



Weber County

Notice of Buildable Parcel



W2919742

5/10/2018

Re: Property identified as Parcel # 15-101-0016, 15-101-0024

Legal Description: See attached Exhibit "A"

EH 2919742 PG 1 OF 3
LEANN H KILTS, WEBER COUNTY RECORDER
10-MAY-18 856 AM FEE \$.00 DEP DC
REC FOR: WEBER COUNTY PLANNING

To whom it may concern,

The land with Parcel Number 15-101-0016, 15-101-0024 is currently zoned Manufacturing (M-1) which allows for a variety of uses, 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 4 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.

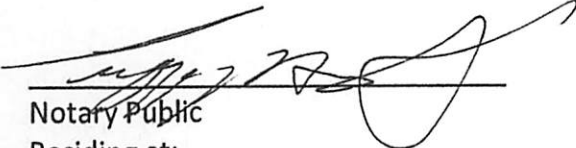
**Weber County**Dated this 10 day of May, 2018Felix LeveirindFelix Leveirind, Planner
Weber County Planning Division

STATE OF UTAH)

:SS

COUNTY OF WEBER)

On this 10 day of May, 2018, personally appeared before me,
Felix Leveirind, the signer of the foregoing instrument, who duly acknowledged
to me that he executed the same.


Notary Public

Residing at:

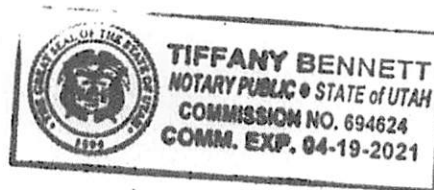




Exhibit "A"

Parcel # 15-101-0016

PART OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING 782.7 FEET NORTH AND 770.4 FEET EAST OF THE NORTHWEST CORNER OF LOT 2 IN SAID SECTION 36, THENCE NORTH 46°59'30" WEST 29.41 FEET, THENCE NORTH 43°00'30" EAST 308.34 FEET, THENCE SOUTH 46°59'30" EAST 35.39 FEET TO A POINT THAT IS NORTH 1004.2 FEET AND EAST 985.1 FEET FROM THE NORTHWEST CORNER OF LOT 2 IN SAID SECTION, THENCE SOUTH 4°26' EAST 346.5 FEET, THENCE NORTH 88°54' WEST 241.5 FEET, THENCE NORTH 1°06' EAST 121 FEET TO THE PLACE OF BEGINNING. SUBJECT TO A RIGHT-OF-WAY OVER THE SOUTH 11 FEET THEREOF.

Parcel # 15-101-0024

PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36 TOWNSHIP 6 NORTH RANGE 2 WEST SALT LAKE MERIDIAN U.S. SURVEY: BEGINNING AT A POINT 14.33 FEET DUE NORTH AND NORTH 43°08' EAST 1116.61 FEET, MORE OR LESS, FROM THE NORTHWEST CORNER OF LOT 2, THE SAME POINT BEING ON THE EASTERN LINE OF AN EXISTING COMMON RIGHT OF WAY BETWEEN THE ENGLEDOW AND WAHLEN TRACTS; THENCE RUNNING NORTH 43°08' EAST 314.4 FEET, MORE OR LESS, ALONG THE SOUTHEASTERLY LINE OF SAID ABANDONED RAILROAD BED; THENCE NORTH 4°26' WEST 135.67 FEET, MORE OR LESS, TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF MIDLAND DRIVE; THENCE SOUTH 43°08' WEST 404.0 FEET, MORE OR LESS; THENCE SOUTH 46°52' EAST 100 FEET, TO THE POINT OF BEGINNING, A PORTION OF THE ABANDONED OREGON SHORTLINE RAILROAD BED.



