

Ent 536201 Bk 1452 Pg 377-378
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Fee: None Filed By: KM
MARCY M MURRAY, Recorder
WASATCH COUNTY CORPORATION
For: WASATCH COUNTY PLANNING DEPARTMENT

Wasatch County, State of Utah

Certificate of Zoning Verification

Clarke D. Johnson

This Certificate issued on this 31st day of August 2023, pursuant to the Revised Zoning Ordinance of Wasatch County, State of Utah, for the building or use located at:

OWC-3027-0-018-410 (49.57 Acres)

Zone P-160

This is to certify that the aforementioned parcel and its chain of title has been found to comply with the requirements of the Revised Zoning Ordinance of Wasatch County, State of Utah. The parcel listed above is one parcel as per recorded deed. The parcel was created by deed in 1974 from its parent parcel. The existing parcel matches the description of the parcel that has existed since at least 1974. Where the property has previously received a certificate of zoning verification issued on the 27th of August 2009, the planning office will continue to recognize this property as a lot of record which has 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 comply may void this certificate.

As indicated by Wasatch County Code 16.22.09: NONCONFORMING LOTS OF RECORD LAND USE REGULATIONS: *nonconforming lots of record are only exempt from the minimum size, width, frontage, depth or other applicable dimensional requirements of the zone where the lot is located. Before a building permit may be issued, nonconforming lots of record shall have access on a road built to county standards and shall comply with all other land use, zoning and development standards applicable to the particular zone the nonconforming lot of record is located in. A nonconforming lot of record determination does not guarantee a building permit.*

Authorized use: One single family dwelling, accessory residential units only if allowed in section 16.21.46, and accessory uses as outlined in the underlying zone. So long as all other standards applicable to that use are complied with and so long as the use is permitted in the zone, nonconforming lots of record may also be permitted utility uses under use code 4800 and agricultural uses under use code 8000. The uses outlined in this paragraph and no others are granted for nonconforming lots of record.

Signed: _____



Anders Bake, Wasatch County Planner

Legal Description:

BEG SW COR SEC 18 T4S R10W USM; N.00°01'48"W 990 FT; N.89°35'16"E 660 FT; N. 00°01'48"W 330 FT; N.89°35'16"E 660 FT; N.00°01'48"W 330 FT; N.89°35'16"E 800 FT; S.27°W 1270.72 FT; S.23°W 568.14 FT; S.89°35'16"W 1320 FT TO BEG. ALSO: R/W.AREA 49.57 ACRES

ACKNOWLEDGMENT

State of Utah)
County of Wasatch) s.

On the 31st day of August 2023, Anders Bake 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/she signed it freely and voluntarily and for the uses and purposes therein mentioned.

Sherry Lawrence
Notary Public

Residing in Wasatch County.

My Commission Expires: Jan. 11, 2024

