



Weber County



"W2563860"

E# 2563860 PG 1 OF 5
ERNEST D ROWLEY, WEBER COUNTY RECORDER
24-FEB-12 401 PM FEE \$1.00 DEP SPY
REC FOR: WEBER COUNTY PLANNING

February 24, 2012

Notice of Buildable Parcel

Legal Description

PART OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING SOUTH 89D38' EAST 1524 FEET FROM THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 04D54' WEST 220 FEET; THENCE SOUTH 89D38' EAST 160 FEET; THENCE NORTH 04D54' EAST 220 FEET; THENCE NORTH 89D38' WEST 160.0 FEET TO THE POINT OF BEGINNING. ALSO; BEGINNING AT A POINT WHICH IS SOUTH 89D38' EAST 1524 FEET; SOUTH 04D54' WEST 220.0 FEET AND SOUTH 89D38' EAST 160.0 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 27 AND RUNNING THENCE SOUTH 8D36' WEST 554.2 FEET, MORE OR LESS, TO THE NORTH LINE OF THE COUNTY ROAD; THENCE SOUTH 39D53'30" EAST ALONG THE NORTH LINE OF THE COUNTY ROAD 20.02 FEET; THENCE NORTH 8D36' EAST 564.47 FEET, MORE OR LESS, TO A POINT WHICH IS SOUTH 89D38' EAST OF THE PLACE OF BEGINNING; THENCE NORTH 4D54' EAST 20 FEET; THENCE NORTH 89D38' WEST 15.0 FEET; THENCE SOUTH 4D54' WEST 20 FEET TO THE PLACE OF BEGINNING.

RE: Land Serial # 22-021-0033. Notice of Buildable Parcel

The parcel of land with the Land Serial Number 22-021-0033 is currently zoned Agricultural Valley 3 (AV-3) which requires a minimum lot size of three acres and a minimum lot width of 150 feet on a dedicated right of way for a single family dwelling. This parcel contains only 1.1 acres, and has minimal access to a public road. However, this parcel meets the requirements of the Weber County Zoning Ordinance Chapter 28 Section 10 which states: "Any legally created lot and/or parcel of land, which existed prior to adoption of the Weber County Zoning Ordinance/Zoning Map may apply to develop any of the permitted or conditional uses for which the lot and/or parcel qualifies, in the zone where the lot and/or parcel of land is located. In Western Weber County the 1962 ownership plats are used as the legal reference point, and in the Ogden Valley, the 1966 ownership plats are used as the legal reference point."

This parcel of land is shown on the 1966 ownership plat with the same access and legal description that exist today. Therefore, the Weber County Planning Division does consider this a nonconforming (legal) building parcel with the legal description shown above.

This letter addresses the legal status of the parcel based on area and frontage requirements only. 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 a Building Permit being issued.

Sean Wilkinson
Weber County Planning Division

Dated this 24th day of February, 2012



Weber County

STATE OF UTAH)
 :SS
COUNTY OF WEBER)

On the 24th day of FEBRUARY, 2012, personally appeared
before me SEAN WILKINSON the signer(s) of the foregoing instrument,
who duly acknowledged to me that he/she/they executed the same.

Notary Public

Kary C. Serrano

Residing at:



EH 2563860 PG 3 OF 5
2012 ownership Plat

SECTION 27, T.7N., R.1E., S.L.B. & M.
 IN WEBER COUNTY
 SCALE 1" = 400'

