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# Weber County

# Rebuild Notice

7/7/2022

E# 3244834 PG 1 OF 3  
LEANN H KILTS, WEBER CTY. RECORDER  
07-JUL-22 2:13 PM FEE \$0.00 TN  
REC FOR: WEBER COUNTY PLANNING

RE: Property with Parcel ID# 10-035-0063

Legal Description: See attached Exhibit "A"

To whom it may concern,

The land with Parcel Number 10-35-0063 is currently zoned Agriculture (A-2) 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 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 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.

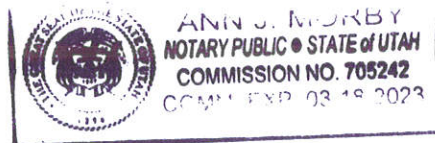
Dated this 7 day of July, 2022

  
 Marta Borchert, Planning Technician  
 Weber County Planning Division

STATE OF UTAH)  
:SS  
COUNTY OF WEBER)

On this 7 day of July, 2022, 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:





Weber County

## Rebuild Notice

### Exhibit "A"

**Parcel ID# 10-035-0063**

PARCEL OF LAND LYING AND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN COMPRISING 79.04 ACRES OF LAND BY ADJUSTING THE PARCEL LINES OF WEBER COUNTY TAX PARCELS 10-035-0011 AND 10-035-0013 BASIS OF BEARING FOR SUBJECT PARCEL BEING NORTH 89D35'53" WEST 2654.53 FEET MEASURED BETWEEN THE WEBER COUNTY BRASS CAP MONUMENTS MARKING THE SOUTH QUARTER CORNER AND SOUTHWEST CORNER OF SAID SECTION 13, SUBJECT PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 13, THENCE NORTH 89D35'53" WEST 1316.05 FEET COINCIDENT WITH THE SOUTH LINES OF THE SOUTHWEST QUARTER SECTION OF SAID SECTION 13, THENCE NORTH 00D24'07" EAST 56.64 FEET TO THE NORTH RIGHT OF WAY LINE THE 12TH STREET CORRIDOR (WEBER COUNTY PROJECT NUMBER LG\_WC\_1200 SOUTH) AND THE TRUE POINT OF BEGINNING. THENCE NORTH 00D25'39" EAST 1615.97 FEET ALONG AN ANCIENT FENCE LINE THE PROLONGATION THEREOF TO A FENCE CORNER THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID ANCIENT FENCE AND ACQUIRED BOUNDARY LINES 1) SOUTH 89D35'30" EAST 1319.10 FEET TO A FENCE CORNER; 2) SOUTH 00D34'23" EAST 658.58 FEET TO A FENCE CORNER 3) SOUTH 89D21'34" EAST 1342.14 FEET TO A FENCE CORNER TO A POINT IN AN ANCIENT FENCE AND ACQUIRED BOUNDARY LINE, THENCE SOUTH 00D14'45" WEST 674.64 FEET ALONG SAID ANCIENT FENCE LINE, THENCE SOUTH 89D45'15" EAST 301.09 FEET, THENCE SOUTH 00D14'45" WEST 292.10 FEET TO A POINT ON THE AFORESAID NORTH RIGHT OF WAY LINE, THENCE THE FOLLOWING SIX (6) COURSES COINCIDENT WITH SAID RIGHT OF WAY 1) WESTERLY 169.92 FEET ALONG THE ARC OF A 1547.52 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 08D35'49" WEST) THROUGH A CENTRAL ANGLE OF 06D17'28" 2) SOUTH 00D26'52" WEST 2.47 FEET 3) NORTH 89D37'43" WEST 100.68 FEET 4) NORTH 02D19'59" WEST 3.86 FEET 5) NORTH 89D06'40" WEST 558.89 FEET 6) NORTH 89D46'48" WEST 2134.80 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND: A PARCEL OF LAND LYING AND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN. COMPRISING 1.00 ACRES OF WEBER COUNTY TAX PARCEL 10-035-0011 AND 0.004 ACRE PORTION OF TAX PARCEL 10-035-0012, BASIS OF BEARING FOR SUBJECT PARCEL BEING SOUTH 89D35'53" EAST 2654.53 FEET MEASURED BETWEEN THE WEBER COUNTY BRASS CAP MONUMENTS MARKING THE SOUTHWEST CORNER AND SOUTH QUARTER CORNER OF SAID SECTION 13, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 13, THENCE SOUTH 89D45'15" EAST 1325.58 FEET COINCIDENT WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 13, THENCE NORTH 00D14'45" EAST 644.72 FEET TO A NUMBER FIVE REBAR AND CAP STAMPED "PLS 356548" AND THE TRUE POINT OF BEGINNING. THENCE NORTH 89D48'00" WEST 158.00 FEET TO A NUMBER FIVE REBAR AND CAP STAMPED "PLS 356548" THENCE NORTH 00D14'00" EAST 275.00 FEET TO A NUMBER FIVE REBAR AND CAP STAMPED "PLS 356548" THENCE SOUTH 89D48'00" EAST 158.40 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF 21.00 FOOT WIDE LAND AND A NUMBER FIVE REBAR AND CAP STAMPED "PLS 356548" THENCE THE FOLLOWING TWO (2) COURSES COINCIDENT WITH SAID WEST RIGHT OF WAY 1) SOUTH 00D12'00" WEST 187.93 FEET TO A NUMBER FIVE REBAR AND CAP STAMPED "PLS 356548" 2) SOUTH 00D34'07" WEST 87.07 FEET TO THE POINT OF BEGINNING. SUBJECT TO: A 21.00 FOOT WIDE LANE ALSO KNOWN AS 6150 WEST STREET.



Exhibit B

