



**Weber County**



\*W2423405\*

July 13, 2009

EA 2423405 PG 1 OF 2  
ERNEST D ROWLEY, WEBER COUNTY RECORDER  
13-JUL-09 1222 PM FEE \$.00 DEP SPY  
REC FOR: WEBER COUNTY PLANNING

### Rebuild Notice

#### Legal Description

PART OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 10.74 CHAINS WEST AND 33 FEET NORTH OF THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 28, RUNNING THENCE NORTH 290.40 FEET, THENCE EAST 150 FEET, THENCE SOUTH 290.04 FEET, THENCE WEST 150 FEET TO THE POINT OF BEGINNING.

**RE: Land Serial # 15-078-0078 Rebuild Notice**

The parcel of land with the Land Serial Number 15-078-0078 is currently zoned Agricultural (A-1) which requires a minimum lot size of 40,000 square feet and a minimum lot width of 150 feet on a dedicated right of way. This parcel contains one acre and has a lot width of 150 feet, both of which meet the requirements of the A-1 Zone. This parcel was created prior to July of 1992 when Utah subdivision law still allowed two divisions of land from a larger parcel before a subdivision was required. This parcel is considered the first division and it met the area and frontage requirements of the A-1 Zone in which it was located when it was created. Therefore, the Weber County Planning Division does consider this a legal building parcel.

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 also be additional requirements that need to be met prior to a Building Permit being issued.

Sean Wilkinson  
Sean Wilkinson, Planner  
Weber County Planning Division

Dated this 13<sup>th</sup> day of July, 2009

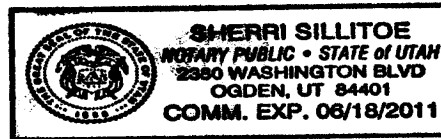
STATE OF UTAH )  
                          :SS  
COUNTY OF WEBER )

On the 13<sup>th</sup> day of July, 2009, personally appeared before me Sean Wilkinson the signer(s) of the foregoing instrument, who duly acknowledged to me that he she/they executed the same.

Notary Public

Sherri Sillitoe

Residing at: Weber County



2009 Plat

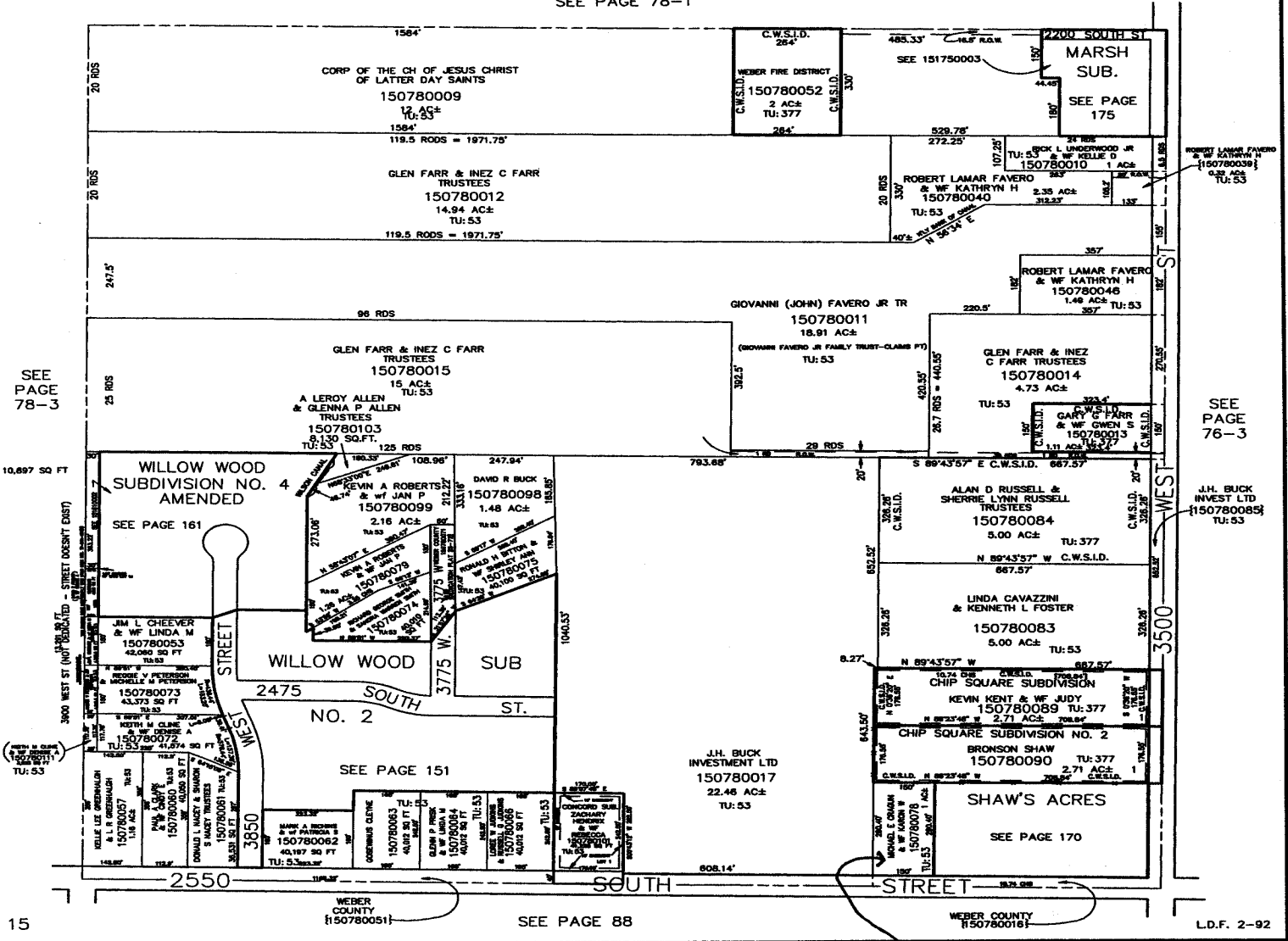
78-2

S.E. 1/4  
SECTION 28, T.6N., R.2W., S.L.B. & M.

IN WEBER COUNTY  
SCALE 1" = 200'

TAXING UNIT: 53, 377

SEE PAGE 78-1



SEE PAGE 78-3

SEE PAGE 76-3

SEE PAGE 88

Parcel # 15-078-0078

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L.D.F. 2-92