

Wallsburg Town, Wasatch County, State of Utah

This Certificate issued to Darell and Christine Bigelow on this 1st day of February, 2024; pursuant to the Revised Zoning Ordinance of Wasatch County, State of Utah, for the building or use located at:

10 West Main Canyon Road Wallsburg, Utah 84082

Parcel Id: 00-0006-858

Serial: OWA-0031-0-020-055 (.90 acres)

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. The parcel therefore matches the description of the parcel that has existed since at least 1952, which pre-dates any Wasatch County Zoning ordinance. Where the property has remained the same acreage and boundaries, the Wallsburg Town Planning Commission 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 Wallsburg Town Planning Commission. Failure to comply will 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 or manufactured home, residential accessory structures only if allowed in Chapter 5 of the Wallsburg Town Development Code 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 considered for permitted utility uses and agricultural uses. The uses outlined in this paragraph and no others are guaranteed as granted for nonconforming lots of record.

Signed: _____
Celeni Richins, Wallsburg Town Mayor

Legal Description:

ALL of LOT One (1) in Block Twenty (20) in the Wallsburg Survey of Building Lots, situated in the Northwest Quarter of the Northeast Quarter of Section Eighteen (18) in Township 5 South, Range 5 East of the Salt Lake Meridian.
TOGETHER with all improvements thereon and appurtenances thereunto belonging.

ACKNOWLEDGMENT

State of Utah)
County of Wasatch) s.

On the ____ day of _____, 2024, _____ 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 _____ County.
My Commission Expires: _____