

On this 23 day of Aug., 2021, personally appeared before me, Ann J. Morby, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

Ann J. Morby  
Notary Public  
Residing at:





Exhibit "A"

**Legal Description of Property**

PART OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING ON SECTION LINE 714 FEET WEST OF NORTHEAST CORNER OF SAID SECTION 23; RUNNING THENCE SOUTH 322.67 FEET; THENCE WEST 135 FEET; THENCE NORTH 322.67 FEET; THENCE EAST 135 FEET TO THE PLACE OF BEGINNING. EXCEPTING THEREFROM THE NORTH 40 FEET THEREOF, CONVEYED TO WEBER COUNTY FOR ROAD. LESS AND EXCEPTING: A PARCEL OF LAND IN FEE, BEING PART OF AN ENTIRE TRACT OF LAND SITUATE IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN INCIDENT TO THE CONSTRUCTION OF 1200 SOUTH STREET, WEBER COUNTY, STATE OF UTAH ALSO KNOWN AS PROJECT NO. LG\_WC\_1200 SOUTH. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF 1200 SOUTH STREET, (900 SOUTH STREET) AND THE EAST LINE OF THE GRANTORS PROPERTY WHICH IS 714.00 FEET WEST ALONG THE SECTION LINE AND 40.00 FEET SOUTH FROM THE NORTHEAST CORNER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE SOUTH 0.48 FEET ALONG SAID EASTERLY PROPERTY LINE TO A POINT ON THE PROPOSED SOUTH RIGHT OF WAY LINE OF THE 1200 SOUTH STREET (900 SOUTH STREET) ROAD WIDENING PROJECT (LG\_WC\_1200 SOUTH) THENCE NORTH 89°58'34" WEST 135.00 FEET ALONG SAID PROPOSED SOUTH RIGHT OF WAY LINE TO THE WEST LINE OF THE GRANTORS PROPERTY, THENCE NORTH 0.43 FEET ALONG SAID WEST PROPERTY LINE TO THE SOUTHERLY RIGHT OF WAY LINE OF 1200 SOUTH STREET (900 SOUTH STREET) THENCE EAST 135.00 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING. THE PRECEDING DESCRIPTION NEEDS TO BE ROTATED 0°04'42" CLOCKWISE TO MATCH PROJECT ALIGNMENT. THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 61 SQUARE FEET OR 0.0001 ACRES. (E2748025)