



Weber County



W2797865

E# 2797865 PG 1 OF 7
LEANN H KILTS, WEBER COUNTY RECORDER
10-JUN-16 1245 PM FEE \$.00 DEP JKC
REC FOR: WEBER COUNTY PLANNING

Rebuild Notice

June 10, 2016

Re: Property identified as Parcel #22-009-0018

Legal Description: PART OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON THE EAST LINE OF THE COUNTY ROAD AT A POINT 1014 FEET WEST AND 341.0 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SECTION 19; RUNNING THENCE EAST 134.0 FEET; THENCE NORTH 155.0 FEET; THENCE NORTH 70 DO' WEST 155 FEET TO THE EAST LINE OF SAID COUNTY ROAD; THENCE SOUTH 3D27' EAST 208.01 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

To Whom It May Concern,

The land identified as Tax Parcel #22-009-0018 is currently zoned Agricultural Valley, 3 acre (AV-3). This zone allows for a variety of uses, including a single-family dwelling, when located on a Lot of Record as defined by Section 101-1-7 (Definitions) of the Weber County Land Use Code. The subject parcel appears to have existed in substantially the same size and configuration since before 1966. Pursuant to part three of the definition below, this property is defined as a Lot of Record.

LOT OF RECORD (LAWFULLY CREATED LOT)

A Lot of Record is defined as any one of the following circumstances:

- 1. Any 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. Any 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. Any parcel/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. Any parcel/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 has undergone and successfully completed the Weber County subdivision process; or*
- 5. Any parcel/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*

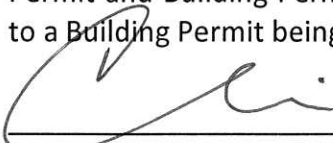


Weber County

6. Any 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 or redevelop this parcel provided that all applicable standards are met and that the parcel's legal description is not altered in any manner without County approval hereafter.

This letter addresses the legal status of the parcel based on area and frontage requirements only. The site has not been inspected to ensure that existing uses are allowed and/or existing structures meet required yard setbacks. These factors can affect a landowner's ability to obtain a Land Use Permit and Building Permit. There may also be additional requirements that need to be met prior to a Building Permit being issued.



Charles Ewert, AICP
Weber County Planning Division

Dated this 10 day of JUNE, 2016

STATE OF UTAH)
 :SS
COUNTY OF WEBER)

On the 10th day of JUN, 2016 personally appeared before me the signer(s) of the foregoing instrument, who duly acknowledged to me that he/she/they executed the same.



