



\*W3152826\*



**Weber County**

**Notice of Buildable Parcel**

EH 3152826 PG 1 OF 6  
LEANN H KILTS, WEBER COUNTY RECORDER  
14-MAY-21 1109 AM FEE \$4.00 DEP THU  
REC FOR: WEBER COUNTY PLANNING

5/4/2018

**Re:** Properties identified as Parcel #15-078-0109, #15-078-0037, and #15-078-0044

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

To whom it may concern,

The land with Parcel Numbers 15-078-0109, 15-078-0037, and 15-078-0044 are currently zoned Agricultural (A-1) which allows for a variety of uses, including a single-family dwelling, when located on a "Lot of Record" as defined in Chapter 101-2 of the Weber County Land Use Code (LUC). The subject parcel is a "Lot of Record" as defined in LUC §101-2-13, and as provided in paragraph (5) 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 has reviewed each parcel as it exists today, and at the landowner's request, reviewed each parcel as each will exist after recording the attached lot line adjustment(s) described in Exhibit A and illustrated in Exhibit B. The Planning Division has determined that as long as the lot line adjustment does not make any lot more nonconforming, the legal nonconforming status of each lot is preserved.

The Weber County Planning Division can issue a Land Use Permit to develop these parcels, as it exists today or as it may exist in the attached lot line adjustment; provided that all applicable standards are met and that the parcel's legal description is not altered without receiving approval from the Land



## Weber County

Use Authority.

This letter addresses the legal nonconforming 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.

Dated this 14<sup>th</sup> day of MAY, 2021

Charles Ewert, AICP, Principal Planner  
Weber County Planning Division

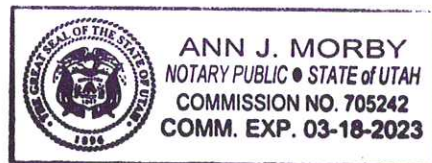
STATE OF UTAH)

:SS

COUNTY OF WEBER)

On this 14 day of May, 2021, 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 NO. 1 ADJUSTED BOUNDARY DESCRIPTION**

**PROPERTY TAX ID NO. 15-078-0109**

A PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 1800 SOUTH STREET LOCATED 515.33 FEET NORTH 89°07'56" WEST AND 33.00 FEET SOUTH 00°52'04" WEST FROM THE NORTH QUARTER CORNER OF SAID SECTION 28 (BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 28 WHICH BEARS SOUTH 89°14'58 EAST);

RUNNING THENCE SOUTH 02°53'07" WEST 113.61 FEET; THENCE SOUTH 62°00'56" WEST 58.09 FEET; THENCE SOUTH 00°52'04" WEST 118.02; THENCE SOUTH 89°07'56" EAST 25.87 FEET; THENCE SOUTH 00°52'04" WEST (SOUTH BY RECORD) 55.89 FEET; THENCE NORTH 89°07'56" WEST (WEST BY RECORD) 125.00 FEET; THENCE NORTH 00°52'04" EAST (NORTH BY RECORD) 315.48 FEET TO SAID SOUTH RIGHT-OF-WAY LINE; THENCE SOUTH 89°07'56" EAST (EAST BY RECORD) 154.01 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. CONTAINING 39,435 SQUARE FEET OR 0.905 ACRES.

SUBJECT TO AND TOGETHER AN ACCESS EASEMENT FOR INGRESS AND EGRESS AS SHOWN ON THIS SURVEY.

#### **PARCEL NO. 2 ADJUSTED BOUNDARY DESCRIPTION**

**PROPERTY TAX ID NO. 15-078-0037**

A PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 1800 SOUTH STREET LOCATED 515.33 FEET NORTH 89°07'56" WEST AND 33.00 FEET SOUTH 00°52'04" WEST FROM THE NORTH QUARTER CORNER OF SAID SECTION 28 (BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 28 WHICH BEARS SOUTH 89°14'58 EAST);

RUNNING THENCE SOUTH 89°07'56" EAST (EAST BY RECORD) 150.99 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE; THENCE SOUTH 00°52'04" WEST (SOUTH BY RECORD) 137.00 FEET; THENCE NORTH 89°07'56" WEST (WEST BY RECORD) 180.00 FEET; THENCE SOUTH 00°52'04" WEST (SOUTH BY RECORD) 122.59 FEET; THENCE NORTH 89°07'56" WEST 25.87 FEET; THENCE NORTH 00°52'04" EAST 118.02 FEET; THENCE NORTH 62°00'56" EAST 58.09 FEET; THENCE NORTH 02°53'07" EAST 113.61 FEET TO THE POINT OF BEGINNING. CONTAINING 24,660 SQUARE FEET OR 0.566 ACRES.

