



Weber County



W3249634

Notice of Non-buildable Parcel

E# 3249634 PG 1 OF 4
LEANN H KILTS, WEBER CTY. RECORDER
09-AUG-22 922 AM FEE \$.00 TN
REC FOR: WEBER COUNTY PLANNING

8/8/2022

Re: Property identified as Parcel #22-022-0055

Legal Description: See attached Exhibit "A"

To whom it may concern,

The land with Parcel Number 22-022-0055 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 9 day of Aug, 2022

Planner
Weber County Planning Division

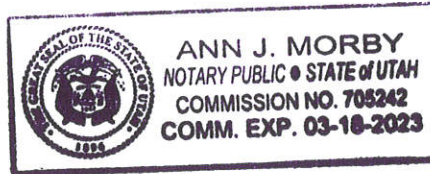
STATE OF UTAH)

:ss

COUNTY OF WEBER)

On this 9 day of Aug, 2023 personally appeared before me, Ann J. Morby, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

Notary Public
Residing at:





Weber County

Exhibit "A"

Parcel # 22-022-0055

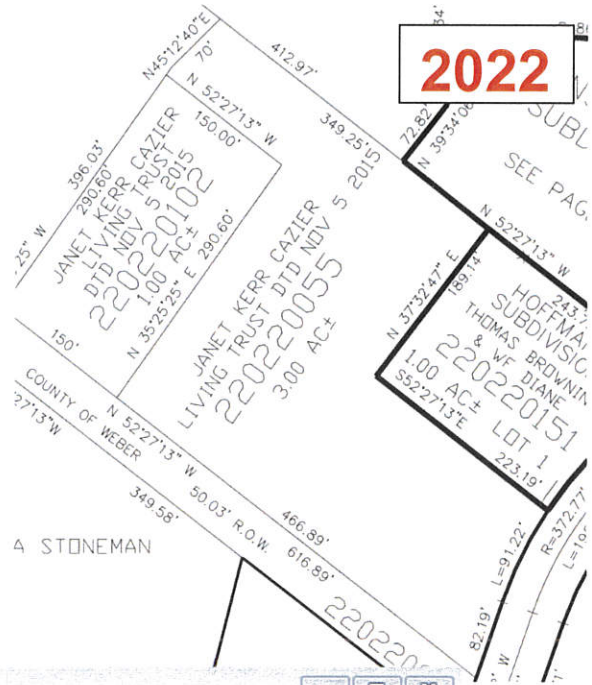
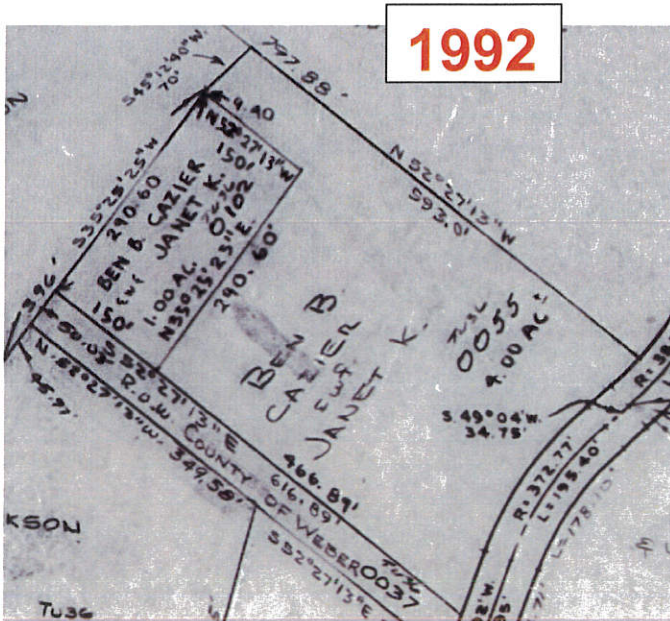
PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT WHICH IS NORTH 0D55' WEST 2473.42 FEET WEST 203.24 FEET, SOUTH 34D07' WEST 217.50 FEET, SOUTH 2D40' WEST 309.78 FEET, SOUTH 19D50'30" WEST 289.24 FEET, SOUTH 49D04' WEST 45.00 FEET AND NORTH 52D27'13" WEST 630.00 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 28 (SAID POINT BEING ON THE SOUTH LINE OF LIMA PROPERTY AND AT THE MOSTEASTERLY CORNER OF SIMPSON PROPERTY); RUNNING THENCE SOUTH 45D12'40" WEST 70.00 FEET AND SOUTH 35D25'25" WEST 9.40 FEET ALONG AN EXISTING ROAD, THENCE SOUTH 57D27'13" EAST 150.00 FEET; THENCE SOUTH 35D25'25" WEST 290.60 FEET; THENCE SOUTH 52D27'13" EAST 466.89 FEET TO THE WEST LINE OF AN EXISTING DEDICATED ROAD; THENCE NORTH 19D02' EAST 82.19 FEET ALONG SAID WEST LINE; THENCE NORTHEASTERLY ALONG THE ARC OF A 405.77 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 91.22 FEET TO THE WEST LINE OF LOT 1, HOFFMANN SUBDIVISION, THENCE NORTH 52D27'13" WEST 223.19 FEET, THENCE NORTH 37D32'47" EAST 189.14 FEET, THENCE NORTH 52D27'13" WEST 349.25 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.



Legal Description

PROPERTY DESCRIPTION Date/Time: 08-AUG-2022 02:50 PM

Serial No. 22 022 0055 As of 09-JUN-1993 Change Year and Code 1993 RP Acres 3.

+ - * The following description * SQ FT

* for taxation purposes only* [Renumber](#) [Enter/Edit](#)

Nbr.	Description
11	PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 7 NORTH,
12	RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:
13	BEGINNING AT A POINT WHICH IS NORTH 0D55' WEST 2473.42 FEET
14	WEST 203.24 FEET, SOUTH 34D07' WEST 217.50 FEET, SOUTH 2D40'
15	WEST 309.78 FEET, SOUTH 19D50'30" WEST 289.24 FEET, SOUTH
16	49D04' WEST 45.00 FEET AND NORTH 52D27'13" WEST 630.00 FEET
17	FROM THE SOUTH QUARTER CORNER OF SAID SECTION 28 (SAID POINT
18	BEING ON THE SOUTH LINE OF LIMA PROPERTY AND AT THE MOST
19	EASTERLY CORNER OF SIMPSON PROPERTY); RUNNING THENCE SOUTH
20	45D12'40" WEST 70.00 FEET AND SOUTH 35D25'25" WEST 9.40 FEET
21	ALONG AN EXISTING ROAD, THENCE SOUTH 57D27'13" EAST 150.00
22	FEET; THENCE SOUTH 35D25'25" WEST 290.60 FEET; THENCE
23	SOUTH 52D27'13" EAST 466.89 FEET TO THE WEST LINE OF AN
24	EXISTING DEDICATED ROAD; THENCE NORTH 19D02' EAST 82.19 FEET
25	ALONG SAID WEST LINE; THENCE NORTHEASTERLY ALONG THE ARC OF A
26	405.77 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 91.22
27	FEET TO THE WEST LINE OF LOT 1, HOFFMANN SUBDIVISION, THENCE
28	NORTH 52D27'13" WEST 223.19 FEET, THENCE NORTH 37D32'47" EAST