21

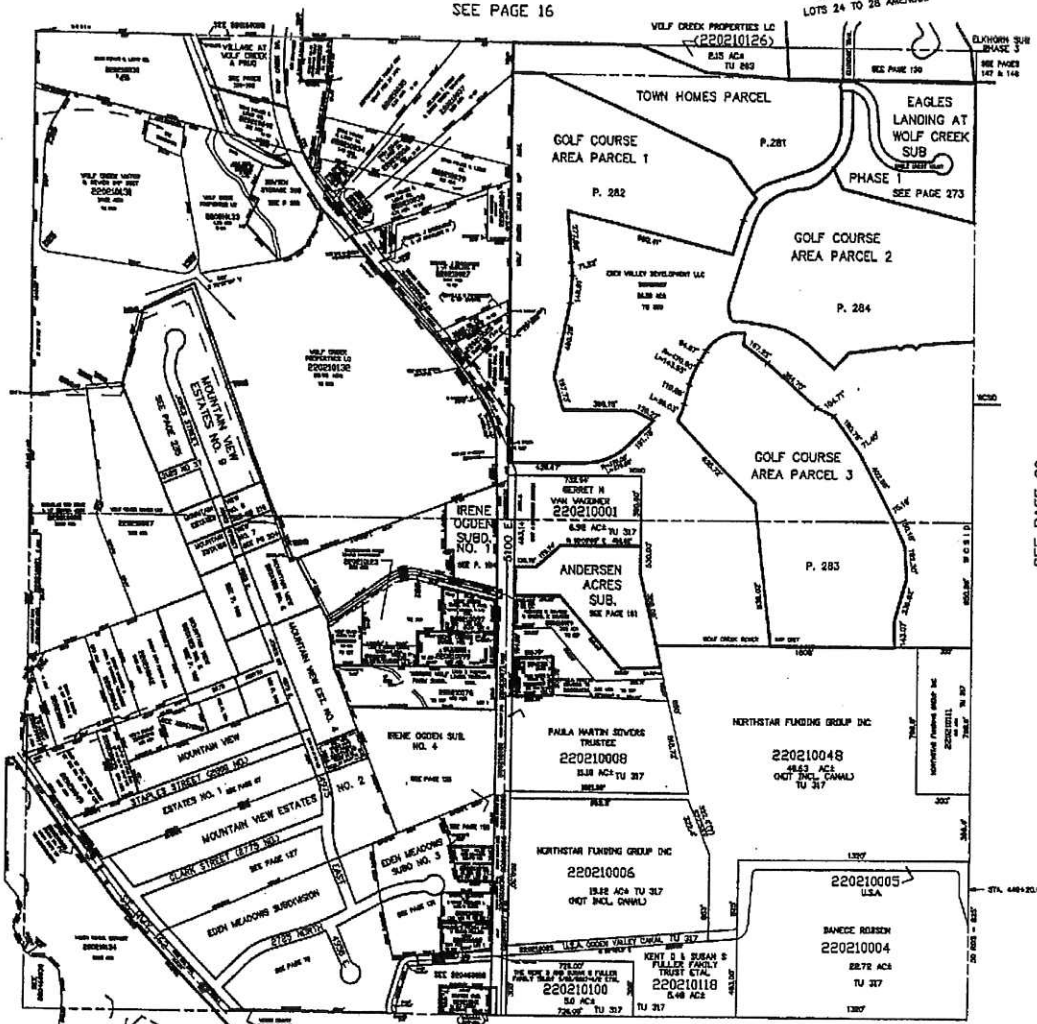
TAXING UNIT: 203, 317

SEE PAGE 16

ELKHORN SUB PH 2
 LOTS 24 TO 26 AMENDED

SEE PAGE 22

SEE PAGE 20



SEE PAGE 46

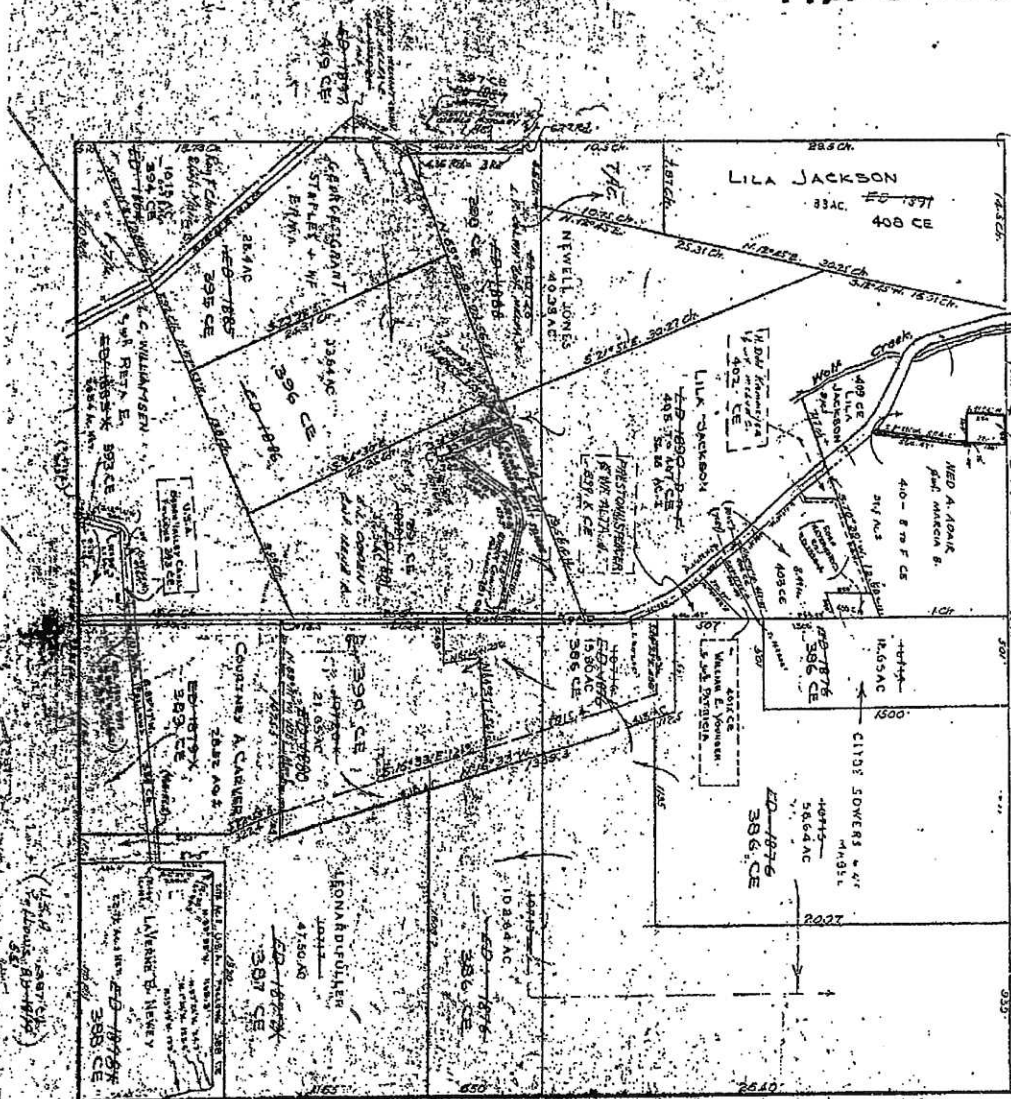
SEE PAGE 45

NOTE: THIS SECTION IS NOT A STANDARD

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MTT 10-96

1966 Ownership Plat



SECTION 21 T. 7 N. R. 1 E. S. 1 B. 1 N. M.
 Eden District
 Scale 1/400 feet

EDEN CEMETERY MAINTENANCE DISTRICT

Abstract of Title showing 1964 legal description

WEBER COUNTY

ABSTRACT OF TITLE - SECTION LANDS

SECTION 27

T. N. R. 1860

LINE	GRANTOR	GRANTEE	RECORDED				SECTION	DESCRIPTION
			DATE	TIME	BOOK	PAGE		
1	Wm. A. Adams & wife	Wm. A. Adams & wife	1910	101	101	101	...	
2	Wm. A. Adams & wife	Wm. A. Adams & wife	1910	101	101	101	...	
3	Wm. A. Adams & wife	Wm. A. Adams & wife	1910	101	101	101	...	
4	Wm. A. Adams & wife	Wm. A. Adams & wife	1910	101	101	101	...	
5	Wm. A. Adams & wife	Wm. A. Adams & wife	1910	101	101	101	...	
6	Wm. A. Adams & wife	Wm. A. Adams & wife	1910	101	101	101	...	
7	Wm. A. Adams & wife	Wm. A. Adams & wife	1910	101	101	101	...	
8	Wm. A. Adams & wife	Wm. A. Adams & wife	1910	101	101	101	...	
9	Wm. A. Adams & wife	Wm. A. Adams & wife	1910	101	101	101	...	
10	Wm. A. Adams & wife	Wm. A. Adams & wife	1910	101	101	101	...	
11	Wm. A. Adams & wife	Wm. A. Adams & wife	1910	101	101	101	...	
