

DECLARATION OF ZONING LOT

ENT 13596 BK 4198 PG 136
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
1997 Feb 21 4:13 pm FEE 0.00 BY AC
RECORDED FOR UTAH COUNTY PLANNING

TO THE PUBLIC:

I (we), the undersigned owner(s) of real property in the unincorporated area of Utah County, State of Utah, which property consists of two or more parcels that are located as follows [legal description]:

See Schedule A, attached

OFFICE COPY

have the intent to maintain said property as a single zoning lot which meets the requirements of the "Utah County Zoning Ordinance" for a Horse Arena [state specific type or use of building], hereinafter termed the "Subject Building and Use".

I (we) hereby covenant and agree as follows:

1. That the above-described property shall be maintained as one unit and considered as one zoning lot for the "Subject Building and Use";
2. That only the "Subject Building and Use" and no other buildings or uses, except those deemed by Utah County to meet its zoning and building ordinances as evidenced by a county permit granted therefore, shall be located upon the above-described property;
3. That any sale, lease, bequest, or other assignment or transfer of the above-described property shall occur for the property as a unit, and that any sale, lease, bequest, or other assignment or transfer, of only a part of the property to persons or entities other than the owners of the "Subject Building and Use" shall be a violation of this covenant, and in addition to any sanctions for such violation, shall revoke the right to maintain the "Subject Building and Use" on the property;

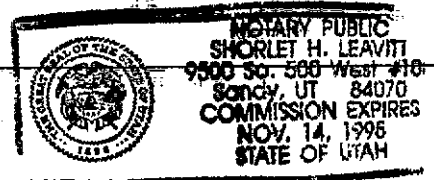
4. This covenant shall hereinafter be included in any deed dealing with the above-described property, or portions thereof, in whole or by reference thereto.
5. This covenant shall run with the land and be binding upon all persons owning or leasing the above-described property until 20 years from the date of execution hereof and shall be automatically renewed for successive 10 year periods, or until such time as: (a) the Utah County zoning ordinances are repealed to no longer require the above-described zoning lot; (b) the entire property as described above becomes a part of an incorporated city or town; or (c) the "Subject Building and Use" is abated or removed from the above-described property.
6. If the owners, or their heirs, executors, administrators, agents, or assigns shall violate, or attempt to violate any of the provisions of this instrument, Utah County may enforce said agreement through the withholding of building permits; appropriate civil proceeding including injunctive relief which may include enjoining construction, abatement, mandamus, or other appropriate civil remedies; or may institute criminal proceedings for misdemeanor violations as provided for violation of a zoning ordinance. Further, any aggrieved party having a legal interest may seek similar civil relief, and, where successful, the county or such other party may be awarded any court costs and attorney's fees required for enforcement.

Invalidation of any of these covenant provisions by judgment or court order shall not affect any other of the provisions, which shall remain in full force and effect.

Signed:

by Rich Taylor for Taylor Ranch Inc

ACKNOWLEDGEMENT



STATE OF UTAH)
 : ss.
 COUNTY OF UTAH)

On the 19th day of April, 1994, personally appeared before me Rich Taylor, the

Parcel No. 1: Commencing at a point with state plane rectangular coordinates of X=1,925,134.17 and Y=610,907.32 based on the Lambert Conformal Projection, Utah Central Zone, said point also located South 0° 58' 10" East along the Section line 620.19 feet and South 89° 01' 50" West 48.60 feet from the Northeast corner of Section 25, Township 9 South, Range 1 East, Salt Lake Base and Meridian; thence North 1° 38' 55" east along a fence line 707.71 feet; thence North 1° 23' 13" East along said fence line 633.18 feet to a fence corner; thence North 34° 15' 32" West along a fence line 6.45 feet to a fence corner; thence South 72° 39' 41" West along a fence line 93.85 feet; thence South 69° 38' 55" West along said fence line 127.07 feet; thence South 68° 38' 00" West along said fence line 183.82 feet to the centerline of a ditch; thence South 1° 19' 07" West along said ditch centerline 207.15 feet; thence South 8° 25' 51" West along said ditch centerline 37.63 feet; thence South 9° 40' 06" East along said ditch centerline 28.27 feet; thence South 1° 34' 31" West along said ditch centerline 914.58 feet; thence South 6° 51' 43" East along said ditch centerline 23.02 feet to a fence line; thence North 8° 32' 17" East along said fence line 48.75 feet to a fence corner; thence North 89° 45' 04" East along a fence line 327.05 feet to the point of beginning.

