



Weber County



W3249394

Notice of Buildable Parcel

E# 3249394 PG 1 OF 6
LEANN H KILTS, WEBER CTY. RECORDER
05-AUG-22 3:17 PM FEE \$.00 TN
REC FOR: WEBER COUNTY PLANNING

August 5, 2022

Re: Property identified as Parcel #22-023-0165

Legal Description: PART OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, LIBERTY, WEBERCOUNTY, UTAH: BEGINNING AT A POINT 276.00 SOUTH AND 1005.41 FEET NORTH 83D31'00" WEST FROM THE NORTHEAST CORNER OF SAID SECTION 29; AND RUNNING THENCE SOUTH 25D55'35" WEST 345.92 FEET TO THE NORTHERLY LINE OF HIGHWAY 162; THENCE NORTH 54D02'02" WEST 322.16 FEET ALONG SAID NORTHERLY LINE; THENCE NORTH 35D58'00" EAST 192.57; THENCE SOUTH 83D31'00" EAST 300.81 FEET TO THE POINT OF BEGINNING. CONTAINS 80,082 SQ. FT. OR 1.84 ACRES MORE OR LESS.

To Whom It May Concern,

The land identified as Tax Parcel #22-023-0165 is currently zoned Agricultural Valley, 3 acre (AV~~3~~). This zone allows for a variety of uses, including a single-family dwelling, when located on a Lot of Record as defined by Section 101-2-13 (Definitions) of the Weber County Land Use Code. The subject parcel has been found to meet definitions listed as numbers 1 and 8 below:

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 on or before December 31, 1992, which complied with the zoning requirements in effect on the same date; 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 December 31, 1992; or
6. A parcel of real property that contains at least 100 acres; or
7. 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; or
8. **A reconfigured parcel or lot that met any one of (a) through (g) of this definition prior to its reconfiguration, as long as:**

1. **The reconfiguration did not make the parcel or lot more nonconforming;**
2. **No new lot or parcel was created; and**



Weber County

3. All affected property was outside of a platted subdivision.

The subject parcel was the result of the merging of two unrecorded lots of record (Parcel IDs: 22-023-0109 & 22-023-0110) (Painters Subdivision) (See Exhibits A and B)

The Weber County Planning Division can issue a Land Use Permit to develop or redevelop this parcel provided that all applicable standards are met and that the parcel's legal description is not altered in any manner without County approval hereafter.

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/or existing structures meet required yard setbacks. These factors can affect a landowner'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.

Dated this 5 day of August, 2022

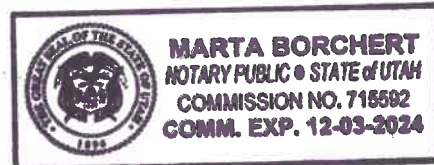
Scott Perkes, AICP
Weber County Planning Division

STATE OF UTAH)
 :SS
COUNTY OF WEBER)

On the 5 day of August, 2022 personally appeared before me Scott Perkes the signer(s) of the foregoing instrument, who duly acknowledged to me that he/she/they executed the same.

Notary Public

Residing at:





Weber County



W2690634

Exhibit A

E# 2690634 PG 1 OF 2
ERNEST D ROWLEY, WEBER COUNTY RECORDER
16-JUN-14 307 PM FEE \$.00 DEP SGC
REC FOR: WEBER COUNTY PLANNING

June 16, 2014

Notice of Buildable Parcel

Legal Description

PART OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 276.00 FEET SOUTH AND 1114.55 FEET NORTH 83D31' WEST FROM THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 29, RUNNING THENCE SOUTH 83D31' EAST 109.14 FEET, THENCE SOUTH 25D55'35" WEST 345.92 FEET TO THE NORTH RIGHT OF WAY LINE OF HIGHWAY 162, THENCE NORTH 54D02' WEST 155.31 FEET ALONG SAID RIGHT OF WAY LINE, THENCE NORTH 35D58' EAST 286.91 FEET TO THE POINT OF BEGINNING.

