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Weber County

E# 2417390 PG 1 OF 2  
ERNEST D ROWLEY, WEBER COUNTY RECORDER  
11-JUN-09 455 PM FEE \$.00 DEP SPY  
REC FOR: WEBER COUNTY PLANNING

June 11, 2009

*AKW*  
**Rebuild Notice**

**Parcel #15-060-0052**

PART OF THE SOUTHWEST QUARTER OF SECTION 15 AND PART OF THE NORTHWEST QUARTER OF SECTION 22, AND PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST SALT LAKE BASE & MERIDIAN, U S SURVEY; BEGINNING NORTH 89D32'39" WEST 171.30 FEET AND SOUTH 35D04'29" EAST 24.58 FEET FROM THE NORTHWEST CORNER OF SECTION 22 SAID POINT BEING ON THE EAST LINE OF 3500 WEST STREET, THENCE ALONG SAID STREET SOUTH 35D04'29" EAST 204.90 FEET TO THE SECTION LINE THENCE SOUTHEASTERLY ALONG 3500 WEST STREET TO THE NORTHWEST CORNER OF OREN W FLINDERS PROPERTY (666-115) THENCE NORTHEASTERLY TO A POINT THAT IS DESCRIBED AS BEING 502 FEET SOUTH AND 633 FEET EAST AND 190 FEET NORTH OF THE NORTHWEST CORNER OF SAID SECTION 22, THENCE SOUTH 190 FEET TO AN EXISTING FENCE, THENCE EAST 129.53 FEET TO A FENCE CORNER AT THE EDGE OF SLOUGH, THENCE NORTH 56D35' EAST 372.46 FEET, MORE OR LESS, TO A POINT THAT IS SOUTH 53D02' WEST 191.90 FEET AND SOUTH 70 FEET FROM THE NORTH SECTION LINE, THENCE NORTH 53D02' EAST 191.90 FEET AND NORTH 70 FEET TO SECTION LINE, THENCE EAST ALONG SAID SECTION LINE 125.0 FEET, MORE OR LESS, TO AN EXISTING FENCE LINE, THENCE NORTH 51D26' EAST 68.0 FEET, THENCE NORTH 23D33' EAST 206.579 FEET, THENCE WEST 864.38 FEET, MORE OR LESS, THENCE SOUTH 0D48'58" WEST 202.90 FEET, THENCE SOUTH 89D18'13" EAST 98.84 FEET, THENCE SOUTH 0D48'58" WEST 50.00 FEET, THENCE NORTH 89D19'36" WEST 810.83 FEET, THENCE NORTH 89D32'39" WEST 156.90 FEET TO BEGINNING. EXCEPT THAT PORTION WITHIN THE PRIVATE ROAD OF BOX F RANCH SUBDIVISION, WEBER COUNTY, UTAH. EXCEPT THE FOLLOWING DESCRIBED PARCEL A PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U S SURVEY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT BEING SOUTH 00D47'11" WEST 473.88 FEET ALONG THE SECTION LINE AND SOUTH 89D18'13" EAST 463.78 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 22, AND RUNNING THENCE NORTH 06D40'01" WEST 76.77 FEET TO THE SOUTH LINE OF A RIGHT OF WAY THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID RIGHT OF WAY (1) NORTH 44D10'31" EAST 106.06 (2) NORTH 38D36'29" EAST 126.47 FEET (3) NORTH 30D24'13" EAST 43.93 FEET, THENCE SOUTH 00D47'11" WEST 291.04 FEET, THENCE NORTH 89D18'13" WEST 162.16 FEET TO THE POINT OF BEGINNING. (E# 1968446)

**To Whom It May Concern:**

The above referenced 13.83 acre parcel of land #15-060--0052 with the above legal description, lies within the Agricultural A-1 Zone requiring a minimum lot area of 1 acre and 150 ft of frontage. This parcel meets the requirements of the Weber County Zoning Ordinance Chapter 28 Section 12 which states: "Any legally created lot and/or parcel of land, existing at the time prior to the adoption of the Zoning Ordinance or an amendment to the Weber County Zoning Ordinance or Zoning Map, which may now require a different lot area, or frontage/width, may apply to develop any of the Permitted Uses or Conditional Uses as allowed by Ordinance. In the Western part of Weber County 1962 plats are used as a reference point, and in the Ogden Valley, the 1966 plats are used as the reference point."

In 2003 this parcel did dedicate a private road across the parcel 6.4 feet from the existing home for the Box F Ranch Subdivision. This created nonconformity to the front setback for the home on this parcel. The owner of this parcel is working with Weber County to rectify said nonconformity and shift the private road away from the home as to provide the required 30 foot front yard setback.

This parcel of land is shown on the 1962 plats; therefore, the Weber County Planning Division does consider this a legal building parcel with the legal description shown above.

The Weber County Planning Commission would issue a Land Use Permit to build or replace a home on this parcel, provided that the parcel boundaries or legal description are not altered in any manner 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 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 be additional requirements that need to be met before a building permit will be issued.

If you have any further questions please contact our office at 801-399-8766.

*Den Hatfield*  
Den Hatfield  
Weber County Planning Division  
(801) 399-8766  
bhatfield@co.weber.ut.us



**Weber County**

STATE OF UTAH                    )  
  : ss  
COUNTY OF WEBER            )

On the 11 day of June, 2009 personally appeared before me  
Ben Hatfield the signer(s) of the foregoing instrument,  
who duly acknowledge to me that he/she/they executed the same.

*Angela Martin*



Notary Public  
Residing at: