







## Weber County

### Notice of Buildable Parcel



\*W3116178\*

December 28, 2020

**Re:** Property identified as Parcel # 22-009-0002

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

EH 3116178 PG 1 OF 3  
LEANN H KILTS, WEBER COUNTY RECORDER  
07-JAN-21 420 PM FEE \$1.00 DEP DC  
REC FOR: WEBER COUNTY PLANNING

To whom it may concern,

The land with Parcel Number 22-009-0002 is currently zoned Agricultural Valley (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). 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 7 day of January, 2021

[Signature]

\_\_\_\_\_, Planner  
Weber County Planning Division

STATE OF UTAH)  
:SS  
COUNTY OF WEBER)

On this 7<sup>th</sup> day of January, 2021, personally appeared before me,  
Steve Burton, the signer of the foregoing instrument, who duly acknowledged  
to me that he executed the same.

[Signature]  
\_\_\_\_\_  
Notary Public  
Residing at:





## Weber County

### Exhibit "A"

Parcel # 22-009-0002

PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING ON NORTH LINE OF COUNTY ROAD 766.5 FEET WEST AND 80 RODS SOUTH FROM THE NORTHEAST CORNER OF SAID SECTION 19, THENCE WESTERLY AND NORTHWESTERLY ALONG SAID ROAD TO A POINT 300 FEET NORTH OF SOUTH LINE OF NORTH HALF OF SAID QUARTER SECTION; THENCE EAST PARALLEL TO SAID SOUTH LINE 579 FEET TO CENTER OF NORTH AND SOUTH COUNTY ROAD; THENCE SOUTHEASTERLY ALONG CENTER OF ROAD TO A POINT 180 FEET NORTH OF THE NORTH LINE OF THE EAST-WEST COUNTY ROAD, THENCE SOUTHEASTERLY ALONG AN OLD FENCE TO A POINT 167 FEET SOUTHEASTERLY FROM EAST LINE OF NORTH SOUTH ROAD, THENCE SOUTH 33 FEET TO CHICKEN CREEK, THENCE EASTERLY ALONG CREEK TO A POINT NORTH OF BEGINNING, THENCE SOUTH TO BEGINNING.



**Weber County**

**Notice of Buildable Parcel**



\*W3116179\*

December 28, 2020

**Re:** Property identified as Parcel # 22-009-0032

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

EH 3116179 PG 1 OF 3  
LEANN H KILTS, WEBER COUNTY RECORDER  
07-JAN-21 421 PM FEE \$1.00 DEP DC  
REC FOR: WEBER COUNTY PLANNING

To whom it may concern,

The land with Parcel Number 22-009-0032 is currently zoned Agricultural Valley (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). 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 7 day of January, 2021

STB

\_\_\_\_\_, Planner  
Weber County Planning Division

STATE OF UTAH)

:ss

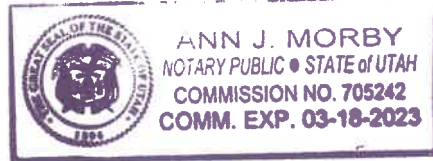
COUNTY OF WEBER)

On this 7<sup>th</sup> day of January, 2021, personally appeared before me,  
Steve Burton, the signer of the foregoing instrument, who duly acknowledged  
to me that he executed the same.

Ann J. Morby

Notary Public

Residing at:





## Weber County

### Exhibit "A"

Parcel # 22-009-0032

PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT WHICH IS EAST 712.7 FEET AND SOUTH 657.0 FEET FROM THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 19 AND RUNNING THENCE EAST 414.7 FEET TO CENTERLINE OF COUNTY ROAD, THENCE ALONG SAID CENTERLINE SOUTH  $12^{\circ}00'20''$  EAST 230.2 FEET, THENCE SOUTH  $40^{\circ}07'$  EAST 255.5 FEET, ALSO ALONG SAID CENTERLINE TO FENCE LINES PRODUCED, THENCE SOUTH  $85^{\circ}17'15''$  WEST 629.3 FEET ALONG EXISTING FENCE TO A POINT ON CENTERLINE OF NORTH OGDEN ROAD, THENCE ALONG CENTERLINE NORTH  $40^{\circ}36'$  WEST 126.5 FEET, THENCE NORTH  $49^{\circ}24'$  EAST 108.4 FEET, THENCE NORTH 305.8 FEET TO POINT OF BEGINNING.