RE: Land Serial # 22-023-0109

The land with Parcel #22-023-0109 is currently zoned Forest Valley-3 (FV-3) which allows for a variety of uses, including a single-family dwelling, when located on a Lot of Record as defined by Chapter 1 (General Provisions) of the Weber County Zoning Ordinance. The subject parcel was found to be a Lot of Record (lawfully created lot) due to the fact that it was approved as a part of an **unrecorded subdivision plat** (Painter Subdivision) dated January 17, 1984, that is on file in the Weber County Planning Office.

The Weber County Planning Division can issue a Land Use Permit to develop this parcel provided that all applicable standards are met and that the parcel's legal description is not altered in any manner hereafter.

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/or existing structures meet required yard setbacks. These factors can affect a landowner'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.

Steve Parkinson, Planner
Weber County Planning Division

Dated this 16th day of June, 2014

STATE OF UTAH)
 :SS
COUNTY OF WEBER)

On the 16th day of June, 2014 personally appeared before me, Steve Parkinson the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

Notary Public

Residing at:



Weber County Planning Division | www.co.weber.ut.us/planning_commission

2380 Washington Blvd., Suite 240 Ogden, Utah 84401-1473 | Voice: (801) 399-8791 | Fax: (801) 399-8862

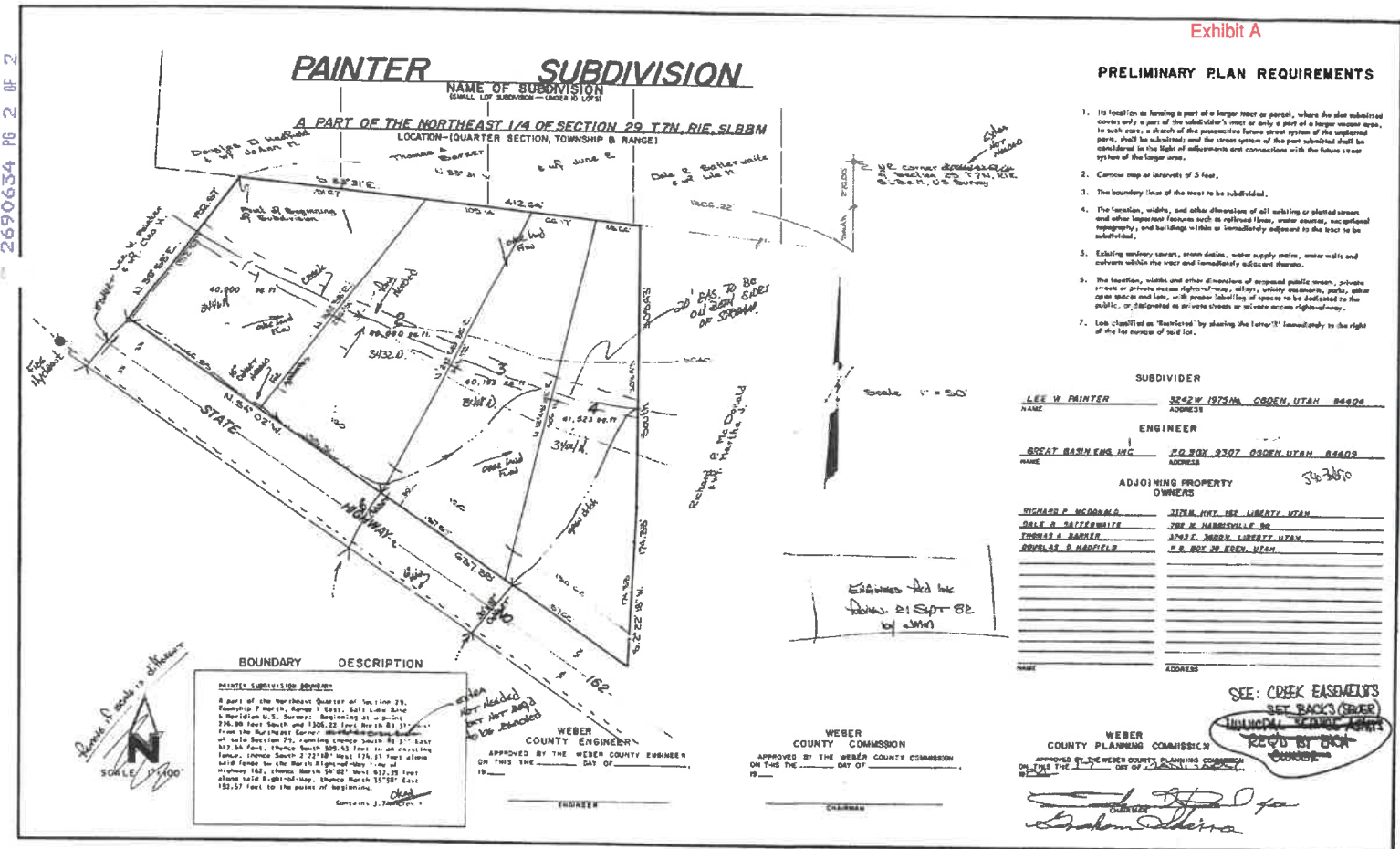


Exhibit A

PRELIMINARY PLAN REQUIREMENTS

1. Its location as having a part of a larger tract or parcel, when the plan submitted covers only a part of the subdivided tract or only a part of a larger tract, shall be submitted and the street system of the part submitted shall be considered in the light of adjustments and connections with the future street system of the larger tract.
2. Contour maps at intervals of 5 feet.
3. The boundary lines of the tract to be subdivided.
4. The location, width, and other dimensions of all existing or planned streets and other important features such as railroad lines, water courses, topographical features, and buildings, walls or structures immediately adjacent to the tract to be subdivided.
