



Weber County

E# 3302109 PG 1 OF 5

LEANN H KILTS, WEBER CTY. RECORDER
18-OCT-23 204 PM FEE \$40.00 SED
REC FOR: WEBER CO COMM DEVELOPMENT

Notice of Non-buildable Parcel

10/16/2023

Re: Property identified as Parcel # 21-034-0035



W3302109

Legal Description: See attached Exhibit "A"

To whom it may concern,

The land with Parcel Number 21-034-0035 is currently zoned Forest (FV-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 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
 3. All affected property was outside of a platted subdivision.

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.



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Signatures on the following page.

Dated this 18 day of October, 2023

Planner Technician
Weber County Planning Division

STATE OF UTAH)

:ss

COUNTY OF WEBER)

On this 18 day of October 2023 personally appeared before me, Marta Borchert, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

Notary Public
Residing at:





Exhibit "A"

Parcel # 21-034-0035

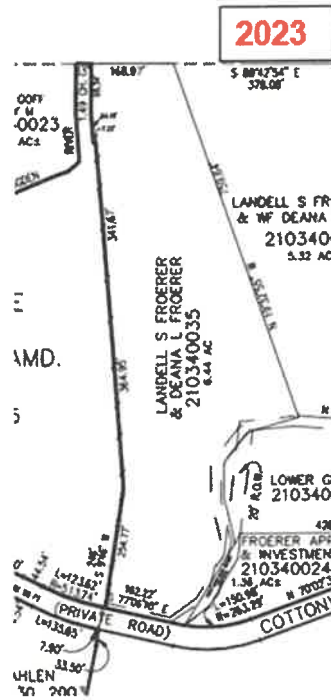
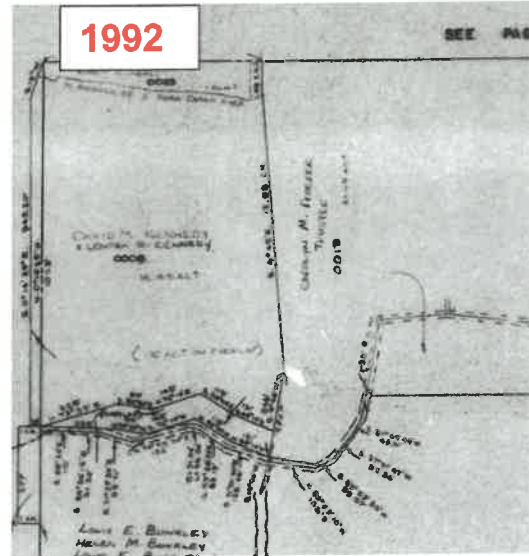
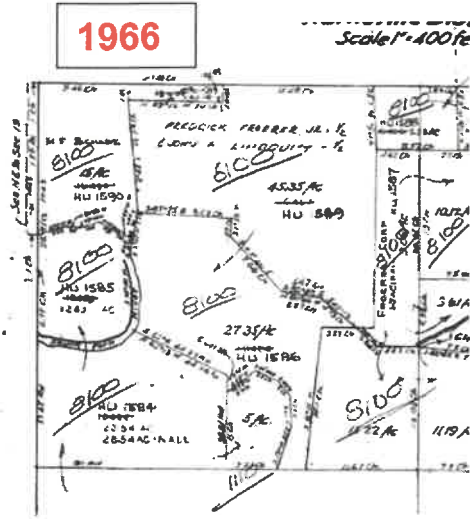
PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 2 EAST, OF THE SALT LAKE BASE & MERIDIAN, BEGINNING AT A POINT LOCATED 636.50 FEET SOUTH 89D54'07" EAST ALONG THE NORTHLINE OF SAID SECTION FROM THE NORTHWEST CORNER OF SAID SECTION 20, RUNNING THENCE SOUTH 89D54'07" EAST 162.14 FEET (SOUTH 89D59'59" EAST 168.97 FEET BY RECORD) ALONG THE NORTH LINE OF SAID SECTION TO THE NORTHWEST CORNER OF LANDELL FORERER PROPERTY TAX ID 21-034-0025, THENCE SOUTH 19D09'11" EAST 768.79 FEET, THENCE WESTERLY TO THE LEFT ALONG THE ARC OF A 257.12 FOOT RADIUS NON TANGENT CURVE A DISTANCE OF 102.28 FEET, CHORD BEARS SOUTH 74D24'12" WEST 101.61 FEET, HAVING A CENTRAL ANGLE OF 22D47'30", THENCE SOUTH 63D00'26" WEST 8.04 FEET, THENCE SOUTHWESTERLY TO THE LEFT ALONG THE ARC OF A 87.71 FOOT RADIUS CURVE, A DISTANCE OF 77.18 FEET, CHORD BEARS SOUTH 37D47'53" WEST 74.72 FEET, HAVING A CENTRAL ANGLE OF 50D25'07", THENCE SOUTH 12D35'19" WEST 5.49 FEET, THENCE SOUTHERLY TO THE LEFT ALONG THE ARC OF A 143.47 FOOT RADIUS CURVE, A DISTANCE OF 66.11 FEET, CHORD BEARS SOUTH 00D36'46" EAST 65.53 FEET, HAVING A CENTRAL ANGLE OF 26D24'10", THENCE SOUTH 13D48'51" EAST 85.10 FEET, THENCE SOUTHERLY TO THE RIGHT ALONG THE ARC OF A 121.08 FOOT RADIUS CURVE, A DISTANCE OF 11.52 FEET, CHORD BEARS SOUTH 11D05'17" EAST 11.52 FEET, HAVING A CENTRAL ANGLE OF 05D27'07", THENCE SOUTH 31D23'27" WEST 200.86 FEET TO THE NORTHERLY LINE OF COTTONWOOD LANE (1050 SOUTH STREET) THENCE ALONG SAID NORTHERLY RIGHT OF WAYLINE THE FOLLOWING TWO (2) COURSES: (1) WESTERLY TO THE RIGHT ALONG THE ARC OF A 263.29 FOOT RADIUS NON TANGENT CURVE, A DISTANCE OF 4.53 FEET, CHORD BEARS NORTH 77D35'17" WEST 4.53 FEET, HAVING A CENTRAL ANGLE OF 00D59'07" AND (2) NORTH 77D05'43" WEST 158.28 FEET TO THE SOUTHEAST CORNER OF LOT 3 OF SAID SATTERTHWAITE SOUTH FORK RANCHES, THENCE ALONG THE EASTERLY LINE OF SAID SATTERTHWAITE SOUTH FORK RANCHES THE FOLLOWING SIX (6) COURSES: (1) NORTH 09D24'47" EAST 254.52 FEET (2) NORTH 04D19'24" WEST 364.95 FEET, (3) NORTH 04D42'06" WEST 341.67 FEET TO THE CENTERLINE OF THE NORTH BRANCH OF THE SOUTH FORK RIVER, (4) SOUTH 37D17'18" WEST 7.22 FEET ALONG SAID CENTERLINE (5) NORTH 04D17'30" WEST 64.18 FEET AND (6) NORTH 00D27'29" EAST 102.81 FEET TO THE POINT OF BEGINNING. CONTAINING 6.44 ACRES. SUBJECT TO CURRENT GENERAL TAXES, EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHT OF WAYS APPEARING OF RECORD.