W2919681

WHEN RECORDED MAIL TO:
Grantee
1834 South River Run Drive
Huntsville, UT 84317

EH 2919681 PG 1 OF 2
LEANN H KILTS, WEBER COUNTY RECORDER
09-MAY-18 236 PM FEE \$13.00 DEP JKC
REC FOR: SHAWN DURRANT

SPECIAL WARRANTY DEED

Shawn Durrant
of Huntsville, County of Weber, State of Utah, hereby
CONVEYS and WARRANTS only as against all claiming by, through or under him to
Shawn Durrant, Grantee

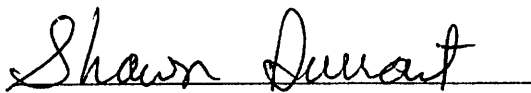
of 1834 South River Run Drive, Huntsville, UT 84317 for the sum of
TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION - - - - - the following described
tracts of land in Weber County, State of Utah:

See Exhibit "A" attached hereto and made a part hereof.

*** The purpose of this deed is to combine the two contiguous parcels which are identified in Exhibit "A" into one parcel. This combination will thereafter create one new land serial number.***


SUBJECT TO easements, covenants, restrictions, rights of way and reservations appearing of record and taxes for the year 2018 and thereafter.

WITNESS, the hand(s) of said Grantor(s), this 9th day of May, 2018.


Shawn Durrant

STATE OF UTAH
COUNTY OF Davis

On the 9th of May, A.D., 2018, Personally appeared before me Shawn Durrant, the signer(s) of the within instrument, who duly acknowledged to me that he executed the same.



NOTARY PUBLIC
Residing at: Davis County
My Commission Expires: 10-22-19

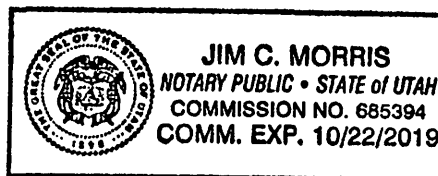


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

PART OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING 782.7 FEET NORTH AND 770.4 FEET EAST OF THE NORTHWEST CORNER OF LOT 2 IN SAID SECTION 36, THENCE NORTH 46°59'30" WEST 29.41 FEET, THENCE NORTH 43°00'30" EAST 308.34 FEET, THENCE SOUTH 46°59'30" EAST 35.39 FEET TO A POINT THAT IS NORTH 1004.2 FEET AND EAST 985.1 FEET FROM THE NORTHWEST CORNER OF LOT 2 IN SAID SECTION, THENCE SOUTH 4°26' EAST 346.5 FEET, THENCE NORTH 88°54' WEST 241.5 FEET, THENCE NORTH 1°06' EAST 121 FEET TO THE PLACE OF BEGINNING. SUBJECT TO A RIGHT-OF-WAY OVER THE SOUTH 11 FEET THEREOF.

PARCEL 2:

PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36 TOWNSHIP 6 NORTH RANGE 2 WEST SALT LAKE MERIDIAN US SURVEY: BEGINNING AT AT POINT 14.33 FEET DUE NORTH AND NORTH 43°08' EAST 1116.61 FEET, MORE OR LESS, FROM THE NORTHWEST CORNER OF LOT 2, THE SAME POINT BEING ON THE EASTERN LINE OF AN EXISTING COMMON RIGHT OF WAY BETWEEN THE ENGEDOW AND WAHLEN TRACTS; THENCE RUNNING NORTH 43°08' EAST 314.4 FEET, MORE OR LESS, ALONG THE SOUTHEASTERLY LINE OF SAID ABANDONED RAILROAD BED; THENCE NORTH 4°26' WEST 135.67 FEET, MORE OR LESS, TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF MIDLAND DRIVE; THENCE SOUTH 43° 08' WEST 404.0 FEET, MORE OR LESS; THENCE SOUTH 46°52' EAST 100 FEET, TO THE POINT OF BEGINNING, A PORTION OF THE ABANDONED OREGON SHORTLINE RAILROAD BED.

Serial Number: 15-101-0016 and 15-101-0024