

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, 202

Planner Technician

Weber County Planning Division

STATE OF UTAH)

COUNTY OF WEBER)

this On

day

of September 2021 , the signer of the foregoing instrument, who duly acknowledged to me

personally appeared before

that he executed the same.

Notary Public

Residing at:

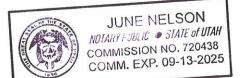




Exhibit "A"

Parcel # 22-022-0192

BEGINNING AT A POINT WHICH IS SOUTH 89D25'03" EAST ALONG THESECTION LINE A DISTANCE OF 468,20 FEET AND SOUTH 2125.76 FEETFROM THE NORTH QUARTER OF SECTION 28, TOWNSHIP 7 NORTH, RANGE1 EAST SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE SOUTH40D28'52" EAST 323.76 FEET, THENCE NORTH 48D05'08" EAST 294.93FEET TO THE WESTERLY BOUNDARY OF EDEN HILLS SUBDIVISION NO. 1,ON FILE WITH THE OFFICE OF THE WEBER COUNTY RECORDER, THENCEALONG SAID WESTERLY LINE THE FOLLOWING TWO (2) COURSES 1) SOUTH 41D38'33" EAST 65.18 FEET 2) SOUTH 60D10'33" EAST 94.83FEET TO A POINT ON THE PROLONGATION OF A WOOD FENCE, THENCEALONG SAID FENCE THE FLOOWING THREE (3) COURSES 1) SOUTH66D36'41" WEST 332.87 FEET 2) SOUTH 18D24'36" EAST 127.24 FEET3) SOUTH 63D51'32" WEST 589.19 FEET TO THE TOP OF THE WESTBANK OF THE NORTH FORK OGDEN RIVER, THENCE ALONG SAID BANK THEFOLLOWING EIGHT (8) COURSES 1) ALONG THE ARC OF A NON TANGENT200.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 77.04 FEETTHROUGH A CENTRAL ANGLE OF 22D04'11" (CHORD BEARS NORTH18D27'47" WEST 76.56 FEET) 2) THENCE NORTH 07D25'42" WEST30.79 FEET TO THE POINT OF A TANGENT 200.00 FOOT RADIUS CURVETO THE RIGHT 3) ALONG SAID CURVE A DISTANCE OF 55.87 FEETTHROUGH A CENTRAL ANGLE OF 16D00'20" (CHORD BEARS NORTH00D34'28" EAST 55.69 FEET) 4) NORTH 08D34'36" EAST 79.73 FEETTO A POINT OG TANGENCY 200.00 FOOT RADIUS CURVE TO THE RIGHTS) ÁLONG SAID CURVE A DISTANCE OF 71.15 FEET THROUGH A CENTRALANGLE OF 20D23'00" (CHORD BEARS NORTH 18D46'08" EAST 170.78FEET) 6) NORTH 28D57'38" EAST 14.06 FEET TO THE POINT OFTANGENCY 50.00 FOOT RADIUS CURVE TO THE LEFT, 7) ALONG SAIDCURVE A DISTANCE OF 56.98 FEET THROUGH A CENTRAL ANGLE OF65D17'30" (CHORD BEARS NORTH 03D41'07" WEST 53.94 FEET) 8)NORTH 36D19'52" WEST 47.42 FEET, THENCE NIORTH 45D56'05" EAST357.36 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.

