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PAGE (✓) INDEX (✓) ABSTRACT (✓) PLAT ( ) CHECK (✓)  
1976

CORRECTED OPEN SPACE AGREEMENT

That certain "Open Space Agreement" recorded as Entry No. 122078 on January 26, 1981 is corrected with respect to Canyon Meadows Plat "A" as hereinafter set forth.

WHEREAS, the County Commission of Wasatch County, Utah has determined that a greater number of dwelling units can be constructed and maintained upon the tract of land described in Exhibit "A" without causing irreparable harm to the land and its environment, provided the buildings and structures included in such development are clustered, thereby leaving larger tracts of open space within the development, and

WHEREAS, the developer and owners of said land have filed a Master Plan with Wasatch County and desire to develop and construct pursuant thereto a large scale development in stages consistent with the Wasatch County development code, and

WHEREAS, it is necessary to convey to Wasatch County an open space easement covering the minimum area of land that is to be maintained in open space, as a means of insuring that no dwelling or other building or facility, except those approved by the planning commission and County Commission, will be built thereof during the life of said development,

NOW, THEREFORE, in exchange for the right and privilege of clustering said buildings and structures in locations

ENTRY NO 129739 DATE 7-4-83 TIME 11:03 FEE \$56.50  
RECORDED FOR SEMPITM TITLE BOOK 157 PAGE 410-16  
RECORDER JOE DEAN HUBER BY SUSAN DAM  
Wasatch County, State of Utah

and areas which have been designated on the said Master Plan on file with the intent that such areas and locations be deleted and excluded from this Open Space Agreement.

The developer and owners of said land, for themselves and for their successors, lenders and assigns, hereby agree: 1) to transfer to the Homeowners Association any area of the open space which is shown in the Master Plan as Common Area which shall not be less than 50% of the total area described in Exhibit "A" and which is included in any stage of development, such transfer to be made when the final map is recorded on such stage of development; and 2) to refrain from constructing any dwelling, or other building or facility, except those approved by the planning commission and the County Commission upon the land designated in the open space shown in the Master Plan, unless this agreement has been duly terminated by the action of the County Commission and a copy of such termination has been filed in the office of the County Recorder. Accordingly, the undersigned owners of the subject land hereby grant an open space easement as is described in the Development Code of Wasatch County dated June 23, 1979 in and to that certain land designated as "Common Area" and "Equestrian Paths" on the Canyon Meadows Plat "A", the common area in Plat "B", and the portion of The Glades at Canyon Meadows condominiums project deeded

to the Canyon Meadows Home Owners Association as recorded in Wasatch County, State of Utah.

IN WITNESS WHEREOF, the parties to this grant of easement have caused the same to be executed by their duly authorized officers on this 21<sup>st</sup> day of April, 1983.

ATTEST:

John H. Gardner  
JOHN H. GARDNER

S2-HM CORPORATION  
(The Developer)

By: John R. Hansen  
JOHN R. HANSEN, President

ATTEST:

Willard H. Gardner  
WILLARD H. GARDNER

HIDDEN MEADOWS DEVELOPMENT  
COMPANY  
(The Owner)

By: MOAB WICKENBURG CORPORATION

By: John H. Gardner  
JOHN H. GARDNER, President

ATTEST:

George Holmes  
County Clerk

WASATCH COUNTY  
(The County)

By: George Holmes  
Chairman  
County Commission

ATTEST:

John H. Gardner

CANYON MEADOWS HOME OWNERS  
ASSOCIATION (The Association)

By: Willard H. Gardner Pres.  
WILLARD H. GARDNER, President

STATE OF IDAHO )  
 )  
County of Ada ) ss

On this 21st day of April, 1983, A.D., personally appeared before me JOHN R. HANSEN, JR. who being by me duly sworn did say that he, the said JOHN R. HANSEN, JR., is the President of S2-HM Corporation, and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of the board of directors of said corporation and said JOHN R. HANSEN, JR. duly acknowledged to me that said corporation executed the same.

Marilyn DeVaney  
Notary Public in and for  
Residing at Boise Idaho

My Commission Expires 11-20-86

STATE OF UTAH )  
 )  
County of Utah ) ss

On this 22nd day of April, 1983 A.D., personally appeared before me JOHN H. GARDNER, who being by me duly sworn did say that he, the said JOHN H. GARDNER, is the Secretary for S2-HM Corporation, and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of the board of directors of said corporation and said JOHN H. GARDNER, duly acknowledged to me that said corporation executed the same and that the seal affixed is the seal of said corporation.

