



14348237 B: 11551 P: 1069 Total Pages: 2
02/18/2025 03:48 PM By: EMehanovic Fees: \$0.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: HERRIMAN
5355 W HERRIMAN MAIN ST HERRIMAN, UT 84096



CERTIFICATE OF NOTICE

I/We, David Rone Wayman, as owner(s) of the subject property located at 12881 Twisted Oaks Drive, Herriman, UT 84096, declare this 5 day of February, 2025, that I/We understand the requirements for the creation/existence of an additional kitchen in the dwelling unit identified above. In accordance with these requirements, I/We declare that I/We will in no way attempt to modify the existing dwelling unit in order to create an accessory apartment or a secondary unit.

Signed*: _____

Date: 02/05/25

Signed*: _____

Date: _____

(*Not required for recording)

I, Laurin Hoadley, a representative of the Herriman City Planning Staff, do hereby certify that the following described use is designated as a single-family home with a second kitchen only. The use of the second kitchen may exist so long as its use complies with the conditions set forth in this document.

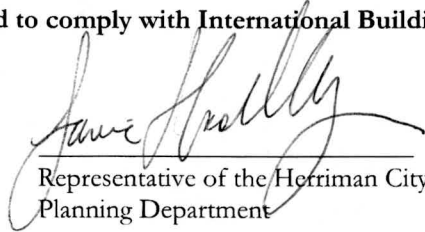
Street Address: 12881 S Twisted Oak Drive
Land Use: Single family home with a 2nd kitchen
Land Serial #: 26342550080000
Legal Description: LOT 739, HIDDEN OAKS SUB POD 7H2

Building Permit: 250144

Conditions for Approval of a Second Kitchen, Kitchenette or Wet-bar:

1. The residence shall be considered a single-family residence and not as two separate dwelling units and 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 a secondary unit or apartment is not created. No keyed or dead bolt locks or any other manner of restricting access from the second kitchen to the rest of the residence will be permitted.
4. The residence shall have no more than one electrical meter.

5. The residence shall have no more than one water, and one sewer hookup.
6. If the property owner or future owner(s) requests to apply for an owner occupied secondary unit and approval is granted the limitations of the second kitchen agreement shall be null and void.
7. Construction of any kitchen will be required to comply with International Building Code standards.


Representative of the Herriman City
Planning Department

STATE OF UTAH)

§:

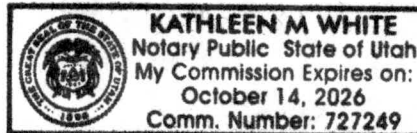
COUNTY OF SALT LAKE)

On this 13 day of February, in the year 2025, before me, Kathleen White a notary public, personally appeared Laurin Hoadley, (name of document signer) proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same.

Witness my hand and official seal.



(notary signature)



(seal)