

Springville City ← M

50 S. Main St

Springville Ut

§ 4663

**DECLARATION OF PROTECTIVE COVENANTS,
AGREEMENTS, RESTRICTIONS, AND CONDITIONS
AFFECTING THE REAL PROPERTY KNOWN AS
SUNRISE RIDGE SUBDIVISION**

ENT 63962;2001 PG 1 of 3
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2001 Jun 29 12:46 pm FEE 56.00 BY JRD
RECORDED FOR SPRINGVILLE CITY

Plat "C"

PREAMBLE

KNOW ALL MEN BY THESE PRESENTS:

THAT WHEREAS, the undersigned, being owners of the following described real property located in the City of Springville, Utah County, State of Utah, to-wit:

Sunrise Ridge Subdivision, Plat "C", according to the plat thereof, as recorded in the office of said County.

do hereby establish the nature of the use and enjoyment of all lots in said subdivision and do declare that all conveyances of said lots shall be made subject to the following conditions, restrictions, and stipulations:

RESIDENTIAL AREA COVENANTS

The Subdivision shall be substantially governed by the building and zoning ordinances of the City of Springville except where stricter provisions are deemed to be appropriate to maintain the integrity of the development and the overall objectives of the owner/developer or purchaser of the subject property or where specific provision of these covenants are applicable.

SQUARE FOOTAGE. The ground floor area of the main structure, exclusive of the garage or open porch area shall not be less than 1,100 square feet for a one story dwelling. In case of a split level or two story dwelling, the total finished living area of the combined levels from the curb level up may not be less than 1,200 square feet.

EXTERIOR. The front of the house must be of masonry construction consisting of brick, rock, stone, or stucco or a combination of brick, rock, stone, or stucco. The back and sides of the house may be vinyl siding.

GARAGES. Homes must have an attached garage accomodating at least two vehicles.

No manufactured houses are allowed in the subdivision.

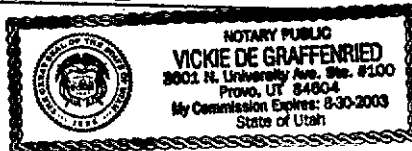
IN WITNESS WHEREOF, the undersigned Declarant herein has hereunto set its hand
This 26th day of June, 2001.

L. Kay Heaps, Pres
Envision Development, LLC

STATE OF UTAH)
COUNTY OF UTAH)

On the 26th day of June, 2001, personally appeared before me L. Kay Heaps, President of Envision Development, LLC, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

Vickie De Graffenried
Notary Public



CORNER OF
NER OF

SURVEYOR'S CERTIFICATE

I, BARRY ANDREASON, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 166572 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

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BEGINNING AT A POINT WHICH IS SOUTH 89°38'58" WEST ALONG THE SECTION LINE 562.99 FEET AND SOUTH 3225.78 FEET FROM THE NORTH 1/4 CORNER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 30°53'07" WEST 876.00 FEET; THENCE NORTH 59°06'53" WEST 100.00 FEET; THENCE SOUTH 30°53'07" WEST 157.59 FEET; THENCE NORTH 59°06'53" WEST 237.24 FEET; THENCE ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE LEFT 14.75 FEET THROUGH A CENTRAL ANGLE OF 16°54'26", THE CHORD OF WHICH BEARS NORTH 67°34'06" WEST 14.70 FEET; THENCE ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE RIGHT 52.22 FEET THROUGH A CENTRAL ANGLE OF 59°50'12", THE CHORD OF WHICH BEARS NORTH 46°06'13" WEST 49.88 FEET; THENCE SOUTH 31°01'00" WEST 84.97 FEET; THENCE NORTH 60°55'11" WEST 117.62 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE DENVER AND RIO GRANDE RAILROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: NORTH 31°01'46" EAST 65.80 FEET; NORTH 31°10'01" EAST 725.89 FEET; THENCE NORTH 31°57'46" EAST 118.23 FEET; THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 59°06'53" EAST 100.18 FEET; THENCE NORTH 30°53'07" EAST 71.72 FEET; THENCE SOUTH 59°06'53" EAST 156.00 FEET; THENCE NORTH 30°53'07" EAST 90.00 FEET; THENCE SOUTH 59°06'53" EAST 85.00 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT 23.56 FEET THROUGH A CENTRAL ANGLE OF 90°00'00", THE CHORD OF WHICH BEARS SOUTH 14°06'53" EAST 21.21 FEET; THENCE SOUTH 59°06'53" EAST 56.00 FEET; THENCE NORTH 30°53'07" EAST 56.59 FEET; THENCE SOUTH 59°06'53" EAST 100.00 FEET TO THE POINT OF BEGINNING.

AREA = 10.949 ACRES

30 MAY 2001
DATE

Barry Andreason
SURVEYOR
(SEE SEAL BELOW)

OWNERS' DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 31ST
DAY OF May, A.D. 2001

Hidden Ridge at Springville, Inc. J. Kay Hooper

NOT LEGIBLE FOR MICROFILM