



Weber County

Notice of Non-buildable Parcel



W3187637

September 30, 2021

Re: Property identified as Parcel # 22-022-0192

Legal Description: See attached Exhibit "A"

To whom it may concern,

The land with Parcel Number 22-022-0192 is currently zoned Forest (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). 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 30 day of Sept, 2021



Planner Technician
Weber County Planning Division

STATE OF UTAH)

:ss

COUNTY OF WEBER)

On this 30 day of September 2021 personally appeared before me,
June Nelson, the signer of the foregoing instrument, who duly acknowledged to me
that he executed the same.

June Nelson

Notary Public
Residing at:





Weber County

Exhibit "A"

Parcel # 22-022-0192

BEGINNING AT A POINT WHICH IS SOUTH 89D25'03" EAST ALONG THE SECTION LINE A DISTANCE OF 468.20 FEET AND SOUTH 2125.76 FEET FROM THE NORTH QUARTER OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 1 EAST SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE SOUTH 40D28'52" EAST 323.76 FEET, THENCE NORTH 48D05'08" EAST 294.93 FEET TO THE WESTERLY BOUNDARY OF EDEN HILLS SUBDIVISION NO. 1, ON FILE WITH THE OFFICE OF THE WEBER COUNTY RECORDER, THENCE ALONG SAID WESTERLY LINE THE FOLLOWING TWO (2) COURSES 1) SOUTH 41D38'33" EAST 65.18 FEET 2) SOUTH 60D10'33" EAST 94.83 FEET TO A POINT ON THE PROLONGATION OF A WOOD FENCE, THENCE ALONG SAID FENCE THE FOLLOWING THREE (3) COURSES 1) SOUTH 66D36'41" WEST 332.87 FEET 2) SOUTH 18D24'36" EAST 127.24 FEET 3) SOUTH 63D51'32" WEST 589.19 FEET TO THE TOP OF THE WEST BANK OF THE NORTH FORK OGDEN RIVER, THENCE ALONG SAID BANK THE FOLLOWING EIGHT (8) COURSES 1) ALONG THE ARC OF A NON TANGENT 200.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 77.04 FEET THROUGH A CENTRAL ANGLE OF 22D04'11" (CHORD BEARS NORTH 18D27'47" WEST 76.56 FEET) 2) THENCE NORTH 07D25'42" WEST 30.79 FEET TO THE POINT OF A TANGENT 200.00 FOOT RADIUS CURVE TO THE RIGHT 3) ALONG SAID CURVE A DISTANCE OF 55.87 FEET THROUGH A CENTRAL ANGLE OF 16D00'20" (CHORD BEARS NORTH 00D34'28" EAST 55.69 FEET) 4) NORTH 08D34'36" EAST 79.73 FEET TO A POINT OF TANGENCY 200.00 FOOT RADIUS CURVE TO THE RIGHT 5) ALONG SAID CURVE A DISTANCE OF 71.15 FEET THROUGH A CENTRAL ANGLE OF 20D23'00" (CHORD BEARS NORTH 18D46'08" EAST 170.78 FEET) 6) NORTH 28D57'38" EAST 14.06 FEET TO THE POINT OF TANGENCY 50.00 FOOT RADIUS CURVE TO THE LEFT, 7) ALONG SAID CURVE A DISTANCE OF 56.98 FEET THROUGH A CENTRAL ANGLE OF 65D17'30" (CHORD BEARS NORTH 03D41'07" WEST 53.94 FEET) 8) NORTH 36D19'52" WEST 47.42 FEET, THENCE NORTH 45D56'05" EAST 357.36 FEET TO THE POINT OF BEGINNING.



Exhibit "B"

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



