



Weber County

Rebuild Notice



W3205688

12/16/2021

RE: Property with Parcel ID# 16-003-0058

Legal Description: See attached Exhibit "A"

To whom it may concern,

The land with Parcel Number 16-003-0058 is currently zoned Agricultural (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 e) below (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 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
- e) 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
- f) 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.

Dated this 16 day of December, 2021

Marta Borchert, Planning Technician
Weber County Planning Division

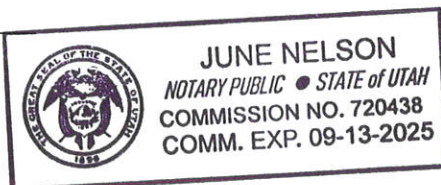
STATE OF UTAH)

:SS

COUNTY OF WEBER)

On this 21 day of Dec, 2021, personally appeared before me, June Nelson, 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"

Parcel ID# 16-003-0058

PART OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, US SURVEY, BETTER DESCRIBED AS FOLLOWS: BEGINNING AT A POINT THAT FALLS SOUTH 44D40'57" EAST (UTAH STATE PLANE NAD'83 BEARING BASIS) 246.36 FEET FROM THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 1, SAID POINT OF BEGINNING ALSO BEING ON THE COMMON LINE BETWEEN THE DAVID MORBY (#16-003-0023) AND WEBER COUNTY (#16-003-0029) OWNED PARCELS OF WHICH SAID LINE IS ALSO CONTIGUOUS WITH THAT SAME LINE AS PROJECTED BETWEEN THE SOUTHEAST CORNER AND THE NORTHWEST CORNER OF SAID QUARTER SECTION AND RUNNING: THENCE NORTH 80D32'13" EAST 413.38 FEET TO THE NORTHWESTERLY LINE OF THE STEVENSON MANAGEMENT PARCEL (#16-003-0003). THENCE SOUTH 62D28'22" WEST 353.43 FEET ALONG SAID NORTHWESTERLY LINE TO THE EAST LINE OF THE DAVID MORBY PARCEL, THENCE NORTH 44D40'57" WEST 134.15 FEET TO THE POINT OF BEGINNING. CONTAINS 0.52 ACRES

PART OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U S SURVEY: BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION, AND RUNNING THENCE NORTH 45D WEST 3169.63 FEET TO POINT OF BEGINNING; THENCE NORTH 45D WEST 580 FEET ALONG A STRAIGHT LINE TO THE CENTER OF SAID SECTION; THENCE SOUTH ALONG THE WEST LINE OF SAID QUARTER SECTION 414.82 FEET, MORE OR LESS, THENCE NORTH 89D20'42" EAST 411.18 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING. EXCEPTING THEREFROM: PART OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U S SURVEY, BETTER DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 1 AND RUNNING: THENCE SOUTH 44D40'57" EAST (UTAH STATE PLANE NAD'83 BEARING BASIS) 246.36 FEET ALONG A COMMON LINE BETWEEN THE DAVID MORBY (#16-003-0023) AND WEBER COUNTY (#16-003-0029) OWNED PARCELS, SAID LINE ALSO BEING CONTIGUOUS WITH THAT SAME LINE AS PROJECTED BETWEEN THE SOUTHEAST CORNER AND THE NORTHWEST CORNER OF SAID QUARTER SECTION, THENCE SOUTH 85D58'26" WEST 175.04 FEET TO THE WEST LINE OF THE SAID SOUTHEAST QUARTER. THENCE NORTH 00D25'09" EAST 187.46 FEET ALONG THE SAID WEST LINE TO THE POINT OF BEGINNING. (E#2275852)



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Exhibit "B"