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Parcel No. 2: Commencing at a point with state plane rectangular coordinates of X=1,924,758.51 and Y=610,904.66 based on the Lambert Conformal Projection, Utah Central Zone, said point being also located South 0° 58' 10" East along the section line 616.50 feet and South 89° 01' 50" West 424.37 feet from the Northeast corner of Section 25, Township 9 South, Range 1 East, Salt Lake Base and Meridian; thence North 6° 51' 43" West along a ditch centerline 23.02 feet; thence North 1° 34' 31" East along said ditch centerline 914.58 feet; thence North 9° 40' 06" West along said ditch centerline 28.27 feet; thence North 8° 25' 51" East along said ditch centerline 37.63 feet; thence North 1° 19' 07" East along said ditch centerline 207.15 feet to a fence line; thence South 68° 15' 09" West along said fence line 339.53 feet; thence South 65° 45' 58" West along said fence line 36.23 feet to a fence corner; thence South 0° 01' 00" West along a fence line 455.00 feet to a fence corner; thence South 0° 55' 41" East along a fence line 621.61 feet to a fence corner; thence North 88° 32' 17" East along a fence line 310.64 feet to the point of beginning.

Parcel No. 3: Commencing at a point with state plane rectangular coordinates of X=1,925,200.99 and Y=609,607.86 based on Lambert Conformal Projection, Utah Central Zone, said point being also located North 0° 58' 10" West along the Section line 744.15 feet and South 89° 01' 50" West 3.77 feet from the East Quarter Corner of Section 25, Township 9 South, Range 1 East, Salt Lake Base and Meridian; thence North 0° 02' 31" West along a fence line 551.88 feet to the centerline of a concrete ditch; thence North 78° 17' 39" West along said ditch centerline 49.70 feet; thence North 80° 39' 08" West along said ditch centerline 123.06 feet; thence North 77° 18' 04" West along said ditch centerline 76.92 feet; thence North 81° 47' 50" West along said ditch centerline 125.39 feet; thence North 86° 22' 37" West along said ditch centerline 108.84 feet to a fence line; thence South 23° 33' 59" West along said fence line 13.09 feet to a fence corner; thence South 0° 21' 29" East along a fence line 612.91 feet; thence North 89° 50' 55" East 479.67 feet to the point of beginning.

Continued.

Parcel No. 4: Commencing at a point with state plane rectangular coordinates of X=1,925,200.57 and Y=610,159.58 based on the Lambert Conformal Projection, Utah Central Zone, said point being also located North 0° 58' 10" West along the Section Line 1295.97 feet and North 89° 01' 50" East 5.15 feet from the East Quarter Corner of Section 25, Township 9 South, Range 1 East, Salt Lake Base and Meridian; thence North 1° 17' 26" West 42.27 feet; thence North 36° 24' 12" West along a fence line 114.28 feet; thence North 10° 29' 22" West 22.65 feet to a fence corner; thence North 88° 48' 04" West along a fence line 315.71 feet to a fence corner; thence North 0° 23' 10" West along a fence line 583.43 feet to a fence corner; thence South 88° 32' 17" West along a fence line 359.39 feet to a fence corner; thence South 0° 00' 51" West along a fence line 64.53 feet; thence South 0° 58' 10" East along said fence line 533.29 feet; thence South 84° 41' 44" East along a fence line 7.30 feet; thence South 48° 37' 56" East along said fence line 100.42 feet; thence South 85° 52' 10" East along said fence line 178.47 feet to a fence corner; thence North 23° 33' 59" East along a fence line 13.09 feet to the centerline of a concrete ditch; thence South 86° 22' 37" East along said ditch centerline 108.84 feet; thence South 81° 47' 50" East along said ditch centerline 125.39 feet; thence South 77° 18' 04" East along said ditch centerline 76.92 feet; thence South 80° 39' 08" East along said ditch centerline 123.06 feet; thence South 78° 17' 39" East along said ditch centerline 49.70 feet to the point of beginning.