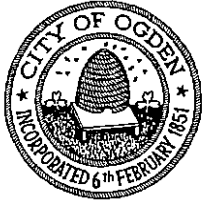




\*W2878091\*



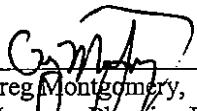
EW 2878091 PG 1 OF 1  
LEANN H KILTS, WEBER COUNTY RECORDER  
12-SEP-17 8:19 AM FEE \$0.00 DEP JKC  
REC FOR: OGDEN CITY

## Legal Conforming Certificate For a Two-Family Dwelling

Re: Land Serial #: 1134 12<sup>th</sup>

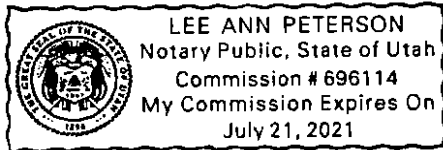
**Legal Description:** PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING ON THE NORTH LINE OF 12TH STREET SOUTH 89D09'45" EAST 831.2 FEET AND NORTH 0D50'15" EAST 63.39 FEET FROM OGDEN CITY SURVEY MONUMENT AT THE INTERSECTION OF THE CENTER LINE OF 12TH STREET WITH THE CENTER LINE OF JACKSON AVENUE, BEING OGDEN CITY "A" STATION 193+64.53 AND OGDEN CITY "B" STATION 146+2.20; RUNNING THENCE SOUTHEASTERLY ALONG THE ARC OF A 1498.395 FOOT RADIUS CURVE 116.93 FEET (L.C. = SOUTH 76D14'32" EAST); THENCE NORTH 0D50'15" EAST 153.69 FEET; THENCE NORTH 44D09'45" WEST 42.43 FEET; THENCE NORTH 89D09'45" WEST 85 FEET; THENCE SOUTH 0D50'15" WEST 162.71 FEET TO THE PLACE OF BEGINNING.

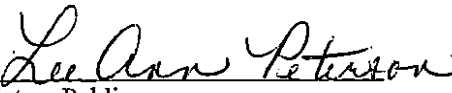
This is to certify that the two-family dwelling or duplex located at 1134 12<sup>th</sup> was in legal existence prior to January 16, 2001 and, therefore, has a legal conforming status in accordance with Section 15-13-28 of the Zoning Ordinances of Ogden City, Utah, or its successor provision.

  
Greg Montgomery,  
Manager, Planning Division

State of Utah )  
  ):SS  
County of Weber )

On this, the 8<sup>th</sup> day of September, 2017, personally appeared before me, Greg Montgomery, Manager of the Planning Division of the Community and Economic Development Department of Ogden City, Utah who acknowledged that he signed the above certificate on behalf of said City.



  
Notary Public

**Effect of "Legal Conforming" Status:** As a legal conforming two-family dwelling or duplex located in a Single-Family (R-1) Zone, the duplex will not be treated as a non-conforming use under the existing zoning ordinances. Legal conforming status will allow alterations, extensions, additions, or replacement of the duplex, without having to comply with the ordinances, reviews, and approvals otherwise required for non-conforming uses. Under the ordinance, this status will run with the property and the use may continue regardless of the existing zoning. Should the building be damaged or destroyed in any degree, the legal conforming status allows the building to be rebuilt as a two family dwelling provided the new construction does not extend into any of the required yard setbacks more than the original structure. If the building is reconstructed, it is also allowed to have the number of parking stalls existing as of the date of the issuance of the legal conforming certificate, provided the parking and access to the parking are paved with a concrete or asphalt surface. Any additional parking added to the site is also required to be located in legal locations and be hard surfaced with concrete or asphalt. Should the building be vacant for over a year time period it is still permitted to be used as a two family dwelling.

The legal conforming certificate does not exempt the owner/occupant from meeting other ordinances of the City applicable to the building. For instance, alterations, extensions, additions, or replacements to the structure, past or future will still be required to meet all building and housing codes.