



Weber County

Rebuild Notice



WV3234005

5/4/2022

RE: Property with Parcel ID# 20-035-0020

Legal Description: See attached Exhibit "A"

E# 3234005 PG 1 OF 3
LEANN H KILTS, WEBER CTY. RECORDER
04-MAY-22 2:59 PM FEE \$0.00 TN
REC FOR: WEBER COUNTY PLANNING

To whom it may concern,

The land with Parcel Number 20-035-0020 is currently zoned Forest (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 4) below (see Exhibit B):

Lot of record. A lot of record is defined as any one of the following circumstances:

- 1. 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
2. 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
3. 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
4. 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
5. 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
6. A parcel of real property that contains at least 100 acres; or
7. 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
8. 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 4 day of May, 2022

[Signature]
Marta Borchert, Planning Technician
Weber County Planning Division

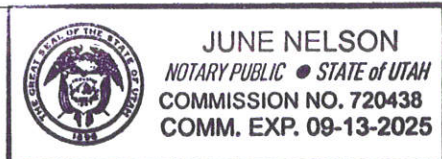
STATE OF UTAH)

:ss

COUNTY OF WEBER)

On this 4 day of May 2022 personally appeared before me, June Nelson, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

[Signature]
Notary Public
Residing at:





Weber County

Rebuild Notice

Exhibit "A"

Parcel ID# 20-035-0020

PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT WHICH IS SOUTH 1928.57 FEET ALONG THE SECTION LINE FROM THE EAST QUARTER CORNER OF SAID SECTION 23; AND RUNNING THENCE SOUTH 700.44 FEET ALONG THE SECTION LINE TO THE SOUTHEAST CORNER OF SAID SECTION 23; THENCE SOUTH 88°28'06" WEST 36.40 FEET, THENCE NORTH 40°44'28" WEST 1023.01 FEET TO THE CENTER OF AN EXISTING ROAD, THENCE TWO COURSES ALONG THE CENTER OF SAID ROAD AS FOLLOWS: NORTH 6°37' EAST 185.00 FEET AND NORTH 20°04'15" WEST 80.25 FEET, THENCE SOUTH 64°52' EAST 784.74 FEET TO THE POINT OF BEGINNING. CONTAINING 8.6 ACRES. TOGETHER WITH THE FOLLOWING DESCRIBED RIGHT-OF-WAY: A 50 FOOT RIGHT-OF-WAY ACROSS A PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: SAID RIGHT-OF-WAY BEING 25 FEET ON EITHER SIDE OF AN PARALLEL TO THE FOLLOWING DESCRIBED ROAD CENTERLINE: BEGINNING AT A POINT WHICH IS SOUTH 2629.01 FEET ALONG THE EAST SECTION LINE, SOUTH 88°28'06" WEST 36.40 FEET ALONG THE SOUTH SECTION LINE AND NORTH 40°44'28" WEST 1023.01 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 23; RUNNING THENCE NORTH 6°37' EAST 185.00 FEET, THENCE NORTH 20°04'15" WEST 186.50 FEET, THENCE NORTH 13°59'45" WEST 93.75 FEET, THENCE NORTH 60°55'45" WEST 223.46 FEET, THENCE SOUTH 80°10'30" WEST 77.49 FEET, NORTH 48°59'30" WEST 114.59 FEET, THENCE NORTH 11°46'15" EAST 211.33 FEET, THENCE NORTH 41°30'42" EAST 58.98 FEET TO THE SOUTH LINE OF THE SNOW BASIN ROAD.

