

Clearfield, Davis County, Utah
A part of the North $\frac{1}{2}$ of Sec. 1 T. 4 N.
R. 2 W. S. L. B & M.

Recorded June 9, 1941
Entry No. 77426
Book N Page 236
Davis County, Utah

Date of Survey, May 22-26--1941
Scale of Plat 1" inch - 100 feet.
Request: Albert T. Smith, Clearfield, Ut.
By Geo. C. Mitchell, Clearfield, Utah Licensed Land Surveyor No. 591

Geo. C. Mitchell

Note. All curves unmarked as to arc and radius are of 20 ft. radius, except that of Lot 14 Block 8, who's curve radius is 40 feet.
KETCHUM BUILDERS SUPPLY CO. DEVELOPMENT

SHEET NO. 2

PROTECTIVE COVENANTS

THESE COVENANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 1969, AT WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF 10 YEARS UNLESS BY VOTE OF A MAJORITY OF THE THEN OWNERS OF THE LOTS IT IS AGREED TO CHANGE SAID COVENANTS IN WHOLE OR IN PART.

If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein it shall be lawful for any other person or persons owning any real property situated in said development of subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation.

Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

A. All lots in the tract shall be known and described as residential lots. No structures shall be erected, altered, placed, or permitted to remain on any residential building plot other than one detached single family dwelling not to exceed one and one-half stories in height and a private garage for not more than 2 cars and other outbuildings incidental to residential use.

B. No building shall be located nearer to the front lot line or nearer to the side street line than the building setback lines shown on the recorded plat. In any event, no building shall be located on any residential building plot nearer than 25 feet to the front plot line, nor nearer than 15 feet to any side street line. No building, except a detached garage or other outbuilding located 65 feet or more from the front lot line, shall be located nearer than 5 feet to any side lot line.

C. No residential structure shall be erected or placed on any building plot, which plot has an area of less than 7,000 square feet or a width of less than 60 feet at the front building setback line except Block 1 Lot 3 Frontage 58 feet, Lot 5 Frontage 59 feet, Lot 20 Frontage 59 feet, Block 3, Lot 12 Frontage 51 feet, Lot 13 Frontage 51 feet, Lot 14 Frontage 59 feet, Lot 15 Frontage 59 feet, Lot 29 Frontage 59 feet 5 inches, Block 4 Lot 13 Frontage 59 feet 5 inches, Block 9 Lot 6 Frontage 56 feet.

D. No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

E. No trailer, basement, tent, shack, garage, barn or other out building erected in the tract shall at any time be used as a residence temporarily or permanently nor shall any structure of a temporary character be used as a residence.

F. No dwelling costing less than \$2,500 shall be permitted on any lot in the tract. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 700 square feet in the case of a one-story structure nor less than 600 square feet in the case of a one and one-half two or two and one-half story structure.

G. An easement is reserved over the rear 5 feet of each lot for utility installation and maintenance.

H. Until such time as a sanitary sewer system shall have been constructed to serve this subdivision, a sewage disposal system constructed in accordance with the requirements of the Utah State Board of Health shall be installed to serve each dwelling. The effluent from septic tanks shall not be permitted to discharge into a stream, storm sewer, open ditch or drain, unless it has been first passed through an absorption field approved by the health authority.

I. That as to the lot which is adjacent to center street and the canal, no building or any portion of any building nor any driveway nor any other structure shall be placed or maintained between the South boundary of center street and a line running parallel thereto and a distance of 10 feet southerly therefrom on said lot. Said 10 foot strip of ground shall be used exclusively for the planting of trees and shrubs. Ingress and egress over said 10 foot strip of ground is prohibited except for the purposes of installation and maintenance of plant material.

J. That the price of completed properties, including land be confined to a range of \$3,000 - \$4,500.

K. That Hardy Street trees 2¼ in. or more in diameter be planted where trees do not exist, at intervals of 40 to 50 feet.