



Weber County

Notice of Non-buildable Parcel



W3140337

4-1-2021

Re: Property identified as Parcel # 23-006-0031

Legal Description: See attached Exhibit "A"

E# 3140337 PG 1 OF 3
LEANN H KILTS, WEBER COUNTY RECORDER
01-APR-21 1034 AM FEE \$0.00 DEP PV
REC FOR: WEBER COUNTY PLANNING

To whom it may concern,

The land with Parcel Number 23-006-0031 is currently zoned Forest (F-40) 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 is not a "Lot of Record" because it does not meet any of the circumstances listed 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.



Weber County

Dated this 1st day of April, 2021




Felix Lleverino, Planner
Weber County Planning Division

STATE OF UTAH)

:SS

COUNTY OF WEBER)

On this 1st day of April, 2021 personally appeared before me, Felix Lleverino, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.



Notary Public
Residing at:

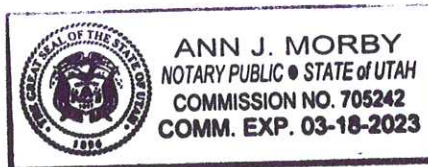




Exhibit "A"

Parcel # 23-006-0031

THE FOLLOWING IS THE CENTERLINE OF AN EXISTING ROAD TRAVERSING SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN US SURVEY: BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF A ROAD WHICH LIES NORTH 89D41'56" EAST 1694.42 FEET ALONG THE NORTH LINE OF SECTION 2, AND SOUTH 00D18'04" EAST 1510.91 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 2, THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING TWENTY(20) COURSES: (1) SOUTH 65D07'31" EAST 59.32 FEET; (2) THENCE SOUTH 59D00'41" EAST 11.62 FEET; (3) THENCE SOUTH 45D28'42" EAST 19.90 FEET; (4) THENCE SOUTH 23D15'32" EAST 75.55 FEET; (5) THENCE SOUTH 33D36'21" EAST 37.37 FEET (6) THENCE SOUTH 41D02'47" EAST 144.51 FEET; (7) THENCE SOUTH 32D19'05" EAST 37.00 FEET; (8) THENCE SOUTH 21D00'32" EAST 62.42 FEET; (9) THENCE SOUTH 28D24'50" EAST 37.57 FEET; (10) THENCE SOUTH 38D20'33" EAST 73.03 FEET; (11) THENCE SOUTH 33D06'04" EAST 127.13 FEET; (12) THENCE SOUTH 44D58'21" EAST 39.26 FEET; (13) THENCE SOUTH 70D30'31" EAST 59.13 FEET; (14) THENCE SOUTH 53D42'06" EAST 36.02 FEET; (15) THENCE SOUTH 37D07'06" EAST 18.81 FEET; (16) THENCE SOUTH 26D06'46" EAST 68.64 FEET; (17) THENCE SOUTH 32D05'27" EAST 27.46 FEET; THENCE NORTH 50D00'33" EAST 66.05 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SAID ROAD; THENCE ALONG SAID NORTH RIGHT OF WAY THE FOLLOWING FOUR(4) COURSES: (1) SOUTH 54D35'04" EAST 51.59 FEET; (2) THENCE SOUTH 51D44'19" EAST 113.18 FEET; (3) THENCE SOUTH 65D11'34" EAST 53.66 FEET; (4) THENCE SOUTH 72D25'51" EAST 18.34 FEET; THENCE SOUTH 36D08'06" WEST 298.45 FEET; THENCE SOUTH 46D54'14" EAST 231.27 FEET; THENCE SOUTH 18D54'32" EAST 137.16 FEET; THENCE SOUTH 28D03'07" EAST 120.08 FEET; THENCE SOUTH 13D56'33" EAST 102.61 FEET; THENCE SOUTH 00D59'18" WEST 158.82 FEET; THENCE SOUTH 16D28'38" EAST 144.20 FEET; THENCE SOUTH 05D34'34" WEST 102.12 FEET, THENCE SOUTH 00D16'34" EAST 1976.80 FEET; THENCE SOUTH 89D14'41" WEST 1479.24 FEET; THENCE NORTH 03D18'53" WEST 4041.38 FEET; THENCE NORTH 88D38'32" EAST 191.09; THENCE SOUTH 80D18'12" EAST 315.81 FEET; THENCE SOUTH 75D36'08" EAST 247.42 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 5639198.02 OR 129.458 ACRES. SUBJECT TO: THE 66 FOOT WIDE UNRESTRICTED NON EXCLUSIVE PERPETUAL RIGHT OF INGRESS AND EGRESS ON THE SEGMENTS OF ROAD ACROSS GRANTORS PROPERTY, THE CENTERLINE OF WHICH ARE DESCRIBED AS FOLLOWS: THE FOLLOWING IS THE CENTERLINE OF A SIXTY SIX FOOT ACCESS ROAD TRAVERSING PARCEL IN SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, US SURVEY, SAID CENTERLINE LIES 33 FEET PARALLEL TO AND ALONG THE EASTERLY BOUNDARY OF GRANTORS PROPERTY AND IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY OF AN EXISTING ROAD, WHICH POINT LIES NORTH 89D41'56" EAST, 2472.88 FEET AND SOUTH 00D18'04" EAST, 2297.87 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 2, THENCE SOUTH 36D08'06" WEST 318.70 FEET; THENCE SOUTH 56D54'14" EAST, 252.26 FEET; THENCE SOUTH 18D54'32" EAST, 131.58 FEET; THENCE SOUTH 28D03'07" EAST, 118.63 FEET; THENCE SOUTH 13D56'33" EAST, 94.20 FEET; THENCE SOUTH 00D59'18" WEST, 159.57 FEET; THENCE SOUTH 16D28'38" EAST, 142.84 FEET; THENCE SOUTH 05D34'34" WEST, 78.51 FEET THENCE PROCEEDING ACROSS GRANTORS PROPERTY THE FOLLOWING COURSES; THENCE SOUTH 38D54'48" WEST 82.09 FEET; THENCE SOUTH 74D04'01" WEST, 189.27 FEET; THENCE NORTH 87D27'21" WEST 194.56 FEET, THENCE NORTH 73D35'25" WEST 145.81 FEET; THENCE NORTH 58D13'19" WEST 86.60 FEET; THENCE NORTH 79D45'51" WEST 62.09 FEET; THENCE SOUTH 62D28'59" WEST 97.11 FEET; THENCE SOUTH 89D30'15" WEST 739.11 FEET TO THE WEST LINE OF GRANTORS PROPERTY. E# 2676767. ALSO SUBJECT TO THE 66 FOOT WIDE UNRESTRICTED NON EXCLUSIVE PERPETUAL RIGHT OF INGRESS AND EGRESS ON THESE SEGMENTS OF ROAD ACROSS GRANTORS PROPERTY THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE CENTERLINE OF AN EXISTING ROAD, WHICH POINT LIES NORTH 89D41'56" EAST 2283.11 FEET AND SOUTH 00D18'04" EAST 2202.09 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 2, THENCE ALONG SAID CENTER LINE, SOUTH 47D53'26" EAST 11.36 FEET; THENCE SOUTH 54D35'04" EAST 47.73 FEET; THENCE SOUTH 51D44'19" EAST 109.10 FEET; THENCE SOUTH 59D29'16" EAST 16.75 FEET; THENCE SOUTH 65D11'34" EAST 49.94 FEET; THENCE SOUTH 72D25'51" EAST 9.34 FEET TO THE EASTERLY BOUNDARY OF GRANTORS PROPERTY IN SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, US SURVEY. E# 2676768