



Weber County

Notice of Buildable Parcel

E# 3303106 PG 1 OF 3

LEANN H KILTS, WEBER CTY. RECORDER
26-OCT-23 0325PM FEE \$0.00 211
REC FOR: WEBER COUNTY PLANNING

10/24/2023

RE: Property with Parcel ID# 20-035-0041



W3303106

Legal Description: See attached Exhibit "A"

To whom it may concern,

The land with Parcel Number 20-035-0041 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). The subject parcel was found to be a "Lot of Record" as defined in LUC§101-2-13 paragraph d) (see Exhibit B)

Lot of record. A lot of record is defined as any one of the following circumstances:

- a) 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
- b) 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
- c) 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
- d) **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**
- e) 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
- f) A parcel of real property that contains at least 100 acres; or
- g) 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
- h) 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 can issue a Land Use Permit to develop this parcel, as it exists today; provided that all applicable standards are met and that the parcel's legal description is not altered without receiving approval from the Land Use Authority.

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.

Dated this 26th day of October, 2023

Marta Borchert, Planning Technician
Weber County Planning Division

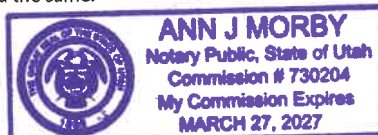
STATE OF UTAH)

:SS

COUNTY OF WEBER)

On this 26 day of Oct, 2023, personally appeared before me, Ann J. Morby, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

Notary Public





Weber County

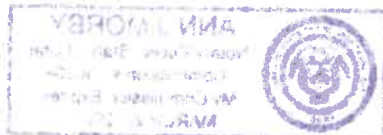
Notice of Buildable Parcel

Residing at:

Exhibit "A"

Parcel ID# 20-035-0041

PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 1680.00 FEET SOUTH 89D36'25" WEST 107.04 FEET NORTH 375.33 FEET NORTH 75D55'20" WEST 360.00 FEET, SOUTH 77D00' WEST 847.02 FEET, SOUTH 85D00' WEST 552.92 FEET, SOUTH 53D25'05" WEST AND 536.54 FEET SOUTH 33D00' WEST FROM THE EAST QUARTER CORNER OF SAID SECTION 23; RUNNING THENCE SOUTH 33D00' WEST 263.45 FEET; THENCE SOUTH 7D51'16" WEST 364.56 FEET; THENCE SOUTH 82D00' EAST 401.58 FEET; THENCE SOUTH 9D59'19" WEST 606.10 FEET TO THE NORTH RIGHT-OF-WAYLINE OF THE SNOW BASIN ROAD; THENCE WESTERLY THE FOLLOWING 9 COURSES ALONG SAID NORTH LINE AS FOLLOWS: ALONG THE ARC OF A 592.00 FOOT RADIUS CURVE TO THE RIGHT 21.50 FEET, NORTH 77D55'50" WEST 138.59 FEET, ALONG THE ARC OF A 167.00 FOOT RADIUS CURVE TO THE RIGHT 104.35 FEET, NORTH 42D07'52" WEST 184.16 FEET, NORTH 47D52'08" EAST 117.00 FEET; WESTERLY ALONG THE ARC OF A 450.00 FOOT RADIUS CURVE TO THE LEFT 375.57 FEET; THENCE SOUTH 0D03'04" WEST 117.00 FEET; THENCE NORTH 89D56'56" WEST 209.56 FEET AND WESTERLY ALONG THE ARC OF A 317.00 FOOT RADIUS CURVE TO THE RIGHT 96.46 FEET; THENCE NORTH 46D22'48" EAST 481.96 FEET; THENCE NORTH 7D51'16" EAST 164.54 FEET; THENCE SOUTH 77D51' WEST 91.01 FEET; THENCE NORTH 29D00' WEST 223.50 FEET; THENCE NORTH 11D15'30" EAST 234.44 FEET; THENCE NORTH 68D07' EAST 195.80 FEET; THENCE SOUTH 78D30'59" EAST 428.09 FEET TO THE POINT OF BEGINNING. SUBJECT TO EXISTING RIGHT-OF-WAY ALONG THE WESTERLY SIDE THEREOF.