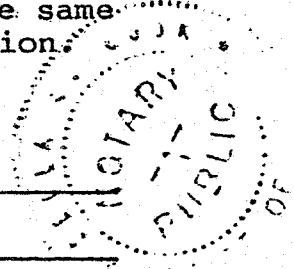
John H. Gardner  
Notary Public  
Residing at Blaine, Utah

My Commission Expires 7-2-85

STATE OF UTAH )  
County of Utah ) ss

On this 22<sup>nd</sup> day of April, 1983, A.D. personally appeared before me JOHN H. GARDNER, who being by me duly sworn did say that he, the said JOHN H. GARDNER is the President of Moab Wickenburg Corporation, the Managing Partner of Hidden Meadows Development Company, a joint venture between Hidden Meadows of the Wasatch, a limited partnership, and East Wasatch Development Company, a limited partnership, and that the within and foregoing instrument was signed in behalf of said corporation, and said JOHN H. GARDNER duly acknowledged to me that said corporation executed the same and that the seal affixed is the seal of said corporation.

Willard H. Gardner  
Notary Public in and for  
Residing at Alpine

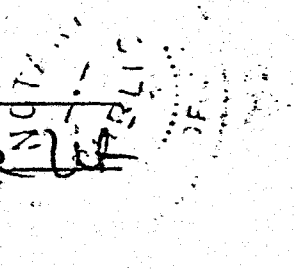


My Commission Expires 7-2-85

State of Utah )  
County of Utah ) ss

On the 25<sup>th</sup> day of April, 1983, A.D. personally appeared before me WILLARD H. GARDNER, who being by me duly sworn did say that he, the said WILLARD H. GARDNER is the Secretary of Moab Wickenburg Corporation, the managing partner of Hidden Meadows Development Company, a joint venture between Hidden Meadows of the Wasatch, a limited partnership, and East Wasatch Development Company, a limited partnership, and that the within and foregoing instrument was signed in behalf of said corporation, and said WILLARD H. GARDNER duly acknowledged to me that said corporation executed the same and that the seal affixed is the seal of said corporation.

Willard H. Gardner  
Notary Public  
Residing at Alpine



My Commission Expires 7-2-85

STATE OF UTAH )  
County of Wasatch ) ss

On this 18<sup>th</sup> day of MAY, 1983, before me, the undersigned, a Notary Public in and for the State of Utah, personally appeared George Holmes, Chairman for the County Commission, Wasatch County, Utah, and HARRY L. MILLAN, County Clerk for Wasatch County, Utah, known to me to be the persons whose names are subscribed to the within and foregoing instrument and acknowledged to me that they executed the same as the act and deed of said county.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Harry L. Millan  
Notary Public  
Residing at Hesperia

My Commission Expires 12-31-1986

STATE OF UTAH )  
County of Utah ) ss

On the 25<sup>th</sup> day of April, 1983 A.D., personally appeared before me WILLARD H. GARDNER and Willard H. Gardner, who being by me duly sworn did say, each for himself that he, the said WILLARD H. GARDNER is the President, and he, the said Willard H. Gardner is the Secretary of CANYON MEADOWS HOME OWNERS ASSOCIATION, and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of the board of directors of said corporation and said WILLARD H. GARDNER and Willard H. Gardner, each duly acknowledged to me that said association executed the same and that the seal affixed is the seal of said association.

Willard H. Gardner  
Notary Public  
Residing at Blaine, Ut

My Commission Expires 7-2-85



EXHIBIT "A"

All of that certain property located in Wasatch County, State of Utah, described as:

Commencing at the southeast corner, Section 12 T 5 S R 3 E SL B & M; thence S 0.15 E 443.52'; thence S 62° 43' E 170.9'; thence N 40° 0' E 309.0'; thence S 64° 53' S 118.8'; thence N 64° 13' E 543.8'; thence S 25° 45' E 239.6 to the north right-of-way line of Highway 189; thence north easterly along said right-of-way line, a distance of 1,370'; thence west 220'; thence north 80'; thence west 125'; thence north 2,540'; thence west 1,320'; thence north 380'; thence west 1,320'; thence south 1,320'; thence west 660'; thence south 1,320'; thence east 660'; thence south 1.980'; thence east 660'; thence north 660'; thence east 660' to the point of beginning.