

JUN 6 1949

Recorded at Request of \_\_\_\_\_

at 12:45 P.M. Fee paid \$ 2.50 Hazel Taggart Chase, Recorder Salt Lake County, Utah

1159759

By R. L. Schatz Dep.

Book 683 Page 492 + Pl. 838-130-27

Min Indit # 9

RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Francis B. Thorn, W. Francis Bailey and Cassie D. Bailey, his wife, Charles M. Wheat and Emma E. Wheat, his wife, owners of the following described parcel of real property located in Salt Lake County, State of Utah, to wit:

Beginning at a point on the East line of 2000 East Street, 214.74 feet East and 676.5 feet South from the Northwest corner of Section 34, Township 1 South, Range 1 East, Salt Lake Meridian, and running thence East 785.16 feet; thence South 350.9 feet more or less to a division fence; thence West along said division fence 790.66 feet more or less to the East line of 2000 East Street; thence Northerly along the East line of said 2000 East Street 350.9 feet more or less, to the point of beginning; together with water rights,

have subdivided said parcel of real property into lots, which subdivision is known and designated as Nerecreek Chase, and the plat thereof having been filed for record in the office of the Recorder of Salt Lake County, State of Utah, do hereby in consideration of the benefit accruing to them in the sale of the lots in said subdivision covenant and agree with each and every person who shall hereafter become the owner of any lot in said subdivision as follows:

1. No structure shall be erected wholly or in part on any lot in said subdivision other than a one story, a one and one half story or a two story single family dwelling, having an area of not less than 900 square feet of floor space on the ground floor except that a detached garage may be constructed on each lot.
2. No basement house nor temporary dwelling shall be constructed on any lot in said subdivision.
3. No building shall be constructed or maintained on any lot in said subdivision nearer than 25 feet to the street line, or nearer than 10 feet to any side line if within 70 feet of the

street line.

4. No business, industry, trade or commercial activity shall be carried on or transacted on any lot in said subdivision, except that home occupations or the practice of any profession may be carried on within any residence structure, provided not more than 25% of the ground floor of such residence structure is used for such occupation or practice.

Each and every covenant herein contained shall run with the land and shall be binding upon each and every person who shall hereafter become the owner of or acquire any right, title, claim or interest in or to any lot in said subdivision, and each and every covenant herein contained shall accrue to the benefit of any and every person who may hereafter become the owner of any lot in said subdivision or of any right, title, claim or interest therein.

Each and every covenant and restriction herein contained shall expire and be of no further force or effect from and after the 1st day of January, 1978, unless a majority of the owners of said lots in said subdivision agree to extend said covenants and restrictions beyond said date.

IN WITNESS WHEREOF, we have hereunto set our hands this 1st day of September, 1948.

*Francis B. Thorn*  
FRANCIS B. THORN

*W. Francis Bailey*  
W. FRANCIS BAILEY

*Cassie D. Bailey*  
CASSIE D. BAILEY, his wife

*Charles M. Wheat*  
CHARLES M. WHEAT

*Emma E. Wheat*  
EMMA E. WHEAT, his wife

STATE OF UTAH )  
County of Salt Lake ) ss.

Subscribed and sworn to before me on September, 1948, personally

appeared before me Francis B. Thorn, W. Francis Bailey and Cassie D. Bailey, his wife, Charles M. Wheat and Emma E. Wheat, his wife, signers of the foregoing instrument who duly acknowledged to me that they executed the same.

Anna T. Johanson  
Notary Public

Residing at: 3212 So. State Street

My commission expires:

mar. 4 - 1950

