

RESTRICTIVE COVENANT PRECLUDING THE RESIDENTIAL
OR OTHER NON-AGRICULTURAL USE OF THE LAND

ENT 93767:2002 PG 1 of 4
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2002 Aug 15 9:09 am FEE 16.00 BY SS
RECORDED FOR KRONEBERGER, JEFF

TO THE PUBLIC;

I, the undersigned owner of real property in Utah County, State of Utah, which property is located as follows (legal description):

Beginning at a point SOUTH 753.27 feet and WEST 1296.51 feet from the east quarter corner of Section 11, Township 10 South, Range 1 West, Salt Lake Base and Meridian; thence SOUTH 522.10 feet; thence South 88°08'42" West 368.61 feet; thence North 0°23'57" East 537.14 feet; thence South 89°30'49" East 364.69 feet to the point of beginning.

ORIGINAL NOT LEGIBLE
have the intent to qualify for the exemption from filing an approved subdivision plat, which exemption is provided for in Section 17-27-103, UCA 1953 as amended, and Section 3-53-B of the Utah County Zoning Ordinance of Utah County, Utah, for the division of agricultural land for agricultural purposes. I hereby covenant that neither I nor my heirs, executors, administrators, or assigns will ever allow residential or other non-agricultural use of this land without properly obtaining an approved subdivision plat as required by law.

This covenant shall run with the land and shall be binding upon all persons owning or leasing the above-described real property. It shall not apply (1) to those portions of the property contained in a properly approved and recorded subdivision plat; (2) those portions of the property placed into an incorporated city or town; (3) upon repeal of the requirements for such a covenant under Section 3-53-B or its successor stature. Further, this covenant shall hereinafter be included in any deed dealing with the above-described property, or portions thereof, in whole or by reference hereto. If included by reference only, the reference shall specifically state the full title of this restrictive covenant and shall state the entry number and year in which it was recorded with the Utah County Recorder.

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

If the owner or owners of the above-described real property, or any portion thereof, or the owner's heirs or assigns shall violate or attempt to violate any of the covenants above set forth, Utah County, or any other person owning a portion thereof, may enjoin such transfer, sale, or use by action for injunction brought in any court of equity jurisdiction or may pursue any other remedy

at law or equity. All costs and all expenses of such proceedings shall be taxed against the offending party or parties and shall be declared by the court to constitute a lien against the real estate wrongfully deeded, sold, leased, used, or conveyed until paid. Such lien may be enforced in such a manner as the court may order.

Change or amendment of these covenants may be effected only if such is in 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 Building Official before recording with the County Recorder. Any change or amendment without such approval is hereby made null and void.

Signed: Jeff Kron For Francis M. Small

ACKNOWLEDGMENT

STATE OF UTAH)
S
COUNTY OF UTAH)

On the 20 day of May, 2002 [year], personally appeared before me [enter here the names of persons signing above] Jeff Kronbeuger

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



Mary Lou Daley
Notary Public

Reviewed prior to recording:

