



Weber County



W2629584

E# 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 FOLLOWINGTHREE (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.

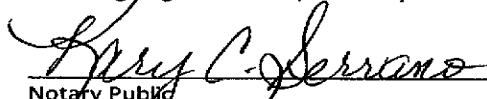
This letter addresses the legal status of the parcel based on area and frontage requirements only. The site has not been inspected to ensure that existing uses are allowed and/or existing structures meet required yard setbacks. These factors can affect a landowner's ability to obtain a Land Use Permit and Building Permit. There may also be additional requirements that need to be met prior to a Building Permit being issued.

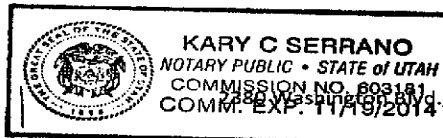

Scott Mendoza, Planner
Weber County Planning Division

Dated this 11 day of April, 2013

STATE OF UTAH)
)
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:



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

PRELIMINARY PLAN REQUIREMENTS

1. Its location is forming a part of a larger tract or parcel, where the plot subdivision covers only a part of the subdivided tract or only a part of a larger vacant area. In such case, a sketch of the prospective future new system of the implied parcels, shall be submitted, and the respective system of the tract identified shall be confirmed in the light of adjustments and connections with the future new system of the larger area.
2. Contour map at intervals of 5 feet.
3. The boundary lines of the tract to be subdivided.
4. The location, width, and other dimensions of all existing or planned streets and other important features such as railroad lines, water courses, recognized topography, and buildings within or immediately adjacent to the tract to be subdivided
5. Existing military reserves, stream beds, waste supply canals, waste walls and culverts within the tract and immediately adjacent thereto.
6. The location, width and other dimensions of proposed public streets, private streets or public roads within the tract, utility easements, public, other streets or roads adjacent to the tract, and the location of the proposed streets, roads, easements, or other features within or immediately adjacent to the tract, as designated as private streets or private access rights-of-way.
7. Lots classified as "unimproved" by placing the letter "U" immediately to the right of the lot number of each lot

SUBDIVIDER

John M. Herliet
1323 31st Street
ADDRESS

ENGINEER

NAME GREAT BASIN

ADJOINING PROPERTY OWNERS

BOUNDARY	DESCRIPTION
----------	-------------

WEBER
COUNTY ENGINEER

APPROVED BY THE WEBER COUNTY ENGINEER
ON THIS THE _____ DAY OF _____ 19____

**WEBER
COUNTY COMMISSION**

APPROVED BY THE WESER COUNTY COMMISSION
ON THIS THE _____ DAY OF _____
19____

**WEBER
COUNTY PLANNING**

APPROVED BY THE WEBER COUNTY PLANNING COMMISSION
ON THIS THE 1 DAY OF JULY
IN 1976

ADMINISTRATIVE APPROVAL OF SMALL LOT SUBDIVISION

MEMBERSHIP

ENGINE

CHAMPA

000000