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Exhibit "B"

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





Weber County

Tax	Recorder	Fee and Entry	Abstract	Ownership	Legal	21-034-0035	2023
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Legal Description Date Time: 19-SEP-2023 12:19 PM

PROPERTY DESCRIPTION

Serial No. 21 034 0035 As of 23-JAN-2019 Change Year and Code 2019 ORIG Acres 6.44

* The following description * SQ FT

* for taxation purposes only* Renumber Enter/Edit

Nbr.	Description
▲ 11	PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH,
12	RANGE 2 EAST, OF THE SALT LAKE BASE & MERIDIAN, BEGINNING AT A
13	POINT LOCATED 636.50 FEET SOUTH 89D54'07" EAST ALONG THE NORTH
14	LINE OF SAID SECTION FROM THE NORTHWEST CORNER OF SAID SECTION
15	20, RUNNING THENCE SOUTH 89D54'07" EAST 162.14 FEET (SOUTH
16	89D59'59" EAST 168.97 FEET BY RECORD) ALONG THE NORTH LINE OF
17	SAID SECTION TO THE NORTHWEST CORNER OF LANDELL FORERER
18	PROPERTY TAX ID 21-034-0025, THENCE SOUTH 19D09'11" EAST
19	768.79 FEET, THENCE WESTERLY TO THE LEFT ALONG THE ARC OF A
20	257.12 FOOT RADIUS NON TANGENT CURVE A DISTANCE OF 102.28
21	FEET, CHORD BEARS SOUTH 74D24'12" WEST 101.61 FEET, HAVING A
22	CENTRAL ANGLE OF 22D47'30", THENCE SOUTH 63D00'26" WEST 8.04
23	FEET, THENCE SOUTHWESTERLY TO THE LEFT ALONG THE ARC OF A
24	67.71 FOOT RADIUS CURVE, A DISTANCE OF 77.18 FEET, CHORD BEARS
25	SOUTH 37D47'53" WEST 74.72 FEET, HAVING A CENTRAL ANGLE OF
26	50D25'07", THENCE SOUTH 12D35'19" WEST 5.49 FEET, THENCE
27	SOUTHERLY TO THE LEFT ALONG THE ARC OF A 143.47 FOOT RADIUS
▼ 28	CURVE, A DISTANCE OF 66.11 FEET, CHORD BEARS SOUTH 00D36'46"