



Weber County



W3322865

E# 3322865 PG 1 OF 4

LEANN H KILTS, WEBER CTY. RECORDER
24-APR-24 1012 AM FEE \$0.00 NNP
REC FOR: WEBER COUNTY PLANNING

Notice of Buildable Parcel

This updated letter replaces the document
recorded under entry number 3140335.

4-24-2024

Re: Properties identified as Parcel #23-006-0030

Adjusted Legal Description: See attached Exhibit "A"

To whom it may concern,

The land with Parcel Number 23-006-0030 is currently zoned Forest 40 which allows for a variety of uses, including a single-family dwelling, when located on a "Lot of Record" as defined in Chapter 101-2-13 of the Weber County Land Use Code (LUC). The subject parcel is a "Lot of Record" as defined in LUC §101-2-13, and as provided in paragraph (f) below:

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 has reviewed the parcel as it exists today at the landowner's request. 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.



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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 24 day of April, 2024

Weber County Planning Division

STATE OF UTAH)

:SS

COUNTY OF WEBER)

On this 24th day of April, 2024 personally appeared before me, Felix Lleverino, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

Notary Public
Residing at:





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Exhibit "A"

THE FOLLOWING IS THE CENTERLINE OF AN EXISTING ROAD TRAVERSING SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, US SURVEY: BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF A ROAD WHICH LIES NORTH 89D41'56" EAST 1694.42 FEET ALONG THE NORTH LINE OF SECTION 2, AND SOUTH 00D18'04" EAST 1510.91 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 2, THENCE NORTH 75D36'08" WEST 247.42 FEET; THENCE NORTH 80D18'12" WEST 315.81 FEET; THENCE SOUTH 88D38'32" WEST 191.09; THENCE SOUTH 03D18'53" EAST 4041.38 FEET TO THE SOUTH LINE OF SECTION 2; THENCE ALONG SAID SOUTH LINE SOUTH 89D14'41" WEST 1139.66 FEET TO THE SOUTHWEST CORNER OF SECTION 2; THENCE ALONG THE WEST LINE OF SECTION 2, NORTH 00D34'25" WEST 2684.94 FEET TO THE WEST QUARTER CORNER OF SECTION 2; THENCE CONTINUING ALONG SAID WEST LINE NORTH 00D34'25" 1619.10 FEET; THENCE SOUTH 49D24'43" EAST 87.67 FEET; THENCE NORTH 00D34'25" WEST 1084.68 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF A ROADWAY; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING THIRTY-SIX (36) COURSES: (1) SOUTH 81D46'43" EAST 80.15 FEET; (2) SOUTH 74D06'15" EAST 45.76 FEET; (3) SOUTH 64D37'29" EAST 45.21 FEET; (4) SOUTH 59D21'37" EAST 174.15 FEET; (5) SOUTH 65D13'11" EAST 134.87 FEET; (6) SOUTH 67D09'42" EAST 52.97 FEET; (7) SOUTH 70D20'20" EAST 35.19 FEET; (8) SOUTH 82D14'40" EAST 36.47 FEET; (9) SOUTH 89D13'14" EAST 76.84 FEET; (10) SOUTH 85D17'00" EAST 15.72 FEET; (11) SOUTH 76D02'32" EAST 30.73 FEET; (12) SOUTH 56D13'25" EAST 34.35 FEET; (13) SOUTH 40D52'31" EAST 18.90 FEET; (14) SOUTH 31D03'10" EAST 31.42 FEET; (15) SOUTH 24D28'13" EAST 135.34 FEET; (16) SOUTH 29D35'59" EAST 47.85 FEET; (17) 42D10'24" EAST 38.08 FEET; (18) SOUTH 50D46'34" EAST 72.84 FEET; (19) SOUTH 12'44" EAST 92.92 FEET; (20) SOUTH 62D05'29" EAST 73.16 FEET; (21) SOUTH 82D23'55" EAST 79.38 FEET; (22) SOUTH 84D26'02" EAST 65.22 FEET; (23) SOUTH 80D03'16" EAST 33.33 FEET; (24) SOUTH 69D42'42" EAST 51.75 FEET; (25) SOUTH 53D23'49" EAST 24.61 FEET; (26) SOUTH 23D50'28" EAST 19.61 FEET; (27) SOUTH 15D73'13" EAST 90.37 FEET; (28) SOUTH 26D42'37" EAST 75.51 FEET; (29) SOUTH 21D49'53" EAST 25.99 FEET; (30) SOUTH 21D49'53" EAST 23.55 FEET; (31) SOUTH 19D14'15" EAST 42.56 FEET; (32) SOUTH 21D44'04" EAST 169.47 FEET; (33) SOUTH 25D01'56" EAST 38.93 FEET; (34) SOUTH 30D56'21" EAST 87.16 FEET; (35) SOUTH 33D59'32" EAST 144.28 FEET; (36) SOUTH 50D33'58" EAST 83.36 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 5515624.98 SQUARE FEET, 126.621 ACRES. TOGETHER WITH THE 66 FOOT WIDE UNRESTRICTED NON EXCLUSIVE PERPETUAL RIGHT OF INGRESS AND EGRESS ON THE SEGMENTS OF ROAD ACROSS GRANTORS PROPERTY, THE CENTER LINE OF WHICH ARE DESCRIBED AS FOLLOWS: THE FOLLOWING IS THE CENTERLINE OF A SIXTY SIX FOOT ACCESS ROAD TRAVERSING PARCEL IN SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN US SURVEY. SAID CENTERLINE LIES 33 FEET PARALLEL TO AND ALONG THE EASTERLY BOUNDARY OF GRANTORS PROPERTY AND IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY OF AN EXISTING ROAD WHICH POINT LIES NORTH 89D41'56" EAST 2472.88 FEET AND SOUTH 00D18'04" EAST 2297.87 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 2, THENCE SOUTH 36D08'06" WEST 318.70 FEET; THENCE SOUTH 46D54'14" EAST 252.26 FEET; THENCE SOUTH 18D54'32" EAST 131.58 FEET; THENCE SOUTH 28D03'07" EAST 118.63 FEET; THENCE SOUTH 13D56'33" EAST 94.20 FEET; THENCE SOUTH 00D59'18" WEST 159.57 FEET; THENCE SOUTH 16D28'38" EAST 142.84 FEET; THENCE SOUTH 05D34'34" WEST 78.51 FEET THENCE



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PROCEEDINGACROSS GRANTORS PROPERTY THE FOLLOWING COURSES; THENCE SOUTH38D54'48" WEST 82.09 FEET; THENCE SOUTH 74D04'01" WEST 189.27FEET; THENCE NORTH 87D27'21" WEST 194.56 FEET; THENCE NORTH73D35'25" WEST 145.81 FEET; THENCE NORTH 58D13'19" WEST 86.60FEET; THENCE NORTH 79D45'51" WEST 62.09 FEET; THENCE SOUTH62D28'59" WEST 97.11 FEET; THENCE SOUTH 89D30'15" WEST 739.11FEET TO THE WEST LINE OF GRANTORS PROPERTY. E#2676767.