5. Existing sanitary sewers, storm drains, water supply mains, water mains and mains within the tract and immediately adjacent thereto.
6. The location, width and other dimensions of proposed public roads, private streets or private access rights-of-way, utility easements, poles, and other structures and lots, with proper labels of species to be dedicated to the public, or designated as private streets or private access rights-of-way.
7. Lots classified as "restricted" by showing the terms "restricted" immediately to the right of the lot number of said lot.

SUBDIVIDER	
LEE W. PAINTER	3242 W 1975th, OGDEN, UTAH 84404
NAME ADDRESS	
ENGINEER	
GREAT BARRIERS INC	20 BOX 3207 OGDEN, UTAH 84402
NAME ADDRESS	
ADJOINING PROPERTY OWNERS	
RICHARD P. McBRIDE	JIMMIE HUNT, JIM LIBERTY, NEAN
DALE R. SUTHERLAND	THE W. HARRISVILLE, INC
THOMAS A. RADLER	ANNE F. MOORE, LIBERTY, UTAH
DEWELE B. HARTFIELD	P. B. BOY 29, EREN, UTAH
NAME	ADDRESS

Engineer has the Plans as of 8/21/82 by JWP

SEE: CREEK EASEMENTS SET BACKS (SEE) UNUSUAL STAIR CASES REQUIRED BY OWNER

BOUNDARY DESCRIPTION

PAINTER SUBDIVISION BOUNDARY:
 A part of the Northeast Quarter of Section 29, Township 7 North, Range 1 East, Salt Lake Meridian U.S. Survey; beginning at a point 270.00 feet South and 1206.22 feet West from the Northwest Corner of the Northeast Quarter of said Section 29, coming thence South 83° 37' East 112.64 feet, thence South 89° 43' East to an existing fence, thence South 2° 18' West 176.11 feet along said fence to the West Right-of-Way Line of Highway 162, thence North 89° 08' West 422.28 feet along said Right-of-Way, thence North 35° 58' East 182.57 feet to the point of beginning.

WEBER COUNTY ENGINEER
 APPROVED BY THE _____ DAY OF _____ 19__

WEBER COUNTY COMMISSION
 APPROVED BY THE WEBER COUNTY COMMISSION ON THIS THE _____ DAY OF _____ 19__

WEBER COUNTY PLANNING COMMISSION
 APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THIS THE _____ DAY OF _____ 19__



W2690635

Exhibit B

Weber County

June 16, 2014

EH 2690635 PG 1 OF 2
ERNEST D ROWLEY, WEBER COUNTY RECORDER
16-JUN-14 308 PM FEE \$.00 DEP SGC
REC FOR: WEBER COUNTY PLANNING