12	Wm. A. Adams & wife	Wm. A. Adams & wife	1910	101	101	101	...	
13	Wm. A. Adams & wife	Wm. A. Adams & wife	1910	101	101	101	...	
14	Wm. A. Adams & wife	Wm. A. Adams & wife	1910	101	101	101	...	
15	Wm. A. Adams & wife	Wm. A. Adams & wife	1910	101	101	101	...	
16	Wm. A. Adams & wife	Wm. A. Adams & wife	1910	101	101	101	...	
17	Wm. A. Adams & wife	Wm. A. Adams & wife	1910	101	101	101	...	
18	Wm. A. Adams & wife	Wm. A. Adams & wife	1910	101	101	101	...	
19	Wm. A. Adams & wife	Wm. A. Adams & wife	1910	101	101	101	...	
20	Wm. A. Adams & wife	Wm. A. Adams & wife	1910	101	101	101	...	
21	Wm. A. Adams & wife	Wm. A. Adams & wife	1910	101	101	101	...	
22	Wm. A. Adams & wife	Wm. A. Adams & wife	1910	101	101	101	...	
23	Wm. A. Adams & wife	Wm. A. Adams & wife	1910	101	101	101	...	
24	Wm. A. Adams & wife	Wm. A. Adams & wife	1910	101	101	101	...	
25	Wm. A. Adams & wife	Wm. A. Adams & wife	1910	101	101	101	...	
26	Wm. A. Adams & wife	Wm. A. Adams & wife	1910	101	101	101	...	
27	Wm. A. Adams & wife	Wm. A. Adams & wife	1910	101	101	101	...	
28	Wm. A. Adams & wife	Wm. A. Adams & wife	1910	101	101	101	...	
29	Wm. A. Adams & wife	Wm. A. Adams & wife	1910	101	101	101	...	
30	Wm. A. Adams & wife	Wm. A. Adams & wife	1910	101	101	101	...	
31	Wm. A. Adams & wife	Wm. A. Adams & wife	1910	101	101	101	...	
32	Wm. A. Adams & wife	Wm. A. Adams & wife	1910	101	101	101	...	