



Weber County

W2629584

EN 2629584 PG 1 OF 2
ERNEST D ROWLEY, WEBER COUNTY RECORDER
11-APR-13 444 PM FEE \$0.00 DEP SGC
REC FOR: WEBER COUNTY PLANNING

Rebuild Notice

April 11, 2013

Re: Property identified as Parcel #22-023-0144

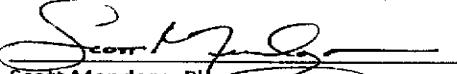
Legal Description: PART OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U S SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT NORTH 88D13'00" WEST ALONG THE SECTION LINE (BASIS OF BEARING) 424.99 FEET AND NORTH 37D51'22" EAST 78.38 FEET FROM THE SOUTHWEST CORNER OF SECTION 28, SAID POINT ALSO BEING NORTH 37D51'22" EAST 164.00 FEET FROM THE NORTHEAST CORNER OF LOT 16 NORDIC VALLEY ESTATES SUBDIVISION NO. 1 AND RUNNING THENCE NORTH 52D00'00" WEST 241.05 FEET TO THE EAST LINE OF NORDIC VALLEY DRIVE; THENCE ALONG SAID EAST LINE THE FOLLOWING THREE (3) COURSES: (1) ALONG THE ARC OF A 406.96 FOOT RADIUS CURVE TO THE LEFT 49.91 FEET, WITH A CENTRAL ANGLE OF 07D01'35", (LC=NORTH 47D10'04" EAST 49.88 FEET); (2) NORTH 43D39'16" EAST 72.71 FEET; (3) ALONG THE ARC OF A 1364.94 FOOT RADIUS CURVE TO THE LEFT 52.48 FEET, WITH A CENTRAL ANGLE OF 02D12'10", (LC=NORTH 42D33'11" EAST 52.47 FEET); THENCE SOUTH 63D49'44" EAST 167.72 FEET; THENCE NORTH 89D47'37" EAST 72.51 FEET TO THE WEST LINE OF NORDIC VALLEY ESTATES SUBDIVISION NO. 2; THENCE SOUTH 37D51'22" WEST ALONG SAID WEST LINE 253.13 FEET TO THE POINT OF BEGINNING.

To Whom It May Concern,

The land with Parcel #22-023-0144 is currently zoned Forest Valley-3 (FV-3) which allows for a variety of uses, including a single-family dwelling, when located on a Lot of Record as defined by Chapter 1 (General Provisions) of the Weber County Zoning Ordinance. The subject parcel was found to be a Lot of Record (lawfully created lot) due to the fact that it was approved as a part of an unrecorded subdivision plat that is on file in the Weber County Planning Office.

The Weber County Planning Division can issue a Land Use Permit to develop this parcel provided that all applicable standards are met and that the parcel's legal description is 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/or existing structures meet required yard setbacks. These factors can affect a landowner'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.

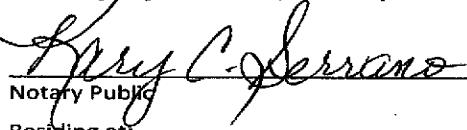


Scott Mendoza, Planner
Weber County Planning Division

Dated this 11 day of April, 2013

STATE OF UTAH)
:ss
COUNTY OF WEBER)

On the 11th day of April, 2013 personally appeared before me Scott Mendoza the signer(s) of the foregoing instrument, who duly acknowledged to me that he/she/they executed the same.



Notary Public
Residing at:



KARY C SERRANO
NOTARY PUBLIC • STATE of UTAH
COMMISSION NO. 603181
2480 Washington Blvd. COMM. EXP. 11/19/2014

Weber County Planning Division | www.co.weber.ut.us/planning_commission
Suite 240 Ogden, Utah 84401-1473 | Voice: (801) 399-8791 | Fax: (801) 399-8862

