

PAGE (4) INDEX (4) ABSTRACT (4) PLAT (4) CHECK (4)

ENTRY NO. 120377 DATE 7-29-80 TIME 2:55 FEE 15.00
RECORDED FOR DEIGH CUMMINGS BOOK 134 PAGE 318-323
RECORDER JOE DEAN HUBER BY KAY VAN WAGONER

OPEN SPACE AGREEMENT

WHEREAS, the Board of County Commissioners of Wasatch County, Utah,
has previously approved development of the tracts of land hereinafter described,
to-wit:

Timber Lakes Estates Plat 1-14, according to the official plats thereof
on file in the Office of the Wasatch County Recorder, Wasatch County,
State of Utah;

and

WHEREAS, Timber Lakes Corporation, a Utah corporation, desires to
develop and to otherwise add to such development additional land in conformity
with the Development Code of said Wasatch County, to-wit:

Timber Lakes Estates Plat 16, according to the official plat thereof
on file in the Office of the Wasatch County Recorder, Wasatch County,
State of Utah;

and

WHEREAS, it has been determined by the Board of County Commissioners
for Wasatch County, upon request of Timber Lakes Corporation, that it would
be in the best interests of said development to combine Timber Lakes Estates
Plats 1-14 and Timber Lakes Estates Plat 16 into a single developmental unit;
and

WHEREAS, it is necessary to convey to Wasatch County an open space
easement covering the land that is to be maintained in open space as a means
of insuring that no dwelling or convenience establishment or other building,
except those approved by the Board of County Commissioners, will be built
thereon during the life of said development; and

WHEREAS, the Board of County Commissioners and Timber Lakes Corporation have each deeded to the Timber Lakes Property Owners Association any and all interest they had in the common area more particularly described below;

NOW, THEREFORE, in exchange for the right and privilege of Timber Lakes Corporation to combine the above-described plats into a single development and in consideration of the transfer from Wasatch County and Timber Lakes Corporation of the land more particularly described below to said Association, Timber Lakes Corporation and the Timber Lakes Property Owners Association, for themselves and for their successors and assignees, hereby agree to refrain from constructing any dwelling, convenience establishment or other building, except those approved by the Board of County Commissioners, upon the following described land until this agreement has been duly terminated by the Board of County Commissioners and a copy of such termination has been filed in the Office of the County Recorder.

The land covered by said easement is described as follows, to-wit:

Common Area, Timber Lakes Estates Plat 1 through 14 as indicated on the official plats thereof on file in the Office of the Wasatch County Recorder, Wasatch County, State of Utah.

Subject to any and all easements of record and to the Declaration of Protective Covenants, Conditions, Restrictions and Management Policies for Timber Lakes Estates.

IN WITNESS WHEREOF, the parties to this grant of easement have caused the same to be executed by their duly authroized officers on this 8th day of July, 1980.

Attest:

Nancy Cummings
Nancy Cummings

Attest:

Ronald L. Lambson

Attest:

Barry Shields, Deputy

TIMBER LAKES CORPORATION
(the Developer)

By Veigh Cummings
Veigh Cummings, President

TIMBER LAKES PROPERTY OWNERS ASSOCIATION
(the Association)

By Aldon B. Roney
President

WASATCH COUNTY

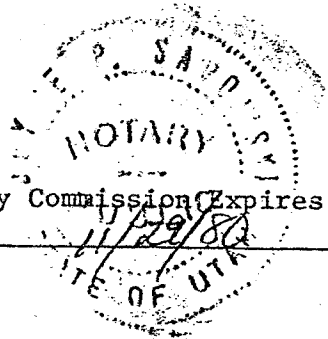
[Signature]
Chairman of the Board of County
Commissioners

STATE OF UTAH)

COUNTY OF Salt Lake)

:ss:

On the 8th day of July, 1980, personally appeared before me Veigh Cummings and Nancy Lee Cummings who, being by me duly sworn, did say, each for himself, that he, the said Veigh Cummings, is the President and she, the said Nancy Lee Cummings, is the Secretary of Timber Lakes Corporation and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its board of directors; and said Veigh Cummings and Nancy Lee Cummings each duly acknowledged to me that said corporation executed the same.