Notary Public
Residing at: Ogden ut

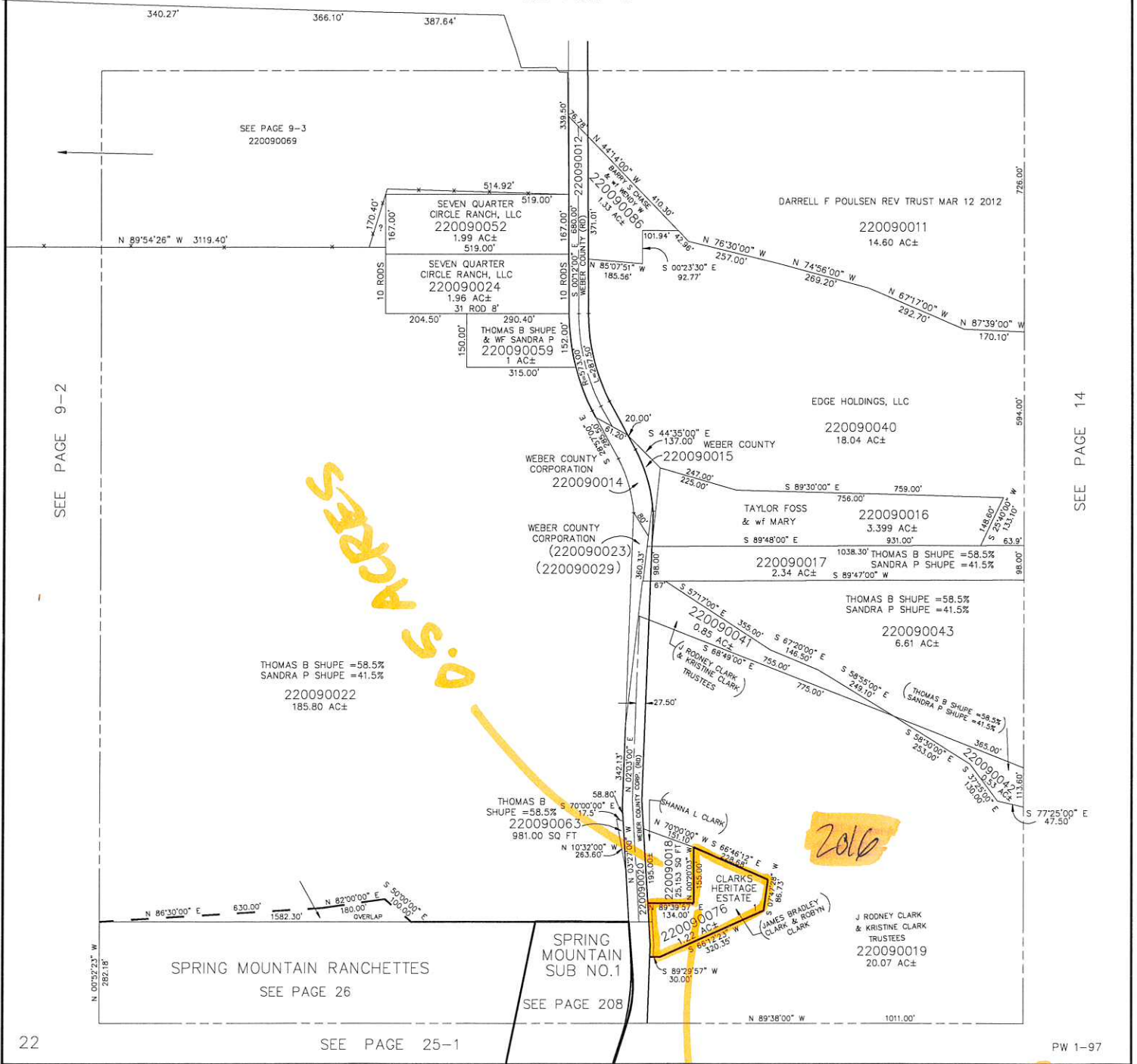


S.E. 1/4
SECTION 19, T.7N., R.1E., S.L.B. & M.

LIBERTY DISTRICT
SCALE 1" = 200'

TAXING UNIT: 36

SEE PAGE 9



SEE PAGE 9-2

SEE PAGE 14

SEE PAGE 9-3
220090069

THOMAS B SHUPE =58.5%
SANDRA P SHUPE =41.5%
220090022
185.80 AC±

SPRING MOUNTAIN RANCHETTES
SEE PAGE 26

SPRING MOUNTAIN
SUB NO.1
SEE PAGE 208

SEE PAGE 25-1

2016

PLATTED IN 1995
1.3 ACRES

SEE PAGE 9-3
0069

RODNEY K. WANGSGARD
E.W.F. SHERRY

ORMOND J. POULSEN
0011 14.60 AC

0052 1.96 AC ±
31 RD. 8'

0013 PATRICK J. PHALEN E.W.F. JULIE

0024 THOMAS B. SHUPE E.W.F. SANDRA P.

0059 1 AC ±

0075

N 76° 30' W 287'
N 74° 56' W 269.2'
N 67° 17' W 292.7'

WOLTHUIS FAMILY PARTNERSHIP
0040 18.04 AC

THOMAS B. SHUPE - 58.5%
SANDRA P. SHUPE - 41.5%

0022 185.80 AC ±

LYNN A. HOSLEY E.W.F. L. CHRISTINA

0016 3.61 AC ±
0017 2.34 AC ±

J. RODNEY CLARK E.W.F. KRISTINE
0041 0.85 AC ±
0043 6.61 AC ±

J. RODNEY CLARK E.W.F. KRISTINE

THOMAS B. SHUPE - 58.5%
SANDRA P. SHUPE - 41.5%
0063 361' ±

0019 18.85 AC ±

SPRING MOUNTAIN RANCHETTES

SEE P 26

SPRING MOUNTAIN RANCH
0021 1.83 AC ±

1996

SEE PAGE 9

SEE PAGE 9-3
0069

RODNEY K. WANGSGARD
E.W.F. SHERRY
0052 1.96 AC ±
31 RD. B.
0024
THOMAS B. SHUPE
E.W.F. SANDRA P.
1 AC ± 0059
3/5'

