



Weber County

Rebuild Notice



\*W3217214\*

2/11/2022

RE: Property with Parcel ID# 22-040-0039

Legal Description: See attached Exhibit "A"

To whom it may concern,

The land with Parcel Number 22-040-0039 is currently zoned Agricultural (AV-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 c) 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 11th day of February, 2022

Handwritten signature of Marta Borchert.

Marta Borchert, Planning Technician
Weber County Planning Division

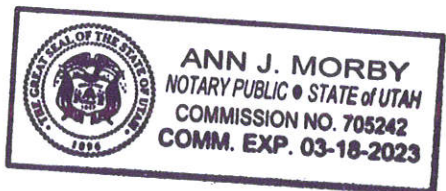
STATE OF UTAH)

:SS

COUNTY OF WEBER)

On this 11 day of Feb, 2022 personally appeared before me, Ann J. Morby, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

Handwritten signature of Ann J. Morby.
Notary Public
Residing at:





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### Exhibit "A"

Parcel ID# 22-040-0039

PART OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, US SURVEY, BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE NORTH QUARTER OF SAID SECTION 33 AND RUNNING THENCE SOUTH 89D22'45" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER 1761.14 FEET TO A POINT WHICH IS 443.00 FEET PERPENDICULARLY DISTANT EASTERLY FROM THE EAST LINE OF THE NORTHWEST QUARTER OF SAID NORTHEAST QUARTER OF SECTION 33, THENCE SOUTH 0D18'20" WEST 421.32 FEET THENCE SOUTH 69D49'02" EAST 493.43 FEET, THENCE NORTH 79D54'11" EAST 417.23 FEET TO THE EAST LINE SAID SECTION 33, THENCE SOUTH 0D22'55" WEST 815.71 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER OF SECTION 33, THENCE NORTH 89D22'45" WEST 1316.34 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER, THENCE NORTH 89D24'31" WEST 1316.33 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID NORTHEAST QUARTER THENCE NORTH 0D13'40" EAST 1325.33 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPTING: A PARCEL CONVEYED TO EDEN WATER WORKS AS DESCRIBED IN THAT WARRANTY DEED E# 1203742 DATED DECEMBER 7, 1992 OF WEBER COUNTY RECORDS, THE DESCRIPTION OF WHICH ONCE ROTATED TO THE STATED BUSINESS OF BEARING IN THIS DOCUMENT IS AS FOLLOWS: PART OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, US SURVEY, BEGINNING AT A POINT 722.71 FEET NORTH 89D22'45" WEST (722.71 FEET WEST) ALONG A SECTION LINE AND 783.11 FEET SOUTH 0D37'15" WEST (783.11 FEET SOUTH) FROM THE NORTHEAST CORNER OF SAID SECTION 33 AND RUNNING THENCE SOUTH 69D11'49" EAST 208.71 FEET (SOUTH 69D49'04" EAST 208.71 FEET) THENCE SOUTH 20D48'11" WEST 208.71 FEET (SOUTH 20D10'56" WEST 208.71 FEET) THENCE NORTH 69D10'49" WEST 208.71 FEET (NORTH 69D49'04" WEST 208.71 FEET) THENCE NORTH 20D48'11" EAST 208.71 FEET (NORTH 20D10'56" EAST 208.71 FEET) TO THE POINT OF BEGINNING. TOGETHER WITH AND SUBJECT TO AN ACCESS EASEMENT CONVEYED TO EDEN WATER WORKS AS DESCRIBED IN THAT WARRANTY DEED E# 1203743 DATED DECEMBER 7, 1992 OF WEBER COUNTY RECORDS, THE DESCRIPTION OF WHICH ONCE ROTATED TO THE STATED BASIS OF BEARING IN THIS DOCUMENT IS AS FOLLOWS: A RIGHT OF WAY CONSISTING OF A 20 FOOT WIDE ACCESS EASEMENT 10 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE A PART OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, US SURVEY: BEGINNING AT A POINT ON THE NORTH END OF 2650 NORTH STREET, SAID POINT BEING 529.7 FEET SOUTH 0D22'56" WEST (529.27 FEET SOUTH) ALONG THE SECTION LINE FROM THE NORTHEAST CORNER OF SAID SECTION 33, AND RUNNING THENCE SOUTH 80D31'40" WEST 433.26 FEET (SOUTH 79D54'11" WEST 433.6 FEET) THENCE SOUTH 20D48'25" WEST 557.75 FEET (SOUTH 20D10'56" WEST 557.75 FEET) THENCE SOUTH 73D07'13" WEST 389.22 FEET (SOUTH 72D29'44" WEST 389.22 FEET) THENCE SOUTH 47D17'13" WEST 261.81 FEET (SOUTH 46D39'44" WEST 261.81 FEET) CONTAINS 68.59 ACRES.



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Exhibit "B"

