

W2852237*

April 12, 2017

E# 2852237 PG 1 OF 1 LEANN H KILTS, WEBER COUNTY RECORDER 14-APR-17 855 AM FEE \$.00 DEP TN REC FOR: WEBER COUNTY PLANNING

Rebuild Notice

Legal Description

PART OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 6 NORTH,RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, US SURVEY: BEGINNINGAT A POINT 782.8 FEET NORTH 770.4 FEET EAST AND SOUTH 01D06'WEST 496.0 FEET FROM THE NORTHWEST CORNER OF LOT 2 IN SAIDSECTION 36, RUNNING THENCE SOUTH 88D54' EAST 123.70 FEET,THENCE NORTH 01D06' EAST 110.00 FEET, THENCE SOUTH 88D54' EAST133.99 FEET, THENCE SOUTH 03D00'00" EAST 245.32 FEET, THENCEWEST 157 FEET, MORE OR LESS (151.56') THENCE SOUTH 01D06' WEST72.40 FEET, THENCE SOUTH 83D00' WEST 128.62 FEET, MORE ORLESS, (124.95') THENCE NORTH 01D06' EAST 228.00 FEET, MORE ORLESS (227.61') TO THE POINT OF BEGINNING. [NOTE: BECAUSE THE DESCRIPTION OF RECORD DID NOT CONTAINAN AREA FOR THIS PARCEL THE AREA FOR THIS PARCEL WASCALCULATED BY THIS OFFICE FOR TAX PURPOSES.]

RE: Land Serial # 15-101-0027 Rebuild Notice

The parcel of land with the Land Serial Number 15-101-0027 is currently zoned Manufacturing (M-1) which requires a minimum lot size of 5 acres if residential and a minimum lot width of 100 feet on a dedicated right of way. This parcel contains 1.43 acres and has a lot width of 220 feet. Although this parcel does not meet the area requirements of the M-1 Zone, it does meet the minimum lot width and there have been no divisions made to the original parcel since 1962. Therefore, this parcel is considered a lot of record or buildable lot.

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.

1122:	Dated this 14 day of April 201
Felix Lleverino, Planner	Dated this 14 day of April , 201
Weber County Planning Division	
STATE OF UTAH) :ss	
COUNTY OF WEBER)	
On theday ofday of	20 17, personally appeared the signer(s) of the foregoing instrument, executed the same.
Notary Public	ANGELA MARTIN NOTARY PUBLIC & STATE OF UTAH

Residing at:

COMMISSION NO. 685669 COMM. EXP. 11-24-2019