

RESTRICTIVE COVENANT
PRECLUDING THE
NON-AGRICULTURAL USE
OF LAND



To the Public:

I, the undersigned owner of property in Weber County, State of Utah, which property is described as follows:

BEGINNING AT A POINT NORTH 89°26'19" WEST 1685.52 FEET, NORTH 12°31'31" WEST 132.86 FEET, NORTHWESTERLY 124.58 FEET ALONG THE ARC OF A 530.00 FOOT RADIUS CURVE TO THE RIGHT, (LC BEARS NORTH 05°47'31" WEST 124.29 FEET), AND NORTH 00°56'33" EAST 103.32 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 9, AND RUNNING THENCE NORTH 89°26'19" WEST 239.00 FEET; THENCE NORTH 00°56'30" EAST 2258.76 FEET; THENCE NORTH 88°55'08" WEST 373.00 FEET; THENCE NORTH 01°48'30" EAST 413.00 FEET ALONG AN EXISTING FENCE; THENCE SOUTH 84°03'30" EAST 416.50 FEET; THENCE SOUTH 82°13'20" EAST 600.00 FEET; THENCE SOUTH 00°56'30" WEST 307.74 FEET; THENCE NORTH 88°55'08" WEST 404.91 FEET; THENCE SOUTH 00°56'30" WEST 2254.34 FEET TO THE POINT OF BEGINNING. CONTAINS 20.86 ACRES.

am dividing (have divided) the above described agricultural property into "bona-fide agricultural parcels for agricultural development purposes" only which division is allowed under Section 7-27-27 UCA 1953 as amended and Section 3A-3 and 3A-19a of the Weber County Subdivision Regulations, without the necessity of filing and recording with the County, an approved subdivision plat meeting all of the County Subdivision Regulation requirements.

In so doing, it is acknowledged by me, my heirs, assigns and future purchasers that the use of the agricultural parcels so created shall be only for agriculture as defined in the Weber County Zoning Ordinance and for the raising and grazing of animals and no other use is implied nor intended and no right to construct residential or other buildings or non-agricultural structures is guaranteed unless all the requirements of the Weber County Zoning Ordinance, Health and Subdivision Regulations are complied with.

FORMSMANN15-MISC MISC3

E# 1427872 BK1824 PG1321
DOUG CROFTS, WEBER COUNTY RECORDER
06-SEP-96 1222 PM FEE \$1.00 DEP NH
REC FOR: WEBER.COUNTY

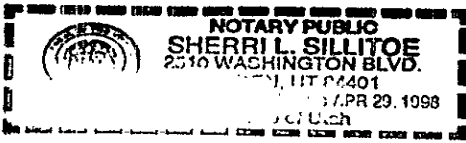
This covenant shall run with the land and shall not apply (1) to those portions of the property contained in a properly approved and recorded subdivision plat, or (2) those portions of property subsequently annexed into an incorporated city.

Lewis J. Hipwell
Owner

Lewis J. Hipwell
Owner as Power of Attorney For
Linda H. Lee

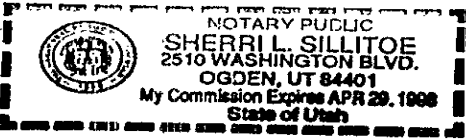
Acknowledgement:

(1) On the 14th day of September, 1996
personally appeared before me Lewis J. Hipwell for himself, the signer(s) of
and as power of attorney for Linda H. Lee
the above instrument, who duly acknowledged to me that he/she executed the same.



Sherril L. Sillitoe
Notary Public
Residing at: Weber County

(2) This covenant has been reviewed and acknowledged by Weber County Planning Commission and a copy has been placed on file in its office and a waiver of the requirement of recording an approved subdivision plat is hereby granted.



Dale D. Thompson
Weber County Planning Commission Chairperson

Aug 27, 1996
Date