ORMOND J. POULSEN
0011 14.60 AC ±

0013
PATRICK J. PHALEN E.W.F. JULIE
0015

WOLTHUIS FAMILY
PARTNERSHIP
0040 18.04 AC

THOMAS B. SHUPE = 58.5%
SANDRA P. SHUPE = 41.5%

0022

185.80 AC ±

LYNN A. HOUSLEY E.W.F. L. CHRISTINE
0016 3.61 AC ±
0017

THOMAS B. SHUPE = 58.5%
SANDRA P. SHUPE = 41.5%
0041
0043 6.61 AC ±

J. RODNEY CLARK
E.W.F. KIRSTINE
0019 20.07 AC ±

(THOMAS B. SHUPE = 58.5%
SANDRA P. SHUPE = 41.5%)
0063

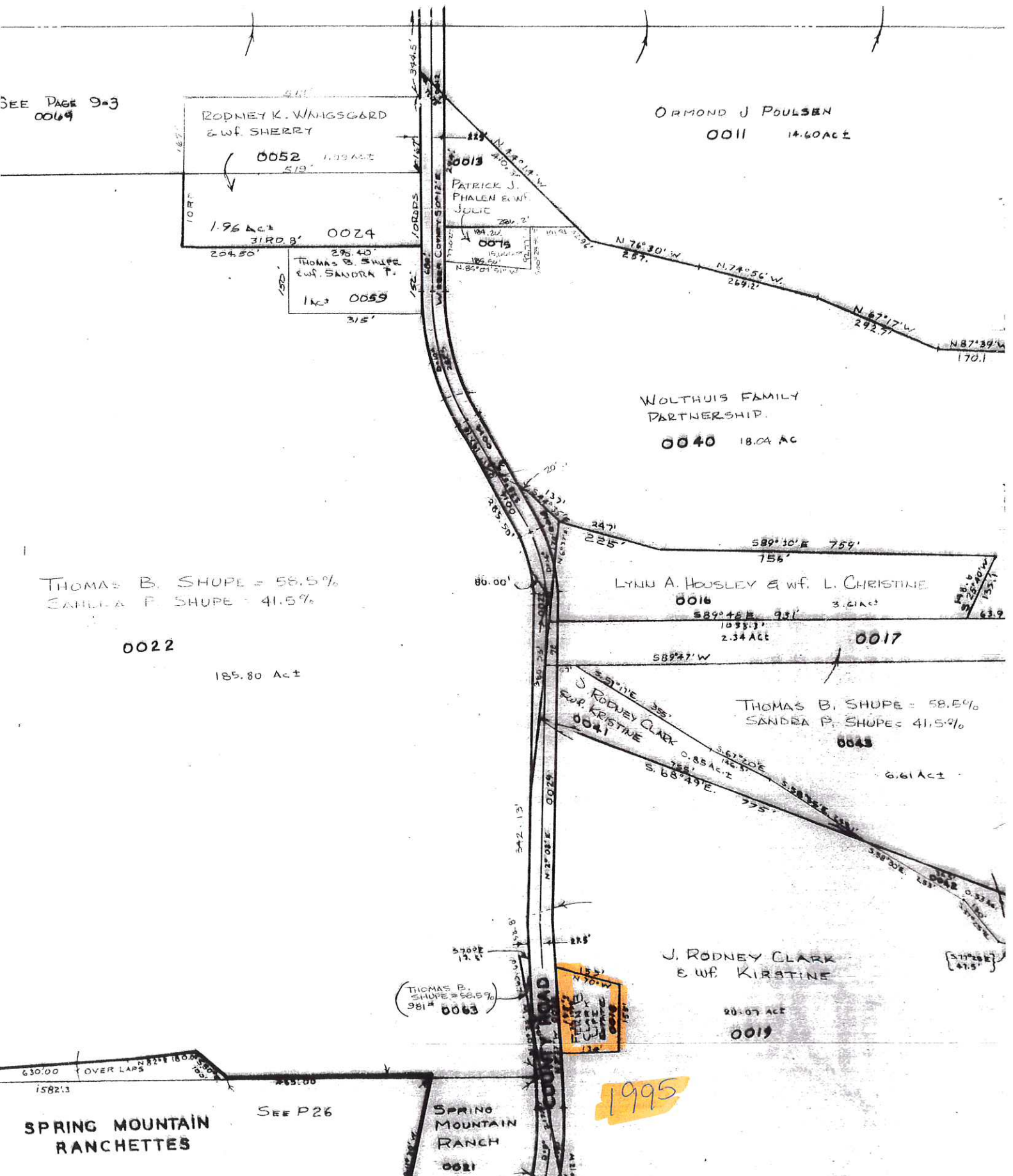


1995

SPRING MOUNTAIN RANCHETTES

SEE P26

SPRING MOUNTAIN RANCH
0021



NETH C CLARK & WIFE DOLORES H.
0024

ORMOND J POULSEN
0011 14.60 AC ±

54.50 AC ± IN ALL
1082.5
3190.2

0003
GLEN H SHUPE
& WIFE LUNETTA

N 74° 30' W 287.3
N 74° 36' W 269.25
N 67° 17' W 292.77
N 87° 39' 170.1

BARTLET WOLTHUIS
