

ENT 9174 BK 2589 PG 363
NINA B. REID UTAH CO RECORDER BY BT
1989 APR 10 12:38 PM FEE 13.00
RECORDED FOR THOMAS LARSON

DECLARATION OF FARM UNIT

TO THE PUBLIC:

We, the undersigned owners of real property in Utah County, State of Utah, which property is more particularly described as follows:

EXHIBIT "A"

have the intent to maintain a farm unit necessary to qualify for farm caretaker dwellings under the provisions of Sections 4-3-42 and 4-3-43 of the "Utah County Zoning Ordinance."

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, which is a bona fide farming operation qualifying for each and all farm caretaker dwellings approved, subject to the above-cited (or successor) ordinance.

2. That neither we, nor any of our heirs, executors, administrators, or assigns shall allow residential use of the above-described real property, except properly approved primary and secondary farm dwellings for caretakers employed on the premises.

3. This covenant shall run with the land and shall be binding upon all persons owning or leasing the above-described real property.

4. This covenant shall terminate and be of no further force or effect at such time as: (1) the Utah County Zoning Ordinances are repealed or amended to no longer require the farm unit as set forth above; (2) portions of the property above-described become a part of an incorporated city or town; or (3) the above-described real property is rezoned to permit residential uses of the above-described property, where the owners or their successors are able to comply with the then existing zoning ordinances of Utah County.

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

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, or 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, such party may be awarded any court costs or attorney's fees required for enforcement.

Change or amendment of this declaration may be effected only if such is in complete compliance with the laws and ordinances of the State of Utah and its political subdivisions. This covenant and any changes or amendments hereto, must first be approved in writing by the Utah County Zoning Administrator before recording with the Utah County Recorder. Any change or amendment without such approval is hereby made null and void.

Signed:

Thomas E. Larson
Thomas Larson

Gladys J. Larson
Gladys J. Larson

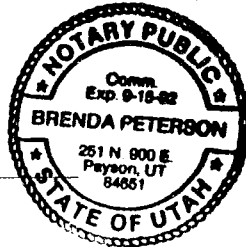
STATE OF UTAH)
 : ss.
COUNTY OF UTAH)

On the 10 day of April, 1989,
personally appeared before me Thomas J. Larson
Gladys J. Larson

the signer(s) of the above instrument, who duly acknowledged to me that executed the same.

My Commission Expires:

9-18-92



Brenda Peterson
NOTARY PUBLIC

Residing At:

Payson, Utah

ACKNOWLEDGMENT
(Corporate Form Only)

STATE OF UTAH)
 : ss.
COUNTY OF UTAH)

On the _____ day of _____, 19_____,
personally appeared before me _____
and _____, who being by me duly sworn
did say, each for himself, that he, the said _____
is the President and he, the said _____ is
the Secretary of _____ 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
_____ and _____ each duly acknowledged to me that said
Corporation executed the same and that the seal affixed is the seal of said
Corporation.

NOTARY PUBLIC

My Commission Expires: _____

Residing At: _____

Reviewed and approved prior to recording:

By: *[Signature]*
Utah County Zoning
Administrator

Date: 4/10/69

This form approved by the Utah County Attorney's office, Civil Division, on
August 2, 1968, by *E. Kurt J. ...*, Deputy.

EXHIBIT "A"

- Com. 3.0 chains W and 10.30 chains S $\frac{5}{8}$ W of NE cor of NW $\frac{1}{4}$ of Sec. 24, T9S, R1E, SLM; N 89 $\frac{1}{8}$ W 9.74 chains; S 1W 10.58 chains; S 89 $\frac{1}{8}$ E 9.83 chains; N $\frac{5}{8}$ E 10.65 chains to beginning. Area 10.88 Acres.
- Com. 27.31 chains E & 12.06 chains S 1W of NW cor. of Sec. 24, T9S, R1E SLM; S U W 8.75 chains; N 89 W 8.96 chains to RR; N 46 30' E along RR 12.54 chains to beginning. Area 3.92 Acres.
- Com. 12.77 chains W & 10.30 chains S $\frac{5}{8}$ W & S 1W 10.76 chains FT NE cor. of NW $\frac{1}{4}$ of Sec. 24, T9S, R1E, SLM; S 89 15' E 11.25 chains M or L to land deeds by J.S. Bills to Utah Co.; N 26 $\frac{3}{8}$ E .26 chains; N 89 $\frac{1}{8}$ W 20.21 chains M or L to R/W of D&RGRR; along SD R/W S 46 $\frac{5}{8}$ W 20.95 chains; E 10.24 chains; N 89 15' E 13.80 chains M or L to lands of JW Clayson; N 14 chains M or L to beginning. Area 23.78 ac. M or L.
- Com. 12.77 chains W & 10.50 chains S $\frac{5}{8}$ W and 10.76 chains S 1W from NE cor. of NW $\frac{1}{4}$ of Sec. 24, T9S, R1E, SLM; S 89 $\frac{1}{4}$ E 10 chains; S 156 ft; S 26 $\frac{3}{8}$ W 13 chains S 89 $\frac{1}{4}$ W 4.25 chains; N 14 chains to beginning. Area 10.88 Acres.
- Com. 10.14 ft. E from cen. of Sec. 13, T9S, R1E, SLM; E 968.5 ft.; S 449.87 ft.; W 973.8 ft., M or L; N 13 30' E 27 ft. M or L to point 422.9 ft. S of Beginning; N 422.9 ft. to beginning. Area 10 acres.
- Com. 556.65 ft. S & 1.5 rds E of NW cor. of NE cor. of Sec. 13, T9S, R1E, SLM; S 1368.85 ft.; E 14.621 chains; N 1380.85 ft.; S 89 52' W 14.621 chains to beginning. Area 30.46 acres.
- Com. $\frac{1}{5}$ rds E & 1925.50 ft. S of N $\frac{1}{4}$ cor. sec. 13, T9S, R1E, SLM; E 14.621 chains 79.25 ft.; W 14.621 chains; N 79.25 ft. to beginning. Area 1.76 acres.
- Com. $1\frac{1}{2}$ rds E of SW cor. of NW $\frac{1}{4}$ of Sec. 13, T9S, R1E, SLM; E 23.58 $\frac{1}{2}$ chains; N 5.34 chains; N 58 $\frac{3}{4}$ E 7.09 chains; N 13 W 1.10 chains; W 29.26 chains; S 10.20 chains to beginning. Area 25.95 acres.