



Weber County

Notice of Buildable Parcel



W2919742

5/10/2018

Re: Property identified as Parcel # 15-101-0016, 15-101-0024

Legal Description: See attached Exhibit "A"

EH 2919742 PG 1 OF 3
LEANN H KILTS, WEBER COUNTY RECORDER
10-MAY-18 856 AM FEE \$1.00 DEP DC
REC FOR: WEBER COUNTY PLANNING

To whom it may concern,

The land with Parcel Number 15-101-0016, 15-101-0024 is currently zoned Manufacturing (M-1) which allows for a variety of uses, 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§101-1-7 paragraph 4 below:

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 in between January 1, 1966, and June 30, 1992, which complied with the zoning requirements in effect at the time of its creation and was shown to be the first or second division of a larger parent parcel; 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 July 1, 1992; or

(6) 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.

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.



Weber County

Dated this 10 day of May, 2018

[Signature]

Felix LIVERINO, Planner
Weber County Planning Division

STATE OF UTAH)

:SS

COUNTY OF WEBER)

On this 10 day of May, 2018, personally appeared before me, Felix LIVERINO, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

[Signature]
Notary Public
Residing at:

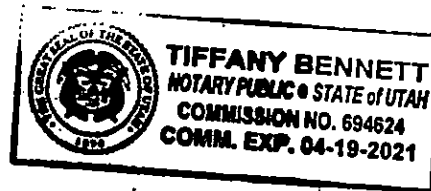




Exhibit "A"

Parcel # 15-101-0016

PART OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING 782.7 FEET NORTH AND 770.4 FEET EAST OF THE NORTHWEST CORNER OF LOT 2 IN SAID SECTION 36, THENCE NORTH 46D59'30" WEST 29.41 FEET, THENCE NORTH 43D00'30" EAST 308.34 FEET, THENCE SOUTH 46D59'30" EAST 35.39 FEET TO A POINT THAT IS NORTH 1004.2 FEET AND EAST 985.1 FEET FROM THE NORTHWEST CORNER OF LOT 2 IN SAID SECTION, THENCE SOUTH 4D26' EAST 346.5 FEET, THENCE NORTH 88D54' WEST 241.5 FEET, THENCE NORTH 1D06' EAST 121 FEET TO THE PLACE OF BEGINNING. SUBJECT TO A RIGHT-OF-WAY OVER THE SOUTH 11 FEET THEREOF.

Parcel # 15-101-0024

PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36 TOWNSHIP 6 NORTH RANGE 2 WEST SALT LAKE MERIDIAN U.S. SURVEY: BEGINNING AT AT POINT 14.33 FEET DUE NORTH AND NORTH 43D08' EAST 1116.61 FEET, MORE OR LESS, FROM THE NORTHWEST CORNER OF LOT 2, THE SAME POINT BEING ON THE EASTERN LINE OF AN EXISTING COMMON RIGHT OF WAY BETWEEN THE ENGLE DOW AND WAHLEN TRACTS; THENCE RUNNING NORTH 43D08' EAST 314.4 FEET, MORE OR LESS, ALONG THE SOUTHEASTERLY LINE OF SAID ABANDONED RAILROAD BED; THENCE NORTH 4D26' WEST 135.67 FEET, MORE OR LESS, TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF MIDLAND DRIVE; THENCE SOUTH 43D08' WEST 404.0 FEET, MORE OR LESS; THENCE SOUTH 46D52' EAST 100 FEET, TO THE POINT OF BEGINNING, A PORTION OF THE ABANDONED OREGON SHORTLINE RAILROAD BED.

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