0040 18.89 AC

THOMAS H SHUPE & WIFE MILDRED B.
0022
185.94 AC ±

RICHARD LEE ANDERSON
& WIFE MELDY H.
0016

587° 48' E 931'
1039.3'
2.34 AC ±

0017

S. 87° 01' E 385'
S. RODNEY CLARK
& WIFE KRISTINE
0041

THOMAS H. SHUPE
& WIFE MILDRED B.
0048

0.61 AC ±

LILLIAS CLARK
10.20 AC ±
0019

1982
ORMOND J POULSEN
0011
14.60 AC ±

1972

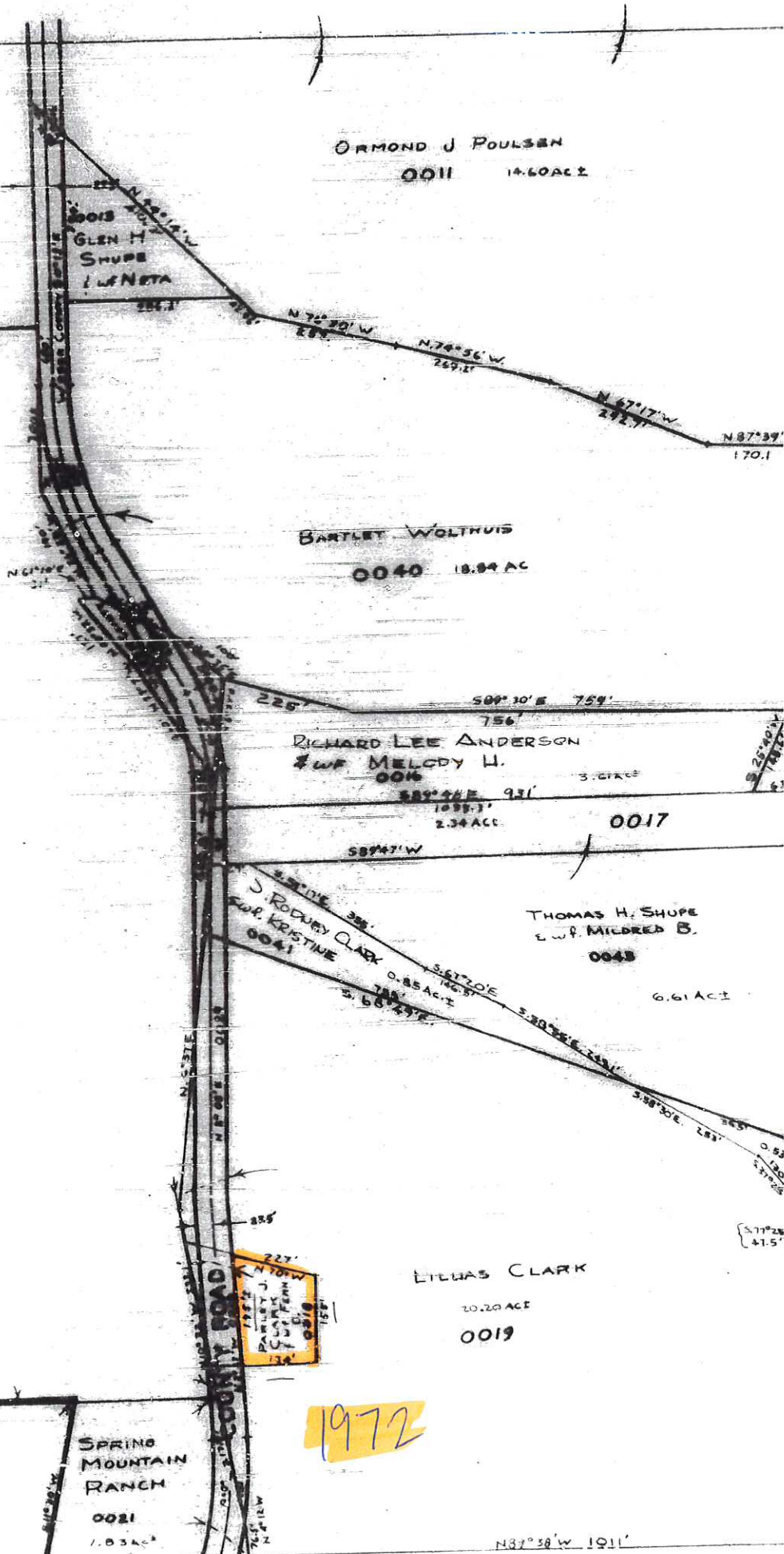
SPRING MOUNTAIN
RANCHETTES

SEE P 26

SPRING MOUNTAIN
RANCH
0021
1.03 AC ±

N 87° 58' W 1011'

630.00 OVER LAPS
1582.3



(FOLLOWS)

EN 2797845-LPG

OF 7

6 WF JESSIE S.
2114 AC. NET

L 1797 L 10645
1869 CL
Kenna M. Clark
S.W. Jessie Jean 1868 CL
S. 89° 30' E. 1320.2

HAROLD G. CHADWICK
& WF JESSIE S
1867 CL

KENNETH C. CLARK & WF DOLORES

L 1794
10643-A 1866 CL

43.5 Rd.