Jace P. Adamski
NOTARY PUBLIC
Residing at: Salt Lake County, Utah

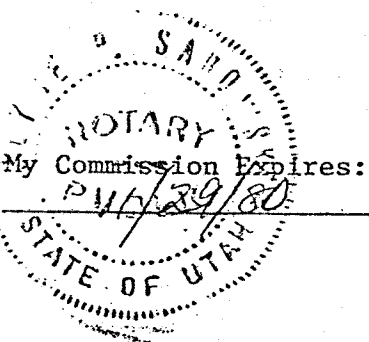
My Commission Expires: 11/29/80

STATE OF UTAH)

COUNTY OF Salt Lake)

:ss:

On the 8th day of July, 1980, personally appeared before me Eldon B. Romney and Ronald L. Lambson who, being by me duly sworn, did say, each for himself, that he, the said Eldon B. Romney, is the President and he, the said Ronald L. Lambson, is the Secretary of Timber Lakes Property Owners Association and that the within and foregoing instrument was signed in behalf of said Association by authority of a resolution of its board of directors; and said Eldon B. Romney and Ronald L. Lambson each duly acknowledged to me that said Association executed the same.



Jace P. Adamski
NOTARY PUBLIC
Residing at: Salt Lake County, Utah

My Commission Expires: 11/29/80

SCHEDULE A

BEGINNING at a point which is the furthest North corner of Lot #1438 Plat #14 Amended Timber Lakes Subdivision; thence South $52^{\circ}18'11''$ East 938.040 feet; thence North $42^{\circ}51'08''$ East 628.895 feet; thence North 33° West 216.884 feet; thence South $87^{\circ}48'51''$ West 590.706 feet; thence North 70° West 491.169 feet; thence South 214.806 feet to the point of beginning.

BEGINNING at a point which is the Northeast corner of Lot 1273 Plat 12 Amended Timber Lakes Subdivision; thence North $89^{\circ}33'24''$ East 725 feet, more or less to Deer Creek; thence along center of creek Southeasterly 192 feet, more or less to the Northerly most corner of Lot 1295; thence South 65° West 655 feet, more or less; thence North 35° West 854.104 feet to the point of beginning.

BEGINNING at a point which is the Southeast corner of Lot 1252 Plat 12 Amended Timber Lakes Subdivision; thence North 25° East 546.15 feet; thence North 492.279 feet; thence East 231.224 feet; thence South 350 feet; thence East 560.099 feet; thence South 03° East 337.095 feet; thence East 591.047 feet; thence North 25° East 650 feet, more or less to Deer Creek; thence Southeasterly along said creek 1795 feet; more or less to the most southerly corner of lot 337 Plat 3 Timber Lakes Subdivision; thence South $89^{\circ}54'43''$ West 1710 feet; thence North $78^{\circ}58'23''$ West 1487.958 feet to the point of beginning.

BEGINNING AT A POINT WHICH IS THE Northeast corner of Lot 1053, Plat 10 Amended Timber Lakes Subdivision; thence North 64° East 400.793 feet; thence South 23' East 285.018 feet; thence South 57° East 1351.066 feet; thence South 38° West 280.68 feet; thence Southeasterly to the Southern most corner of Lot 1026; thence South 52° East 180.539 feet; thence South 38° West 390.876 feet; thence North 15° West 545 feet; thence North 30° West 470.063 feet; thence North 52° West 431.00 feet; thence North 64° West 478.882 feet; thence Easterly to the Southeast corner of Lot 1042; thence North 345.939 feet; thence West 829.884 feet; thence North 26° West 520 feet to the point of beginning.

BEGINNING at a point which is the Southwest corner of Lot 920, Plat 9, Timber Lakes Subdivision; thence North 79° East 243 feet to a P.C.; thence easterly along the arc of a 401.078 foot radius curve to the left 196 feet through a central angle of 28° ; thence South 73° East 173.892 feet; thence South $36^{\circ}11'17''$ West 469.77 feet to a P.C.; thence Northwesterly along the arc of a 228.504 foot radius curve to the left 279.17 feet through a central angle of 70° ; thence North 22° West 270.722 feet to point of beginning.

BEGINNING at a point which is the Northeast corner of Lot 917, Plat 9, Timber Lakes Subdivision; thence South 56° East 483.863 feet; thence South 34° West 728.08 feet; thence South 15° East 281.928 feet; thence South 66° West 260 feet; thence North 27° West 389.95 feet; thence North 63° East 290 feet; thence North 439.85 feet; thence North 56° West 113.082 feet; thence North 34° East 325.055 feet to point of beginning.