SUBJECT TO AND TOGETHER WITH AN ACCESS EASEMENT FOR INGRESS AND EGRESS AS SHOWN ON THIS SURVEY.



## Weber County

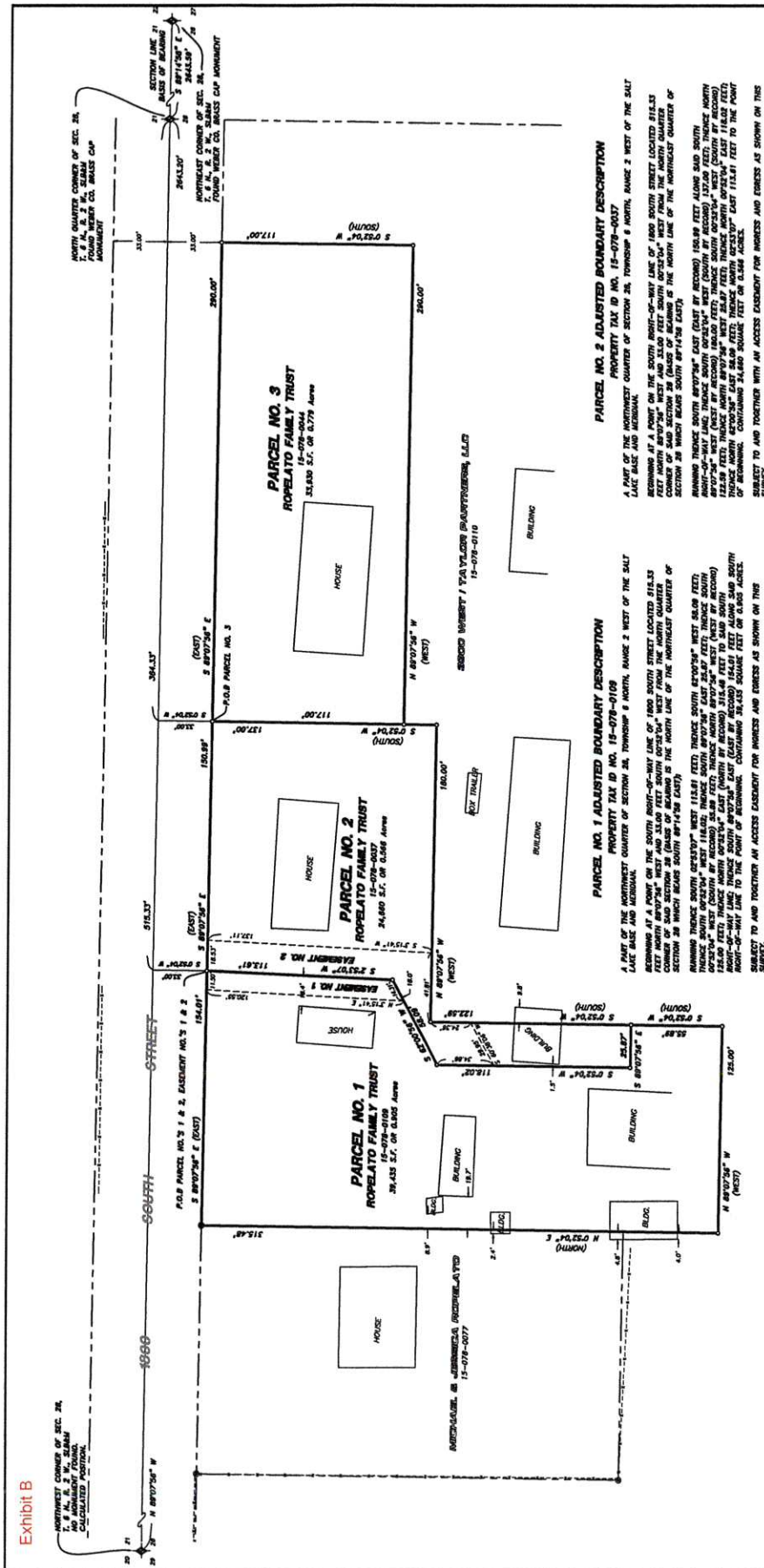
**PARCEL NO. 3 AS SURVEYED BOUNDARY DESCRIPTION  
PROPERTY TAX ID NO. 15-078-0044**

A PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 1800 SOUTH STREET LOCATED 364.33 FEET NORTH  $89^{\circ}07'56''$  WEST AND 33.00 FEET SOUTH  $00^{\circ}52'04''$  WEST FROM THE NORTH QUARTER CORNER OF SAID SECTION 28 (BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 28 WHICH BEARS SOUTH  $89^{\circ}14'58''$  EAST);

RUNNING THENCE SOUTH  $89^{\circ}07'56''$  EAST (EAST BY RECORD) 290.00 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE; THENCE SOUTH  $00^{\circ}52'04''$  WEST (SOUTH BY RECORD) 117.00 FEET; THENCE NORTH  $89^{\circ}07'56''$  WEST (WEST BY RECORD) 290.00 FEET; THENCE NORTH  $00^{\circ}52'04''$  EAST (NORTH BY RECORD) 117.00 FEET TO THE POINT OF BEGINNING. CONTAINING 33,930 SQUARE FEET OR 0.779 ACRES.



[illegible][illegible]**PARCEL NO. 3 AS SURVEYED BOUNDARY DESCRIPTION**[illegible]

**NARRATIVE**


THE PURPOSE OF THIS SURVEY WAS TO ADJUST THE BOUNDARIES OF PROPERTY TAX ID NO. 5 15-009-0109 & 15-009-0317 AND TO ESTABLISH AND SET THE PROPERTY CORNERS OF THE PARCELS AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY CHAD WHITE FOR ROB RAPPOLATO, THE CONTROL USED TO ESTABLISH THE PROPERTY CORNERS WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION SURROUNDING SECTION 28, T4N, R2W, S14MA.

### SURVEYOR'S CERTIFICATE

**SURVEYOR'S CERTIFICATE**

I, ROGER C. SLACK, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF MISSISSIPPI, AND AM THE AUTHOR OF THE CHARTERED 22 PROFESSIONAL ENGINEER AND SURVEYOR LICENSE NO. 10000, WHICH I HAVE USED IN THE PREPARATION OF THE ABOVE RECORDED SURVEY OF THE PROPERTY DESCRIBED AND SHOWN HEREON. THIS PLAT IN ACCORDANCE WITH SECTION 17-13-17 AND HAVE VIEWED ALL MEASUREMENTS, AND THAT THE SAME HAS BEEN SURVEYED AND MONUMENTS HAVE BEEN LOCATED AND/OR PLACED ON THE GROUND AS REPRESENTED ON THE PLAT HEREON.

SIGNED THIS 20TH DAY OF APRIL, 2021.

 R. C. SLACK



ROGER C. SLADE, PLS  
UTAH LAND SURVEYOR LICENCE NO. 11386802

BOUNDARY ADJUSTMENT & PROCKET SURVEY FOR		DRAWN BY: <u>JB</u>		DATE: <u>04/24/2021</u>	
BOB ROPELATO		CHECKED BY: <u>JB</u>		DATE: <u>04/24/2021</u>	
3646 WEST 1000 SOUTH		APPROVED BY: <u>JB</u>		DATE: <u>04/24/2021</u>	
WEBER COUNTY, UTAH		DRAWING FILE: <u>21-3-26-100</u>		JOB NUMBER: <u>21-3-26</u>	
A PART OF THE NORTHWEST QUARTER OF SECTION 36		COURTESY OF: <u>BOYD</u>		DATE: <u>04/24/2021</u>	
TOWNSHIP 8 NORTH, RANGE 2 WEST, T14M		COURTESY OF: <u>BOYD</u>		DATE: <u>04/24/2021</u>	

Exhibit C

