

WHEN RECORDED MAIL TO:

DRAPER CITY
Attn: Community Development Department
1020 East Pioneer Road
Draper, Utah 84020

11810901
2/27/2014 4:47:00 PM \$40.00
Book - 10214 Pg - 629-630
Gary W. Ott
Recorder, Salt Lake County, UT
INTEGRATED TITLE INS SERVICES
BY: eCASH, DEPUTY - EF 2 P.

NOTICE OF SECOND KITCHEN IN A SINGLE FAMILY DWELLING

NOTICE IS HEREBY GIVEN that approval was granted by Draper City on the Feb 2 day of FEB, 2014 for the establishment of a Second Kitchen in a Single Family Dwelling to be maintained in accordance with Chapter 9-30 of the Draper City Municipal Code, as amended, on the following described property located at 13712 S. KENNINGTON CT (street address):

LOT 13, KENNINGTON ESTATES Subdivision, DRAPER CITY, STATE OF UTAH, PARCEL # 3406277072

Approval of the Second Kitchen in a Single Family Dwelling for the above-referenced property does not and shall not be construed to constitute approval of a second dwelling unit or accessory dwelling unit. Pursuant to Draper City Municipal Code Chapter 9-30, the Second Kitchen in a Single Family Dwelling is allowed subject to the following requirements: (1) The residence shall have only one front entrance. (2) The residence shall have only one address. (3) An interior access shall be maintained to all parts of the residence to assure that an accessory unit or apartment is not created. There shall be no keyed and dead bolt locks or other manner of limiting or restricting access from the second kitchen to the remainder of the residence. (4) The residence shall have no more than one electrical meter. (5) A second kitchen shall exist only as part of the primary structure and shall not be installed in an accessory or "out" building. (6) Construction of any second kitchen shall meet current building codes adopted by the City.

The undersigned, as the property owner(s) of record of the above-described property, hereby expressly acknowledge(s) all of the requirements and hereby consent(s) to the recording of this Notice with the County Recorder. The property owner(s) expressly agree and covenant(s) to abide by and be bound by the restrictions identified in this Notice, and further covenant(s), agree(s) and promise(s) that the single family dwelling on the property referred to herein shall not be converted into two or more units without specific approval by Draper City in accordance with applicable ordinances. This Notice and the covenants, agreements and promises set forth herein shall be binding upon and inure to the benefit of heirs, officers, representatives, agents, successors and assigns of the property owner(s).

Dated: 2/14/14


Property Owner of Record

PAUL J. PETERSON
Printed Name

Dated: _____

Property Owner of Record

Printed Name

Approved by _____
Signature and Title

COURTESY RECORDING

This document is being recorded solely as a courtesy and an accommodation to the parties named therein. INTEGRATED TITLE INSURANCE SERVICES LLC hereby expressly disclaims any responsibility or liability for the accuracy or the content thereof.

ACKNOWLEDGEMENT

STATE OF Utah)
COUNTY OF Utah) :SS.

On the 14th day of February, 2014, personally appeared before me Paul J. Peterson and _____, who being by me duly sworn, did say that he is/are the signer(s) of the foregoing instrument and the property owners of record, and he duly acknowledged to me that he executed the same.

My Commission Expires:

06/12/2017

Delisa Solari

Notary Public

Residing at:

Utah County