BEGINNING at a point at a point which is the Northwest corner of Lot 823, Plat 8, Amended, Timber Lakes Subdivision; thence North $02^{\circ}10'03''$ West 199.161 feet; thence North 80° West 352.315 feet; thence North 10° East 437 feet more or less to Lake Creek; thence Southeasterly along creek to the North line of Lot 807, Plat 8 Amended, Timber Lakes Subdivision; thence South 60° West 945 feet more or less to the North corner of Lot 822, Plat 8, Timber Lakes Subdivision; thence West 223.267 feet to point of beginning.

BEGINNING at the Southwest corner of Lot 835, Plat 8 Amended, Timber Lakes Subdivision; thence South 89°54'43" West 927.252 feet; thence North 26° East 110.197 feet; thence North 48° East 399.458 feet; thence South 67° East 126.228 feet; thence East 318.734 feet; thence South 25° East 348.213 feet to point of beginning.

BEGINNING at a point which is the Northwest corner of Lot 719, Plat 7, Timber Lakes Subdivision; thence Northeasterly along Spring Creek 350 feet more or less to Lake Creek; thence Southeasterly along Lake Creek 700 feet more or less to the center of the North line of Lot 715, Plat 7, Timber Lakes Subdivision; thence North 60° West 540 feet more or less to the Northeast corner of Lot 718; thence West 360 feet more or less to point of beginning.

BEGINNING at a point which is the westerly most corner of Lot 724, Plat 7, Timber Lakes Subdivision; thence South 74° East 225 feet; thence South 53° East 286.721 feet; thence South 37° West 550.897 feet; thence Northwesterly along the arc of a 296.906 foot radius curve to the left 248.73 feet through a central angle of 48°; thence North 14° West 62.409 feet; thence Northerly along the arc of a 512.407 foot radius curve to the left 268.30 feet through a central angle of 30°; thence North 16° East 164.842 feet to point of beginning.

BEGINNING at a point which is the Easterly most corner of Lot 669, Plat 6, Timber Lakes Subdivision; thence North 40° West 784.795 feet; thence North 50° East 150 feet more or less to Lake Creek; thence Southeasterly along creek 1465 feet more or less to the Northeast corner of Lot 660, Plat 6, Timber Lakes Subdivision; thence West 193.866 feet; thence North 72° West 595.663 feet to point of beginning.

BEGINNING at a point which is the Northerly most corner of Lot 434, Plat 4, Timber Lakes Subdivision; thence North 52° East 155 feet more or less to the center of Lake Creek, thence Southeasterly along said Lake Creek 2080 feet more or less, to a point that is South 4003.054 feet and East 3974.009 feet from said Northwest corner of Section 9; thence North 44°30' West 612.978 feet; thence North 51° West 192.46 feet; thence North 33° West 174.621 feet; thence North 10° West 652.415 feet; thence North 38° West 418.248 feet to point of beginning.

BEGINNING at a point which is the Northeast corner of Lot 301, Plat 3, Timber Lakes Subdivision; thence South 65°24'55" West 652.676 feet; thence North 2°30' East 520.01 feet; thence North 15° West 162.913 feet; thence North 24° East 340.417 feet; thence North 73° West 434.398 feet; thence South 50° West 336.432 feet; thence North 32°09'45" West 483.335 feet; thence Northeasterly along the Southeast lot line of Lot 207 and 208, 381.153 feet to the Southeast corner of Lot 209; thence North 0°16'43" West 406.453 feet; thence South 63° West 395.747 feet to a 60 foot road; thence westerly along said road 1000 feet more or less to the North 0°02'43" West line being the West line of Sec. 4 thence North 0°02'43" West 140 feet more or less to Lake Creek; thence Easterly along said creek 1400 feet more or less to the east line of the Southwest quarter of the Southwest quarter of Section 4; thence South 0°16'43" East 700 feet more or less to the Southeast corner of Lot 209, Plat 2, Timber Lakes Subdivision; thence North 89°54'43" East 922.049 feet; thence South 35° West 441.735 feet; thence North 75° East 258.825 feet; thence Southeasterly along the arc of a 60 foot radius curve to the right 54.45 feet through a central angle of 52°; thence South 7° East 870.039 feet to point of beginning.