

RESTRICTIVE COVENANT
PRECLUDING THE
NON-AGRICULTURAL USE
OF LAND

E# 1467291 BK 1858 PG 999
DOUG CROFTS, WEBER COUNTY RECORDER
23-APR-97 1247 PM FEE \$.00 DEP MH
REC FOR: WEBER.COUNTY.PLANNING

To the Public:

I, the undersigned owner of property in Weber County, State of Utah, which property is described as follows:

BOUNDARY DESCRIPTION -- REMAINING PARCEL (NOT SURVEYED)

A TRACT OF LAND SITUATE IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 8 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U. S. SURVEY, WEBER COUNTY, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 21;
THENCE SOUTH 89°07'58" EAST 528.00 FEET TO THE
POINT OF BEGINNING;

THENCE NORTH 00°52'02" EAST 1320.00 FEET;
THENCE NORTH 89°07'58" WEST 528.00 FEET;
THENCE NORTH 00°52'02" EAST 1320.00 FEET;
THENCE SOUTH 89°07'58" EAST 577.50 FEET;
THENCE SOUTH 00°52'02" WEST 1320.00 FEET;
THENCE SOUTH 89°07'58" EAST 995.72 FEET;
THENCE SOUTH 00°50'00" WEST 245.90 FEET;
THENCE NORTH 89°02'21" WEST 57.93 FEET;
THENCE SOUTH 00°50'00" WEST 190.60 FEET;
THENCE SOUTH 55°58'58" EAST 481.18 FEET;
THENCE SOUTH 34°01'02" WEST 190.22 FEET;
THENCE SOUTH 00°52'02" WEST 461.22 FEET;
THENCE NORTH 89°07'58" WEST 1286.37 FEET TO THE POINT
OF BEGINNING.

15-057-0011

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS ~~53.42~~ ACRES.
(THIS DESCRIPTION HAS BEEN ROTATED TO THE UTAH STATE PLANE
COORDINATE SYSTEM)

am dividing (have divided) the above described agricultural property into "bonafide agricultural parcels for agricultural development purposes" only, which division is allowed under Section 7-27-27 UCA 1953 as amended and Section 3A-3 and 3A-19a of the Weber County Subdivision Regulations, without the necessity of filing and recording with the county, an approved subdivision plat meeting all of the County Subdivision Regulation requirements.

In so doing, it is acknowledged by me, my heirs, assigns, and future purchasers that the use of the agricultural parcels so created shall be only for agriculture as defined in the Weber County Zoning Ordinance and for the raising and grazing of animals and no other use is implied no intended and no right to construct residential or other buildings or non-agricultural structures is guaranteed unless all the requirements of the Weber County Zoning Ordinance, Health and Subdivision Regulations are complying with.

999

This covenant shall run with the land and shall not apply (1) to those portions of the property contained in a properly approved and recorded subdivision plat, or (2) those portions of property subsequently annexed into an incorporated city.

DATED this 23 day of April, 1997

M+L Enterprises LTD
Degiorgio

Lena Degiorgio, Owner Mario Degiorgio, Owner

STATE OF UTAH)
 ss:
COUNTY OF WEBER)

On the 23rd day of April, 1997 personally
M+L Degiorgio Enterprises LTD, Lena Degiorgio
appeared before me Mario Degiorgio, signers of the within instrument and who duly
acknowledged to me that they executed the same.



Julie A. Brunker
Notary Public

Residing at: Ogden 4-17-99

This covenant has been reviewed and acknowledged by the Weber County Planning Commission and a copy has been placed on file in its office and a waiver of the requirement of recording an approved subdivision plat is hereby granted.

Craig C. Barker
Weber County Planning Commission Director

4-17-97
Date