



**Weber County**

**Rebuild Notice**



\*W2906165\*

February 21, 2018

Re: Property identified as Parcel # 15-088-0041

Legal Description: See attached Exhibit "A"

To whom it may concern,

EH 2906165 PG 1 OF 3  
LEANN H KILTS, WEBER COUNTY RECORDER  
22-FEB-18 1129 AM FEE \$0.00 DEP DC  
REC FOR: WEBER COUNTY PLANNING

The land with Parcel Number 15-088-0041 is currently zoned Agricultural (A-1) 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§101-1-7 paragraph 5 below:

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 in between January 1, 1966, and June 30, 1992, which complied with the zoning requirements in effect at the time of its creation and was shown to be the first or second division of a larger parent parcel; 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 July 1, 1992; or
- (6) 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.

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 22 day of Feb, 2018

Steve Burton, Planner  
Weber County Planning Division

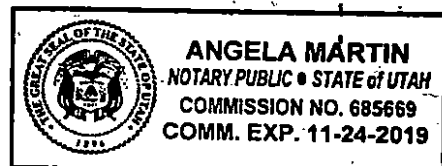
STATE OF UTAH)

:ss

COUNTY OF WEBER)

On this 22 day of Feb, 2018 personally appeared before me, Steve Burton, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

Notary Public  
Residing at:





## Weber County

### Exhibit "A"

Parcel # 15-088-0041

TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, WEBER COUNTY, UTAH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 33, THENCE SOUTH 89D07'48" EAST 325.73 FEET (BEING DESCRIBED AS BEGINNING AT A POINT 5 CHAINS EAST OF THE NORTHWEST CORNER OF SAID QUARTER SECTION IN VARIOUS DEEDS OF RECORD) ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, BEING ALSO THE CENTERLINE OF 2550 SOUTH STREET TO A NAIL/WASHER, THE TRUE POINT OF BEGINNING THENCE SOUTH 89D07'48" EAST 150.00 FEET ALONG SAID NORTH LINE OF THE NORTHEAST QUARTER TO A NAIL/WASHER THENCE SOUTH 00D38'07" WEST 330.00 FEET TO A REBAR/CAP THENCE NORTH 89D07'48" WEST 150.00 FEET TO A REBAR/CAP, THENCE NORTH 00D38'07" EAST 300.00 FEET ALONG AN EXISTING FENCE LINE AND NORTHERLY EXTENSION THEREOF TO THE POINT OF BEGINNING. THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 33, CALLED SOUTH 89D07'48" EAST IN ACCORD WITH DATA OBTAINED FROM THE WEBER COUNTY SURVEYORS OFFICE, BASED ON THE UTAH STATE PLANE COORDINATE SYSTEM.



Weber County

Exhibit "B"

Ownership Plat dated January 14, 1991

