



Weber County

Rebuild Notice



\*W3242798\*

E# 3242798 PG 1 OF 3

LEANN H KILTS, WEBER CTY. RECORDER
24-JUN-22 2:19 PM FEE \$ .00 DC
REC FOR: WEBER COUNTY PLANNING

6/24/2022

RE: Property with Parcel ID# 10-037-0037

Legal Description: See attached Exhibit "A"

To whom it may concern,

The land with Parcel Number 10-037-0037 is currently zoned Agriculture (A-1)(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 H) 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 24 day of June, 2022

[Handwritten signature of Marta Borchert]

Marta Borchert, Planning Technician
Weber County Planning Division

STATE OF UTAH)
:SS
COUNTY OF WEBER)

On this 24 day of June, 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:





Exhibit "A"

Parcel ID# 10-037-0037

PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE MERIDIAN, U S SURVEY: BEGINNING 158 FEET WEST OF THE SOUTHEAST CORNER OF SAID QUARTER SECTION, AND RUNNING THENCE WEST 374 FEET; THENCE NORTH 441 FEET; THENCE WEST 180 FEET; THENCE SOUTH 441 FEET; THENCE WEST 13 FEET; THENCE NORTH 233 FEET; THENCE WEST 218 FEET; THENCE SOUTH 233 FEET; THENCE WEST 377 FEET TO THE SOUTHWEST CORNER OF SAID QUARTER SECTION; THENCE NORTH 1320 FEET TO THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE EAST 1162 FEET TO THE WEST BOUNDARY OF WARREN IRRIGATION CO. PROPERTY; THENCE SOUTH 887 FEET; THENCE EAST 65 FEET; THENCE SOUTH 400 FEET; THENCE WEST 65 FEET AND SOUTH 33 FEET TO THE POINT OF BEGINNING. SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD AND TO THE RIGHTS OF THE PUBLIC AND OTHERS ENTITLED THERETO, TO USE FOR STREET AND INCIDENTAL PURPOSES, THAT PORTION OF THE PREMISES LYING WITHIN THE BOUNDARIES OF 900 SOUTH STREET, AND TO THE EFFECT AND REQUIREMENTS OF THE 1969 FARM LAND ASSESSMENT ACT. LESS & EXCEPTING: A PARCEL OF LAND IN FEE, BEING PART OF AN ENTIRE TRACT OF LAND, SITUATE IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, INCIDENT TO THE CONSTRUCTION OF 1200 SOUTH STREET, WEBER COUNTY, UTAH ALSO KNOWN AS PROJECT NO. LG\_WC\_1200 SOUTH. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 15 AND THE GRANTOR'S PROPERTY LINE, SAID POINT LIES 943.03 FEET WEST ALONG THE SOUTH LINE OF SAID SECTION 15 FROM THE SOUTHEAST CORNER OF SAID SECTION 15; AND RUNNING THENCE WEST 377.00 FEET ALONG THE SOUTH LINE OF SAID SECTION 15 TO THE WEST LINE OF GRANTOR'S PROPERTY; THENCE NORTH 50.39 FEET ALONG SAID WEST PROPERTY LINE; THENCE NORTH 89°52'41" EAST 37.00 FEET TO A POINT ON THE GRANTOR'S PROPERTY LINE; THENCE SOUTH 51.19 FEET ALONG SAID PROPERTY LINE TO THE POINT OF BEGINNING. E# 2988158. LESS & EXCEPTING: A PARCEL OF LAND IN FEE, BEING PART OF AN ENTIRE TRACT OF LAND, SITUATE IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, INCIDENT TO THE CONSTRUCTION OF 1200 SOUTH STREET, WEBER COUNTY, UTAH ALSO KNOWN AS PROJECT NO. LG\_WC\_1200 SOUTH. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 15 AND THE GRANTOR'S PROPERTY LINE, SAID POINT LIES 712.03 FEET WEST ALONG THE SOUTH LINE OF SAID SECTION 15 FROM THE SOUTHEAST CORNER OF SAID SECTION; AND RUNNING THENCE WEST 13.00 FEET ALONG THE SOUTH LINE OF SAID SECTION 15 TO THE GRANTOR'S PROPERTY LINE; THENCE NORTH 51.65 FEET ALONG SAID PROPERTY LINE; THENCE NORTH 89°52'41" EAST 13.00 FEET TO A POINT ON THE GRANTOR'S PROPERTY LINE; THENCE SOUTH 51.68 FEET ALONG SAID PROPERTY LINE TO THE POINT OF BEGINNING. E# 2988159. LESS & EXCEPTING: A PARCEL OF LAND IN FEE, BEING PART OF AN ENTIRE TRACT OF LAND, SITUATE IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, INCIDENT TO THE CONSTRUCTION OF 1200 SOUTH STREET, WEBER COUNTY, UTAH ALSO KNOWN AS PROJECT NO. LG\_WC\_1200 SOUTH. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 15 AND THE GRANTOR'S PROPERTY LINE, SAID POINT LIES 158.03 FEET WEST ALONG THE SOUTH LINE OF SAID SECTION 15 FROM THE SOUTHEAST CORNER OF SAID SECTION 15; AND RUNNING THENCE WEST 374.00 FEET ALONG THE SOUTH LINE OF SAID SECTION 15 TO THE GRANTOR'S PROPERTY LINE; THENCE NORTH 52.06 FEET ALONG SAID PROPERTY LINE; THENCE NORTH 89°52'41" EAST 439.00 FEET TO THE EAST LINE OF THE GRANTOR'S PROPERTY; THENCE ALONG THE GRANTOR'S PROPERTY LINE THREE (3) COURSES AS FOLLOWS: (1) SOUTH 20.00 FEET; (2) WEST 65.00 FEET; (3) SOUTH 33.00 FEET TO THE POINT OF BEGINNING. E# 2988160. LESS & EXCEPTING: A PARCEL OF LAND IN FEE, BEING PART OF AN ENTIRE TRACT OF LAND, SITUATE IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, INCIDENT TO THE CONSTRUCTION OF 1200 SOUTH STREET, WEBER COUNTY, UTAH ALSO KNOWN AS PROJECT NO. LG\_WC\_1200 SOUTH. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 15 AND THE EAST LINE OF THE GRANTOR'S PROPERTY, SAID POINT LIES 725.00 FEET WEST ALONG THE SOUTH LINE OF SAID SECTION 15 FROM THE SOUTHEAST CORNER OF SAID SECTION; AND RUNNING THENCE WEST 218.00 FEET ALONG THE SOUTH LINE OF SAID SECTION 15 TO THE WEST LINE OF THE GRANTOR'S PROPERTY; THENCE NORTH 51.19 FEET ALONG SAID PROPERTY LINE; THENCE NORTH 89°52'41" EAST 218.00 FEET TO THE EAST LINE OF THE GRANTOR'S PROPERTY; THENCE SOUTH 51.65 FEET ALONG SAID PROPERTY LINE TO THE POINT OF BEGINNING. E# 2988161



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## Exhibit B

