



Weber County

Rebuild Notice



\*W3224595\*

E# 3224595 PG 1 OF 4
LEANN H KILTS, WEBER CTY. RECORDER
17-MAR-22 4:35 PM FEE \$ .00 DC
REC FOR: WEBER COUNTY PLANNING

3/17/2022

RE: Property with Parcel ID# 21-009-0022

Legal Description: See attached Exhibit "A"

To whom it may concern,

The land with Parcel Number 21-009-0022 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 d) 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 17th day of March, 2022

Marta Borchert, Planning Technician
Weber County Planning Division

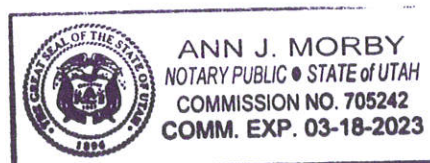
STATE OF UTAH)

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COUNTY OF WEBER)

On this 17 day of Mar, 2022 personally appeared before me, Ann J. Morby the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

Ann J. Morby
Notary Public
Residing at:





**Weber County**

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### Exhibit "A"

**Parcel ID# 21-009-0022**

PARCEL OF LAND LYING AND SITUATE IN THE SOUTH HALF OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN. COMPRISING AN ADJUSTED 3.08 ACRES OF WEBER COUNTY TAX PARCELS 21-005-0048, 21-005-0049, 21-009-0001 AND 21-009-0002. BASIS OF BEARING FOR SUBJECT PARCEL BEING NORTH 89°D55'06" WEST 1457.00 FEET (MEASURED) BETWEEN THE WEBER COUNTY BRASS CAP WITNESS MONUMENT IN THE INTERSECTION OF 7900 EAST STREET AND STOKER LANE AND THE WEBER COUNTY BRASS CAP MONUMENT WITNESSING THE SOUTH QUARTER CORNER OF SAID SECTION 6. SUBJECT PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEBER COUNTY SURVEYOR'S BRASS CAP WITNESS MONUMENT TO THE SOUTH QUARTER CORNER OF SAID SECTION 6, THENCE NORTH 89°D46'57" WEST 210.80 FEET TO THE PURPORTED SOUTH QUARTER CORNER OF SAID SECTION 6; THENCE SOUTH 77°D43'09" WEST 1230.64 FEET TO A NUMBER FIVE REBAR AND CAP STAMPED "PLS 3456548" AND THE TRUE POINT OF BEGINNING; THENCE NORTH 89°D23'15" EAST 324.42 FEET TO A NUMBER FIVE REBAR AND CAP STAMPED "PLS 3456548"; THENCE SOUTH 00°D36'45" EAST 413.08 FEET TO A NUMBER FIVE REBAR AND CAP STAMPED "PLS 3456548"; THENCE SOUTH 89°D23'15" WEST 324.97 FEET TO A NUMBER FIVE REBAR AND CAP STAMPED "PLS 3456548"; THENCE NORTH 00°D36'45" WEST 191.60 FEET TO A NUMBER FIVE REBAR AND CAP STAMPED "PLS 3456548"; THENCE NORTH 00°D28'12" WEST 221.48 FEET TO THE POINT OF BEGINNING.





