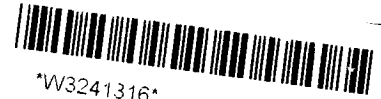




Weber County



W3241316

Notice of Buildable Parcel

E# 3241316 PG 1 OF 3
LEANN H KILTS, WEBER CTY. RECORDER
15-JUN-22 353 PM FEE \$.00 TN
REC FOR: WEBER COUNTY PLANNING

June 15, 2022

Re: Properties identified as Parcel # 100340030

Adjusted Legal Description: See attached Exhibit "A"

To whom it may concern,

The land with Parcel Number 10-034-0030 is currently zoned A-2 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 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 h 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.



Weber County

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 15 day of June, 2022

Weber County Planning Division

STATE OF UTAH)

:ss

COUNTY OF WEBER)

On this 15 day of June, 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

Residing at:

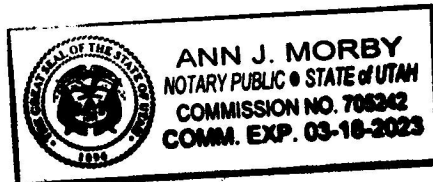




Exhibit "A"

Legal Description of Property

PART OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, US SURVEY, WARREN, WEBER COUNTY, UTAH. BEGINNING AT A POINT ON THE NORTHERLY LINE OF A CANAL, SAID POINT BEING ON THE SECTION LINE, AND BEING 999.45 FEET NORTH 0D46'09" EAST ALONG SAID SECTION LINE FROM THE SOUTHEAST CORNER OF SAID EAST ALONG SAID SECTION LINE FROM THE SOUTHEAST CORNER OF SAID SECTION 12, AND RUNNING THENCE SIX (6) COURSES ALONG SAID NORTHERLY LINE OF A CANAL AS FOLLOWS: (1) NORTH 89D02'50" WEST 66.86 FEET TO A POINT OF CURVATURE; (2) WESTERLY ALONG THE ARC OF A 190.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 48.86 FEET (DELTA ANGLE EQUALS 14D44'01", LONG CHORD BEARS SOUTH 83D17'09" WEST 48.72 FEET); (3) SOUTH 75D55'09" WEST 371.76 FEET TO A POINT OF CURVATURE; (4) WESTERLY ALONG THE ARC OF A 188.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 45.95 FEET (DELTA ANGLE EQUALS 14D00'19", LONG CHORD BEARS SOUTH 82D55'19" WEST 45.84 FEET); (5) SOUTH 89D55'28" WEST 320.30 FEET TO A POINT OF CURVATURE; AND (6) WESTERLY ALONG THE ARC OF A 40.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 31.20 FEET (DELTA ANGLE EQUALS 44D41'08", LONG CHORD BEARS NORTH 67D43'58" WEST 30.41 FEET); THENCE NORTH 45D23'24" WEST 37.78 FEET, THENCE NORTH 43D15'56" EAST 9.96 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 33.89 FEET (DELTA ANGLE EQUALS 97D04'42", LONG CHORD BEARS NORTH 5D16'24", WEST 29.98 FEET); THENCE NORTH 53D48'45" WEST 46.52 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A 225.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 95.59 FEET (DELTA ANGLE EQUALS 24D20'31", LONG CHORD BEARS NORTH 41D38'30" WEST 94.87 FEET); THENCE NORTH 45D38'03" EAST 114.00 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A 235.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 39.32 FEET (DELTA ANGLE EQUALS 9D35'09", CENTER BEARS NORTH 44D21'58" WEST, LONG CHORD BEARS NORTH 40D50'28" EAST 39.27 FEET); THENCE NORTH 36D02'54" EAST 110.87 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A 40.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 38.63 FEET (DELTA ANGLE EQUALS 55D20'14", LONG CHORD BEARS NORTH 63D43'01" EAST 37.15 FEET); THENCE SOUTH 88D36'52" EAST 344.00 FEET; THENCE NORTH 42D01'53" EAST 33.21 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ALONG THE ARC OF A 112.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE 104.24 FEET (DELTA ANGLE EQUALS 53D19'28", LONG CHORD BEARS NORTH 68D41'36" EAST 100.52 FEET); THENCE SOUTH 84D38'40" EAST 333.29 FEET TO THE SECTION LINE; THENCE SOUTH 0D46'09" WEST 309.38 FEET ALONG SAID SECTION LINE TO THE POINT OF BEGINNING. CONTAINS: 7.658 ACRES. LESS & EXCEPTING: BEGINNING 2 RODS WEST OF THE SOUTHEAST CORNER OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE MERIDIAN, US SURVEY; THENCE NORTH 120 RODS; THENCE WEST 1 ROD; THENCE SOUTH 120 RODS; THENCE EAST 1 ROD TO THE PLACE OF BEGINNING. [NOTE: BECAUSE THE DESCRIPTION OF RECORD DID NOT CONTAIN AN AREA FOR THIS PARCEL THE AREA FOR THIS PARCEL WAS CALCULATED BY THE RECORDERS OFFICE FOR TAX PURPOSES.]