



Weber County



W3183853

Notice of Non-buildable Parcel

September 15, 2021

Re: Property identified as Parcel # 22-008-0063

Legal Description: See attached Exhibit "A"

EH 3183853 PG 1 OF 4
LEANN H KILTS, WEBER COUNTY RECORDER
15-SEP-21 3:03 PM FEE \$1.00 DEP DC
REC FOR: WEBER COUNTY PLANNING

To whom it may concern,

The land with Parcel Number 23-008-0063 is currently zoned Forest (F-V3) 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 15 day of Sep, 2021


_____, Planner Technician

Weber County Planning Division

STATE OF UTAH)

:SS

COUNTY OF WEBER)

On this 15 day of Sept, 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:

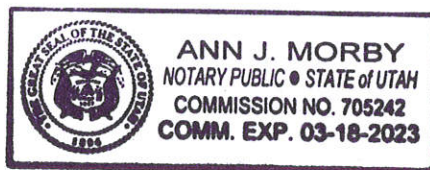




Exhibit "A"

Parcel # 22-008-0063

PART OF THE SOUTH 1/2 OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, US SURVEY: BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTH 1/2 OF SAID SOUTHEAST QUARTER SECTION, AND RUNNING SOUTH 541.0 FEET; THENCE EAST 1155.0 FEET TO THE CENTERLINE OF COUNTY ROAD; THENCE NORTH 7D00' EAST 119.7 FEET ALONG SAID ROAD CENTERLINE; THENCE NORTH 15D30' EAST 250.0 FEET ALONG SAID ROAD CENTERLINE; THENCE NORTH 5D30' EAST 182.0 FEET ALONG SAID ROAD CENTERLINE TO A POINT ON THE NORTH LINE OF SAID SOUTH 1/2 OF SAID SOUTHEAST QUARTER SECTION; THENCE WEST 1254.0 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THE FOLLOWING: A PART OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, US SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SECTION 18, WHICH POINT LIES NORTH 00D11'09" EAST 448.02' FEET FROM THE SOUTH 1/4 CORNER OF SAID SECTION, THENCE ALONG SAID SECTION LINE NORTH 00D11'09" EAST 421.97 FEET; THENCE SOUTH 89D46'46" EAST 1168.63 FEET TO THE CENTER OF A COUNTY ROAD; THENCE ALONG SAID ROAD CENTER LINE THE FOLLOWING TWO (2) COURSES (1) SOUTH 10D02'06" WEST 249.19 FEET; (2) SOUTH 02D35'04" EAST 176.63 FEET; THENCE NORTH 89D46'46" WEST 1134.54 FEET TO THE POINT OF BEGINNING. HAVING AN AREA OF 481124.30 SQUARE FEET 11.045 ACRES.



Weber County

Exhibit "B"

The subject parcel was modified outside of a subdivision plat following platting requirements that enacted in 1992.