Notice of Buildable Parcel

Legal Description

PART OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U. S. SURVEY: BEGINNING AT A POINT 276.00 FEET SOUTH AND 1306.22 FEET NORTH 83D31' WEST FROM THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 29, RUNNING THENCE SOUTH 83D31' EAST 191.67 FEET, THENCE SOUTH 35D58' WEST 286.91 FEET TO THE NORTHRIGHT OF WAY LINE OF HIGHWAY 162, THENCE NORTH 54D02' WEST 166.85 FEET ALONG SAID RIGHT OF WAY, THENCE NORTH 35D58' EAST 192.57 FEET TO THE POINT OF BEGINNING.

RE: Land Serial # 22-023-0110

The land with Parcel #22-023-0110 is currently zoned Forest Valley-3 (FV-3) which allows for a variety of uses, including a single-family dwelling, when located on a Lot of Record as defined by Chapter 1 (General Provisions) of the Weber County Zoning Ordinance. The subject parcel was found to be a Lot of Record (lawfully created lot) due to the fact that it was approved as a part of an **unrecorded subdivision plat** (Painter Subdivision) dated January 17, 1984, that is on file in the Weber County Planning Office.

The Weber County Planning Division can issue a Land Use Permit to develop this parcel provided that all applicable standards are met and that the parcel's legal description is not altered in any manner hereafter.

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/or existing structures meet required yard setbacks. These factors can affect a landowner'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.

Steve Parkinson, Planner
Weber County Planning Division

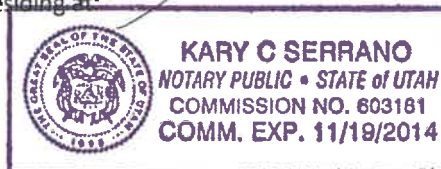
Dated this 16th day of June, 2014

STATE OF UTAH)
 :SS
COUNTY OF WEBER)

On the 16th day of June, 2014 personally appeared before me, Steve Parkinson the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

Notary Public

Residing at:



Weber County Planning Division | www.co.weber.ut.us/planning_commission

2580 Washington Blvd., Suite 240 Ogden, Utah 84401-1473 | Voice: (801) 399-8791 | Fax: (801) 399-8862

2690635 21 2 11-9

PAINTER SUBDIVISION

NAME OF SUBDIVISION

A PART OF THE NORTHEAST 1/4 OF SECTION 29, T7N, R1E, S188M
LOCATION - (QUARTER SECTION, TOWNSHIP & RANGE)