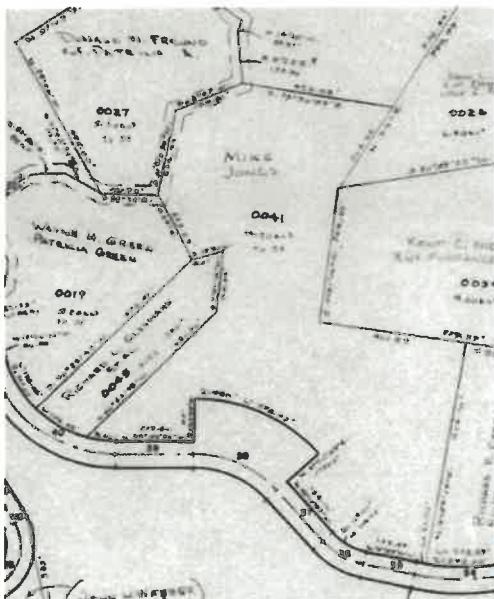


Weber County

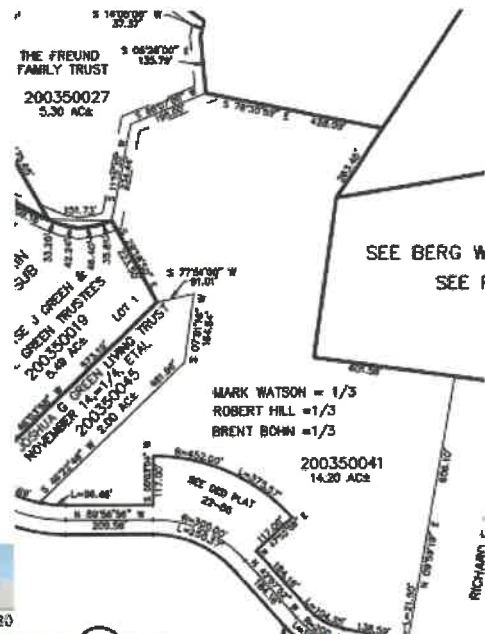
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Exhibit "B"

1992



2023



PROPERTY DESCRIPTION

Serial No. 20 035 0041 As of 03/28/2023 Change Year and Code 1980

* The following description is for taxation purposes only *

50 FT Remember Enter/Edit

Nbr	Description
11	PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 6 NORTH,
12	RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:
13	BEGINNING AT A POINT 1680.00 FEET SOUTH 89D36'25" WEST
14	107.04 FEET NORTH 375.33 FEET NORTH 75D55'20" WEST 360.00
15	FEET, SOUTH 77D00' WEST 847.02 FEET, SOUTH 85D00' WEST 552.92
16	FEET, SOUTH 53D25'05" WEST AND 536.54 FEET SOUTH 33D00' WEST
17	FROM THE EAST QUARTER CORNER OF SAID SECTION 23; RUNNING
18	THENCE SOUTH 33D00' WEST 263.45 FEET; THENCE SOUTH 7D51'16"
19	WEST 364.56 FEET; THENCE SOUTH 82D00' EAST 401.58 FEET; THENCE
20	SOUTH 9D59'19" WEST 606.10 FEET TO THE NORTH RIGHT-OF-WAY
21	LINE OF THE SNOW BASIN ROAD; THENCE WESTERLY THE FOLLOWING 9
22	COURSES ALONG SAID NORTH LINE AS FOLLOWS: ALONG THE ARC OF
23	A 592.00 FOOT RADIUS CURVE TO THE RIGHT 21.50 FEET, NORTH
24	77D55'50" WEST 138.59 FEET, ALONG THE ARC OF A 167.00 FOOT
25	RADIUS CURVE TO THE RIGHT 104.35 FEET, NORTH 42D07'52" WEST
26	184.16 FEET, NORTH 47D52'08" EAST 117.00 FEET; WESTERLY ALONG
27	THE ARC OF A 450.00 FOOT RADIUS CURVE TO THE LEFT 375.57 FEET;
28	THENCE SOUTH 0D03'04" WEST 117.00 FEET; THENCE NORTH 89D56'56"