(WEBER COUNTY
FOLLOWS 1868 CL)

(Webber
Folows 1852 CL)

ORMOND J. P
L 1784
1852 CL
12.52

GLEN H. SHORE
& WF NETA
1854 CL
N. 76° 30' W. 7150'
269.2

(WEBER COUNTY
FOLLOWS 1855 CL)

BARTLET WILTHUS
& WF ELLEN W.

L 1787
WEBER CO
1856 CL

1884 AC
1855 CL
5470.3
N. 72° 30' W. 11000'
225.9
1857 CL
S. 89° 17' W. 103'
234.4-135L 185

IN ALL

L 1793

1865 CL

1966

N. 80° 17' 30" W. 1139.5'

N. 87° 38' W.
423.25'

(PARLEY C
& WF FERN
L 1064
1859 CL)

(OVERLAP 4)
350'
N. 82° 52' 34" E.
2600'

SPRING MOUNTAIN
RANCH - (A PARTNERSHIP)
1863-1864 CL
8.71 AC. NET

L 1794
1860 CL
1189.02

EUGENE STANGER & WF
L 1792-B 1862 CL

HAROLD G. WHEELER
& WF BETTY P.
L 1792-A 1861 CL
0.85 AC. I

FOLLOWS 1

(25' R.O.W.)
(S. 89° 23' 34" W. 100')
(N. 49° 34' 26" W. 50')

E. 35.52 Ch.