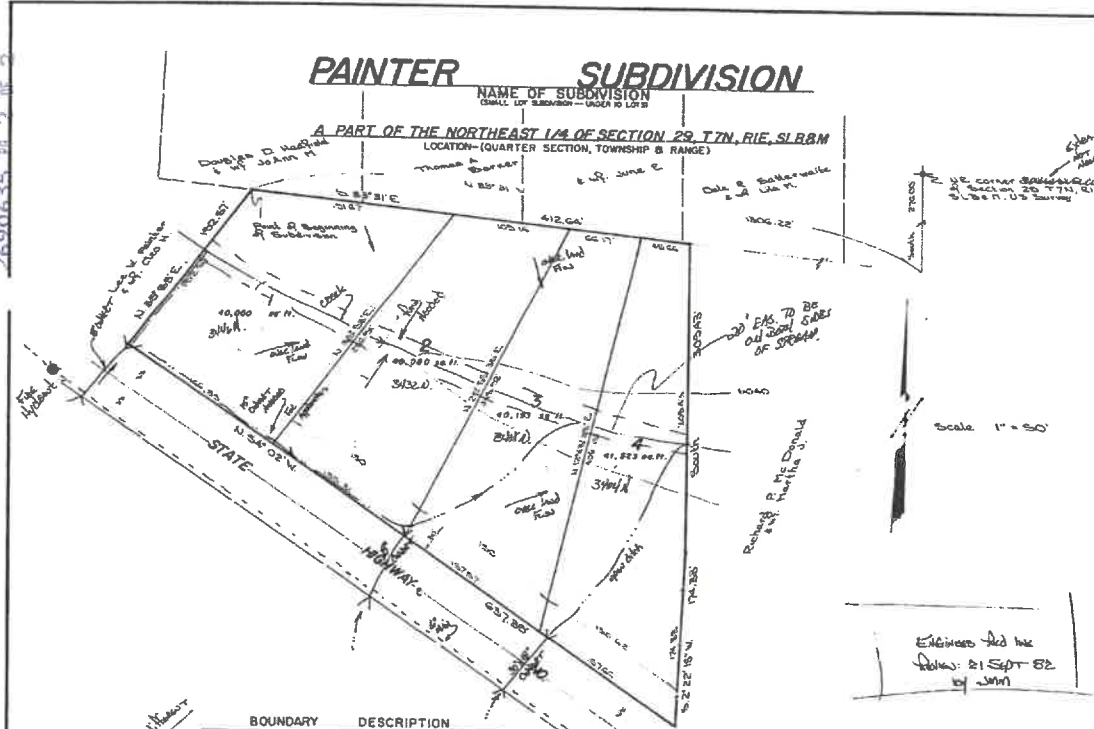


Exhibit B

PRELIMINARY PLAN REQUIREMENTS

- In location or facing a part of a larger street or part of, where the plan submitted covers only a part of the subdivision's tract or only a part of a larger vacant area, in such case, a sketch of the prospective future street system of the unimproved parts, shall be submitted, and the street system of the part submitted shall be consistent in the type of adjustment and connections with the future street system of the larger area.
- Center map of lots of 3 feet.
- The boundary lines of the tract to be subdivided.
- The location, width, and other dimensions of all existing or planned streets and other important features such as railroad lines, water courses, topographical topography, and buildings within or immediately adjacent to the tract to be subdivided.
- Existing easements, covenants, water supply mains, sewer mains and culverts within the tract and immediately adjacent thereto.
- The location, width and other dimensions of proposed public streets, private streets or private access rights-of-way, alleys, utility easements, parks, other open spaces and lots, with proper labeling of same to be dedicated to the public, or assigned to various streets or private access rights-of-way.
- Lot shall be in "B" class by placing the term "B" immediately to the right of the lot number of said lot.

SUBDIVIDER

LEE W. PAINTER 3242 W 1975th OGDEN, UTAH 84404
NAME ADDRESS

ENGINEER

GREAT BASIN ENG. INC. P.O. BOX 3307 OGDEN, UTAH 84402
NAME ADDRESS

ADJOINING PROPERTY OWNERS

RICHARD P. MCCORMICK	1106 W. 1ST ST. LIBERTY, UTAH
DALE R. BATTERWHITE	101 W. HARRISVILLE DR.
THOMAS A. BARTLER	3252 W. 1900th LIBERTY, UTAH
DOUGLAS D. HADFIELD	P.O. BOX 30 EREN, UTAH

Engineer did the
Plans: 21 SEPT 82
by JWH

BOUNDARY DESCRIPTION

PAINTER SUBDIVISION BOUNDARY
A part of the Northeast Quarter of Section 29, Township 7 North, Range 1 East, Salt Lake Meridian S. 1/4, Survey, beginning at a point 750.00 feet South and 1306.22 feet West from the Survey Corner; thence South 81°31' East 612.64 feet; thence South 39°41' East to an existing fence; thence South 2°21' West 170.25 feet along said fence in the North Right-of-Way 1 m or more wide; thence South 28°01' West 812.29 feet along said Right-of-Way; thence North 35°58' East 121.27 feet to the point of beginning.

APPROVED BY THE WEBER COUNTY ENGINEER
ON THIS THE _____ DAY OF _____ 19__

WEBER COUNTY COMMISSION
APPROVED BY THE WEBER COUNTY COMMISSION
ON THIS THE _____ DAY OF _____ 19__

WEBER COUNTY PLANNING COMMISSION
APPROVED BY THE WEBER COUNTY PLANNING COMMISSION
ON THIS THE _____ DAY OF _____ 19__

SEE: CHECK EASEMENTS
SET BACKS (ORDER)
MUNICIPAL VARIANCE PERMITS
REQ'D BY EACH
OWNER