



Weber County



W3241317

Notice of Buildable Parcel

E# 3241317 PG 1 OF 3

LEANN H KILTS, WEBER CTY. RECORDER
15-JUN-22 3:53 PM FEE \$.00 TN
REC FOR: WEBER COUNTY PLANNING

June 15, 2022

Re: Properties identified as Parcel # 100340031

Adjusted Legal Description: See attached Exhibit "A"

To whom it may concern,

The land with Parcel Number 10-034-0031 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 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.



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 THE SOUTHEAST CORNER OF SAID SECTION 12, AND RUNNING THENCE NORTH 89D04'15" WEST 2,592.68 FEET ALONG THE SECTION LINE TO THE SOUTH QUARTER CORNER OF SAID SECTION 12; THENCE NORTH 0D22'24" WEST 2,646.20 FEET ALONG THE QUARTER SECTION LINE TO THE CENTER OF SAID SECTION 12; THENCE SOUTH 89D03'32" EAST 2,645.45 FEET ALONG THE QUARTER SECTION LINE TO THE EAST QUARTER CORNER OF SAID SECTION 12; THENCE SOUTH 0D46'09" WEST 50.17 FEET ALONG THE SECTION LINE TO THE CENTER LINE OF WARREN CANAL EXTENDED; THENCE SOUTH 41D31'27" WEST 404.40 FEET ALONG SAID CENTER LINE OF WARREN CANAL; THENCE SOUTH 0D46'09" WEST 11.83 FEET; THENCE SOUTH 89D13'51" EAST 264.00 FEET TO THE SECTION LINE; THENCE SOUTH 0D46'09" WEST 967.81 FEET ALONG SAID SECTION LINE; THENCE NORTH 84D38'40" WEST 333.29 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG THE ARC OF A 112.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 104.24 FEET (DELTA ANGLE EQUALS 53D19'28", LONG CHORD BEARS SOUTH 68D41'36" WEST 100.52 FEET); THENCE SOUTH 42D01'53" WEST 33.21 FEET; THENCE NORTH 88D36'52" WEST 344.00 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A 40.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 38.63 FEET (DELTA ANGLE EQUALS 55D20'14", LONG CHORD BEARS SOUTH 63D43'01" WEST 37.15 FEET); THENCE SOUTH 36D02'54" WEST 110.87 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A 235.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 39.32 FEET (DELTA ANGLE EQUALS 09D35'09", LONG CHORD BEARS SOUTH 40D50'28" WEST 39.27 FEET); THENCE SOUTH 45D38'03" WEST 114.00 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A 225.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 95.59 FEET (DELTA ANGLE EQUALS 24D20'31", LONG CHORD BEARS SOUTH 41D38'30" EAST 94.87 FEET); THENCE SOUTH 53D48'45" EAST 46.52 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 33.89 FEET (DELTA ANGLE EQUALS 97D04'42", LONG CHORD BEARS SOUTH 05D16'24" EAST 29.98 FEET); THENCE SOUTH 43D15'56" WEST 9.96 FEET; THENCE SOUTH 45D23'24" EAST 37.78 FEET TO THE NORTHERLY LINE OF CANAL AND A POINT OF CURVATURE; THENCE SIX (6) COURSES ALONG SAID NORTHERLY LINE AS FOLLOWS: (1) EASTERLY ALONG THE ARC OF A 40.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 31.20 FEET (DELTA ANGLE EQUALS 44D41'08", LONG CHORD BEARS SOUTH 67D43'58" EAST 30.41 FEET); (2) NORTH 89D55'28" EAST 320.30 FEET TO A POINT OF CURVATURE; (3) EASTERLY ALONG THE ARC OF A 188.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 45.95 FEET (DELTA ANGLE EQUALS 14D00'19", LONG CHORD BEARS NORTH 82D55'19" EAST 45.84 FEET); (4) NORTH 75D55'09" EAST 371.76 FEET TO A POINT OF CURVATURE; (5) EASTERLY ALONG THE ARC OF A 190.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 48.86 FEET (DELTA ANGLE EQUALS 14D44'01", LONG CHORD BEARS NORTH 83D17'09" EAST 48.72 FEET); AND (6) SOUTH 89D20'50" EAST 66.86 FEET TO THE SECTION LINE; THENCE SOUTH 0D46'09" WEST 999.45 FEET ALONG SAID SECTION LINE TO THE POINT OF BEGINNING. CONTAINS: 150.296 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.]