

853

RESTRICTIVE COVENANT PRECLUDING THE RESIDENTIAL  
OR OTHER NON-AGRICULTURAL USE OF THE LAND

UTAH DEPARTMENT OF LAND  
RECORDS  
# 853  
33 00

1982 JAN 13 AM 9:47

*See the original*

853

TO THE PUBLIC:

I, the undersigned owner of real property in Utah County,  
State of Utah, which property is located as follows: (legal description)

See Exhibit "A"

have the intent to qualify for the exemption from filing an approved  
subdivision plat, which exemption is provided for in section 17-27-27  
UCA 1953 as amended and section 4-3-53 of the 1976 Revised Zoning  
Ordinance of Utah County, Utah, for the division of agricultural land  
for agricultural purposes. I hereby covenant that neither I, nor my  
heirs, executors, administrators or assigns will ever allow resident-  
ial or other non-agricultural use of this land without properly obtain-  
ing an approved subdivision plat as required by law.

This covenant shall run with the land and shall be binding  
upon all persons owning or leasing the above described real property;  
it shall not apply (1) to those portions of the property contained  
in a properly approved and recorded subdivision plat; (2) those  
portions of the property placed into an incorporated city or town;  
or (3) upon repeal of the requirements for such a covenant under  
section 4-3-53 or its successor statute. Further, this covenant  
shall hereinafter be included in any deed dealing with the above  
described property, or portions thereof, in whole, or by reference  
hereto.

Invalidation of any of these covenant provisions by judg-  
ment or court order shall not affect any of the other provisions  
which shall remain in full force and effect.

If the owner or owners of the above described real property,  
or any portion thereof, or the owner(s)' heir's or assigns shall vio-  
late or attempt to violate any of the covenants above set forth, Utah  
County or any other person owning a portion thereof, may enjoin such  
transfer, sale, or use by action for injunction brought in any court  
of equity jurisdiction or may pursue any other remedy at law or equity.  
All costs and all expenses of such proceedings shall be taxed against  
the offending party or parties and shall be declared by the court  
to constitute a lien against the real estate wrongfully deeded, sold,  
leased, used, or conveyed until paid. Such lien may be enforced in  
such manner as the court may order.

BOOK 1953 PAGE 109

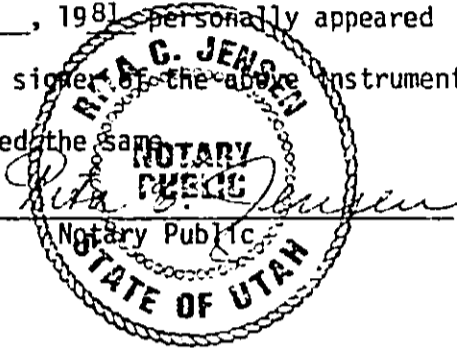
Change or amendment of these covenants may be effected only if such is in compliance with the laws and ordinances of the State of Utah and its political subdivisions. This covenant, and any changes or amendments hereto, must first be approved in writing by the Utah County Building Inspector before recording with the County Recorder. Any change or amendment without such approval is hereby made null and void.

COOPERATIVE SECURITY CORPORATION

Signed BY: Glenn L. Pace  
AUTHORIZED AGENT

State of Utah )  
                  : ss  
County of Utah )

On the 30 day of November, 1981, personally appeared before me Glenn L. Pace, the signer of the above instrument, who duly acknowledged to me that he executed the same.



Residing at: Salt Lake City  
Commission expires: 6/17 1984

APPROVED AS TO FORM:

\_\_\_\_\_  
Building Inspector

EXHIBIT "A"

