

Wasatch County, State of Utah

Certificate of Zoning Verification

Sanchou 401K Plan

This Certificate issued on this 28th day of November 2023, pursuant to the Revised Zoning Ordinance of Wasatch County, State of Utah, for the building or use located at:

OWC-0342-0-028-034 (15 Acres)

Zone RA-1

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. After review, it has been determined that the parcel was created in accordance with applicable regulations in effect at the time. The parcel listed above is one parcel as per recorded deed. Where the property has been the same acreage and boundaries since November 9th, 1964, the planning office has determined that this would qualify as a lot of record and 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: _____

Nathan Roswall, Wasatch County Planning Technician

Legal Description:

BEGINNING 2.50 CHAINS NORTH OF THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, THENCE NORTH 7.50 CHAINS; THENCE WEST 20 CHAINS, THENCE SOUTH 7.50 CHAINS, THENCE EAST 20 CHAINS TO THE BEGINNING.

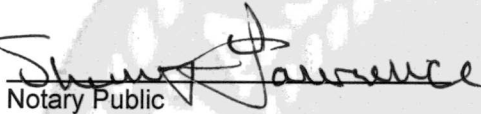
ACKNOWLEDGMENT

State of Utah)

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County of Wasatch)

On the 28th day of November 2023, Nathan Rosvall 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.


Notary Public

Residing in Wasatch County.

My Commission Expires: Jan. 11, 2024

