

Wasatch County, State of Utah

Certificate of Zoning Verification

SPR, LC.

This Certificate issued on this 15th day of December 2010, pursuant to the Revised Zoning Ordinance of Wasatch County, State of Utah, for the building or use located at:

(OWC-3052-0-020-410) (80 acres)

Zone P-160

This is to certify that the building or use of land has been inspected and has been found to comply with the requirements of the Revised Zoning Ordinance of Wasatch County, State of Utah. Through review, it has been determined that the parcel was created in accordance with applicable regulations in effect at this time. This parcel was created by a special warranty deed on June 10, 1976 and has not been altered since that date. The zoning for the parcel on the date of creation was RF-1. The requirements for that zone were 20 acres and 330' of width for a single family dwelling. This property complied with both of those requirements and therefore the lot is considered a lot of record and does have one building right associated with it. This parcel's boundary description shall not be altered in any form without contacting the Wasatch County Planning Department. Failure to do so may void this certificate.

Authorized use: One single-family dwelling is allowed on this property, subject to the following:

Conditions listed on the next page.

Signed: *Doug Smith*
Doug Smith, Wasatch County Planner

I (we) have examined this completed Certificate of Zoning Compliance and hereby certify that it sets forth the uses of land and buildings for which a building permit has been issued, that no other use of the land or buildings will be made other than those specifically authorized, and that I (we) will continue to occupy the land and buildings in accordance with the laws and ordinances of Wasatch County, State of Utah.

Signed _____
Builder
Date _____

Signed _____
Owner
Date _____

- 1) This clearance is only by the Planning and Zoning Department. Construction of a single family dwelling still requires approval of a complete building permit application by the Building, Health, and Fire Departments, and approval of site plan by the Planning Office for appropriate setbacks and height regulations.
- 2) Applicant must comply with Wasatch County ordinance 16.22.09 which requires proof of access to a road built to County standards. Prior to a building permit being issued a copy of a recorded easement must be provided that allows access from a public road to the property. The easements must be of sufficient width to accommodate an emergency access driveway that complies with the County requirements at the point in time in which the permit is submitted.
- 3) Until and unless a Special Service District allows this property to hook onto water and sewer, this lot must be served by a Septic Tank and Drainfield, which has been approved by the Wasatch County Health Department. This lot may have areas that can be approved for drainfields if an investigation supervised by the local health department shows this lot is suitable. At such time as any public utilities become available, you are required to hook-up as soon as reasonably possible.
- 4) Applicant shall submit a scaled, detailed site plan indicating all property lines, roads, road center, dwelling location, driveway, driveway width, all existing structures, bodies of water including streams, canals, and rivers.

Doug Smith
Doug Smith, Wasatch County Planning Department

ACKNOWLEDGMENT

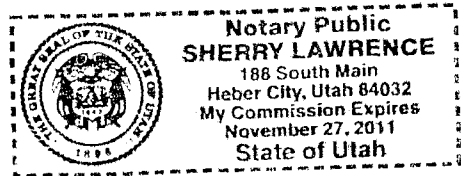
State of Utah)
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On the 15th day of December 2010 Doug Smith personally appeared before me, the undersigned Notary Public, in and for said County of Wasatch, in said State of Utah, the signer(s) of the above document, duly acknowledged to me that he signed it freely and voluntarily and for the uses and purposes therein mentioned.

Sherry Lawrence
Notary Public

Residing in Wasatch County.

My Commission Expires: NOV. 27, 2011



The West 1/2 of the Northwest 1/4 of Section 20, Township 4 South, Range 10 West, Uintah
Special Meridian.