- PARCEL 1: Commencing at the Southeast corner of Section 7, Township 6 South, Range 1 West, Salt Lake Meridian; thence North 21.50 chains; thence West 40 chains; thence North 841.5 feet; thence East 40 chains; thence North 25.75 chains; thence West 80 chains; thence South 60 chains; thence East 80 chains to beginning.
- PARCEL 2: Southeast quarter of the Southwest quarter of Section 8, Township 6 South, Range 1 West, Salt Lake Meridian.
- PARCEL 3: Northwest quarter; West half of the Southwest quarter; Lots 2,3,6,7,8,9 of Section 17, Township 6 South, Range 1 West, Salt Lake Meridian.
- PARCEL 4: All of Section 18, Township 6 South, Range 1 West, Salt Lake Meridian.
- PARCEL 5: Lots 4,9,10,11, Northwest quarter of Southwest quarter of Section 20, Township 6 South, Range 1 West, Salt Lake Meridian. also Lots 2 and 3; Northwest quarter of Northwest quarter of Section 20.
- PARCEL 6: North 1/2 and the Southwest 1/4 of Section 15, Township 6 South, Range 2 West, Salt Lake Meridian.
- PARCEL 7: The South half of Section 24, Township 6 South, Range 2 West, Salt Lake Meridian.
- PARCEL 8: Lots 2,3,4 and the East half of Southwest quarter, Southeast quarter of Southwest quarter and Southwest quarter of Northeast quarter of Section 28, Township 6 South, Range 1 West, Salt Lake Meridian.
- PARCEL 9: Lots 3,4 and 8, Section 29, Township 6 South, Range 1 West, Salt Lake Meridian.
- PARCEL 10: Southeast quarter; East half of Southwest quarter; Southeast quarter of Northwest quarter and Southwest quarter of Northeast quarter of Section 30, Township 6 South, Range 1 West, Salt Lake Meridian. Also Northeast quarter of Northeast quarter of said Section 30.
- PARCEL 11: West 3/4 of Section 25, Township 6 South, Range 2 West, Salt Lake Meridian.
- PARCEL 14: Northeast quarter of Section 35, Township 6 South, Range 2 West, Salt Lake Meridian.
- PARCEL 15: All of Section 36, Township 6 South, Range 2 West, Salt Lake Meridian.

COPY

PARCEL 16: Southwest quarter of Northeast quarter; Southeast quarter of Northwest quarter; East half of Southwest quarter of Section 31, Township 6 South, Range 1 West, Salt Lake Meridian; Also Lots 3 and 4; South half of Southeast quarter and Northeast quarter of Southeast quarter; Northeast quarter of Northwest quarter; North half of Northeast quarter and Lots 1 and 2 of said Section 31.

PARCEL 17: Southeast quarter of Northwest quarter; Northeast quarter of Southwest quarter; Northwest quarter of Southeast quarter; Southwest quarter of Northeast quarter of Section 6, Township 7 South, Range 1 West, Salt Lake Meridian. Also Lot 7 and Southwest quarter of Southeast quarter of said Section 6.

PARCEL 18: Northeast quarter of Section 13, Township 7 South, Range 2 West, Salt Lake Meridian.

PARCEL 19: West half of Southeast quarter; East half of Southwest quarter of Section 19, Township 7 South, Range 1 West, Salt Lake Meridian.

PARCEL 20: Commencing 100 rods North of the center of Section 30, Township 7 South, Range 1 West, Salt Lake Meridian; thence East 80 rods; thence North 60 rods; thence West 160 rods; thence South 60 rods; thence East 80 rods to beginning.

PARCEL 21: The Southeast Quarter of the Northeast Quarter; the East half of the Southeast quarter of Section 11, Township 6 South, Range 2 West, Salt Lake Base and Meridian.

PARCEL 22: All of Section 14, Township 6 South, Range 2 West, Salt Lake Base and Meridian.

PARCEL 23: The Southeast quarter of the Northwest quarter; the South half of the Northeast quarter; the Southwest quarter, and the Southeast quarter of Section 12, Township 6 South, Range 2 West, Salt Lake Base and Meridian.

PARCEL 24: All of Section 13, Township 6 South, Range 2 West, Salt Lake Base and Meridian.

PARCEL 25: The North half of Section 24, Township 6 South, Range 2 West, Salt Lake Base and Meridian.

PARCEL 26: The North half of the Northeast quarter of Section 23, Township 6 South, Range 2 West, Salt Lake Base and Meridian.

PARCEL 27: The Northeast quarter of the Northeast quarter of Section 22; Township 6 South, Range 2 West, Salt Lake Base and Meridian.

PARCEL 28: The Northwest quarter and the North half of the Southwest quarter and the Southwest quarter of the Southwest quarter of Section 19, Township 6 South, Range 1 West, Salt Lake Base and Meridian.