



Weber County



W3201142

E# 3201142 PG 1 OF 4
LEANN H KILTS, WEBER COUNTY RECORDER
02-DEC-21 11:51 AM FEE \$0.00 DC
REC FOR: WEBER COUNTY PLANNING

Notice of Non-buildable Parcel

December 2, 2021

Re: Property identified as Parcel # 22-040-0032

Legal Description: See attached Exhibit "A"

To whom it may concern,

The land with Parcel Number 22-040-0032 is currently zoned Forest (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 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:

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

Signatures on the following page.



Weber County

Dated this 3 day of Dec, 2021

Planner Technician
Weber County Planning Division

STATE OF UTAH)

:ss

COUNTY OF WEBER)

On this 2 day of Dec, 2021 personally appeared before me,
June Nelson, the signer of the foregoing instrument, who duly acknowledged to me
that he executed the same.

June Nelson
Notary Public
Residing at:





Weber County

Exhibit "A"

Parcel # 22-040-0032

PART OF THE NORTHEAST QUARTER OF SECTION 33, PART OF THE NORTHWEST QUARTER OF SECTION 34, AND A PART OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN US SURVEY: BEGINNING 2.84 CHAINS WEST FROM THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER, RUNNING THENCE NORTH 36 DEGREES WEST 11 CHAINS, THENCE NORTHEASTERLY 11 CHAINS TO THE QUARTER SECTION LINE, THENCE NORTH 1397.98 FEET ALONG THE QUARTER SECTION LINE TO THE NORTHWEST CORNER OF KIMBERS SUBDIVISION, THENCE NORTH 81 DEGREES 27' 25" EAST 212.32 FEET, THENCE NORTH 1 DEGREE 56' 51" EAST 54.28 FEET, THENCE ALONG THE CENTER OF CANAL THE FOLLOWING SIX (6) COURSES: (1) NORTH 6 DEGREES 04' 39" EAST 164.53 FEET (2) NORTH 7 DEGREES 49' 00" WEST 159.24 FEET, (3) NORTH 46 DEGREES 15' 00" WEST 100.14 FEET, (4) NORTH 89 DEGREES 31' 00" WEST 80.80 FEET (5) NORTH 53 DEGREES 09' 00" WEST 54.00 FEET (6) NORTH 26 DEGREES 32' 00" WEST 8.20 FEET, THENCE NORTH 26 DEGREES 32' 00" WEST 134.34 FEET, THENCE NORTH 25 DEGREES 07' 00" EAST 94.13 FEET, THENCE NORTH 10 DEGREES 57' 00" WEST 79.14 FEET, THENCE NORTH 40 DEGREES 31' 00" WEST 115.30 FEET, THENCE SOUTH 0 DEGREES 31' 13" WEST 683.89 FEET TO THE QUARTER SECTION LINE, THENCE SOUTH 89 DEGREES 22' 45" EAST 110.00 FEET TO THE SOUTHEAST CORNER OF SECTION 28, THENCE SOUTH ALONG THE QUARTER SECTION LINE 33.0 FEET, THENCE WEST 854 FEET, THENCE SOUTH 1287 FEET, THENCE WEST 443 FEET, THENCE SOUTH 106.22 FEET, THENCE NORTH 89 DEGREES 41' 01" EAST 208.71 FEET, THENCE SOUTH 0 DEGREES 18' 59" EAST 208.71 FEET, THENCE SOUTH 89 DEGREES 41' 01" WEST 188.71 FEET, THENCE SOUTH 0 DEGREES 18' 59" EAST 698.18 FEET, THENCE SOUTH 69 DEGREES 06' 31" EAST 266.63 FEET, THENCE SOUTH 0 DEGREES 03' 10" WEST 222.18 FEET, THENCE EAST 863.79 FEET TO THE POINT OF BEGINNING. EXCEPT PART OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, US SURVEY: BEGINNING AT A POINT 722.71 FEET WEST ALONG A SECTION LINE AND 783.11 FEET SOUTH FROM THE NORTHEAST CORNER OF SAID SECTION 33, AND RUNNING THENCE SOUTH 69 DEGREES 49' 04" EAST 208.71 FEET, THENCE SOUTH 20 DEGREES 10' 56" WEST 208.71 FEET, THENCE NORTH 69 DEGREES 49' 04" WEST 208.71 FEET, THENCE NORTH 20 DEGREES 10' 56" EAST 208.71 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING: PART OF THE NORTHEAST QUARTER OF SECTION 33, PART OF THE NORTHWEST QUARTER OF SECTION 34, PART OF THE SOUTHEAST QUARTER OF SECTION 28, AND PART OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN: BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION 33 WHICH IS 110.00 FEET NORTH 89 DEGREES 22' 45" WEST ALONG SAID SECTION LINE FROM THE NORTHEAST CORNER OF SECTION 33, RUNNING THENCE NORTH 0 DEGREES 31' 13" EAST 683.90 FEET TO A CENTERLINE OF A CANAL; THENCE ALONG THE CENTER OF A CANAL THE FOLLOWING NINE (9) COURSES: (1) SOUTH 40 DEGREES 31' 00" EAST 115.30 FEET, (2) SOUTH 10 DEGREES 57' 00" EAST 79.14 FEET, (3) SOUTH 25 DEGREES 07' 00" WEST 94.13 FEET, (4) SOUTH 26 DEGREES 32' 00" EAST 142.54 FEET, (5) SOUTH 53 DEGREES 09' 00" EAST 54.00 FEET, (6) SOUTH 89 DEGREES 31' 00" EAST 80.80 FEET, (7) SOUTH 46 DEGREES 15' 00" EAST 100.14 FEET, (8) SOUTH 7 DEGREES 49' 00" EAST 159.24 FEET AND (9) SOUTH 6 DEGREES 04' 39" WEST 164.53 FEET; THENCE SOUTH 1 DEGREE 56' 52" WEST 54.28 FEET TO THE NORTH LINE OF KIMBERS SUBDIVISIONS; THENCE SOUTH 81 DEGREES 27' 25" WEST ALONG SAID NORTH LINE 212.32 FEET TO THE WESTLINE OF SECTION 34 AND WEST LINE OF SAID KIMBERS SUBDIVISION; THENCE SOUTH 0 DEGREES 22' 55" WEST ALONG SAID WEST LINES 306.41 FEET; THENCE SOUTH 79 DEGREES 54' 11" WEST 417.23 FEET; THENCE NORTH 69 DEGREES 49' 04" WEST 493.43 FEET; THENCE NORTH 0 DEGREES 18' 20" EAST 421.32 FEET TO SAID NORTH LINE OF SECTION 33; THENCE SOUTH 89 DEGREES 22' 45" EAST ALONG SAID NORTH LINE 765.10 FEET TO THE POINT OF BEGINNING.



Weber County

Exhibit "B"

The subject parcel was modified outside of a subdivision plat following platting requirements that enacted in 1992.