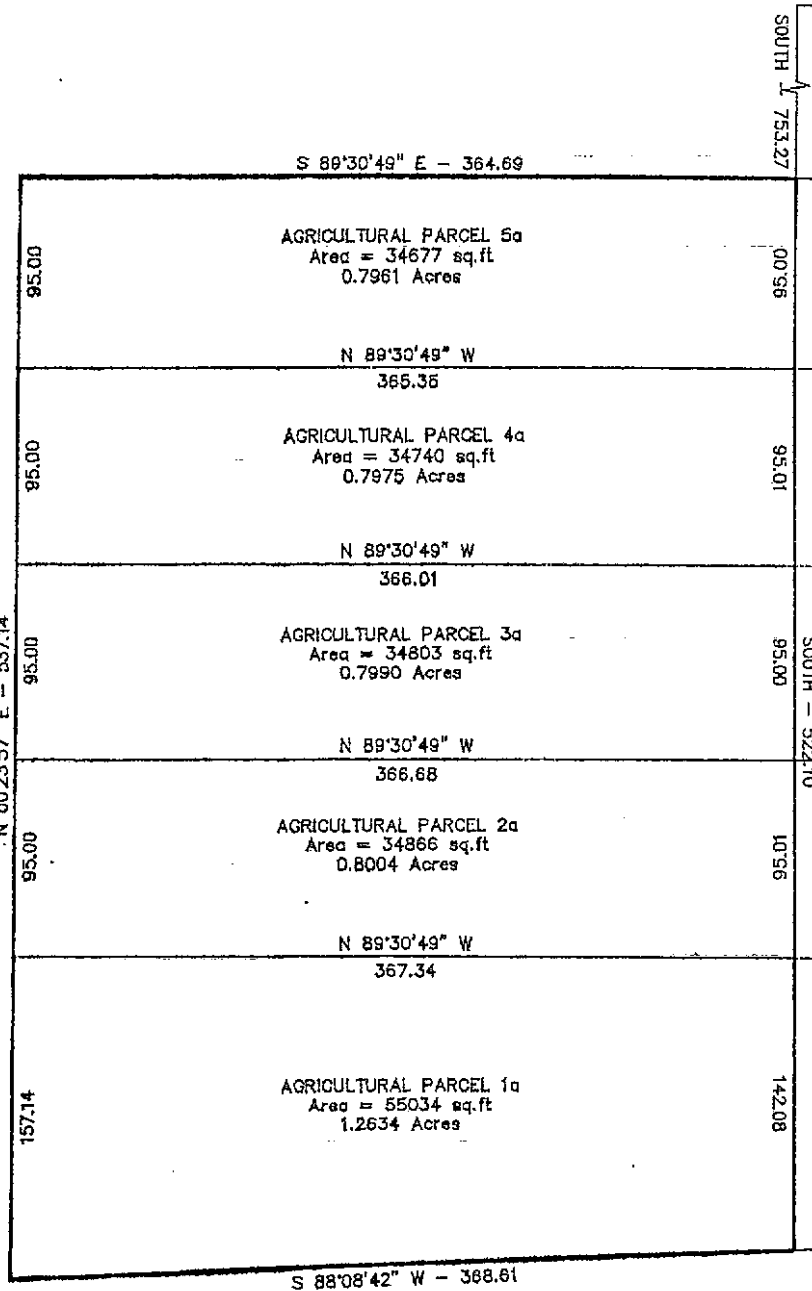
By: Benny Anthony
Building Official

Date: 8/1/2002

ORIGINAL NOT LEGIBLE

"Exhibit A"

SCALE 1" = 40'



ORIGINAL NOT LEGIBLE

SNELL SUR

I, DAVID
PREPARED
EXECUTED
PROPER
MAPPING
UTAH.

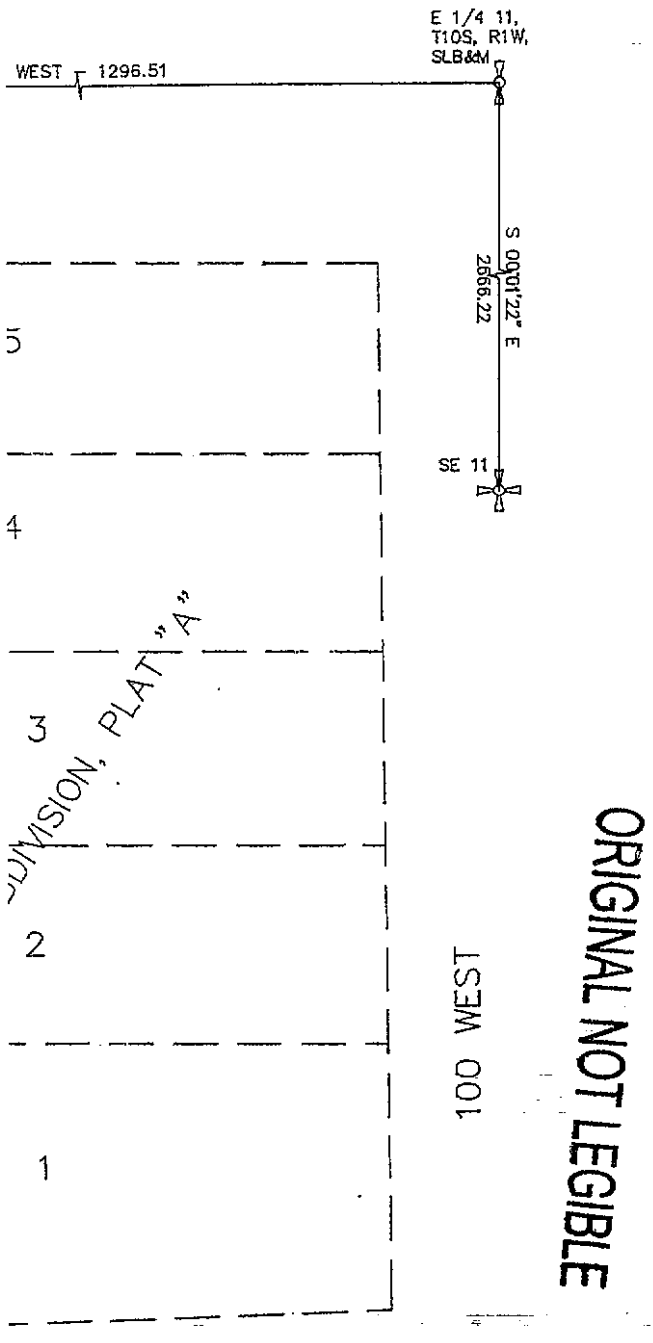
DALEY & ASSOCIATES
PROFESSIONAL SURVEYORS
110 SOUTH MAIN ST. PAYSON, UT 84651
TEL (801)465-4457 FAX (801)465-8112



PROJECT: AGRICULTURAL DIVISION
FOR: CRAIGE & ALISHA SNELL

PRO

"Exhibit A"



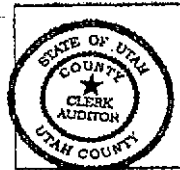
NARRATION: THE PURPOSE OF THIS SURVEY IS TO DIVIDE AND STAKE PROPERTY TO BE ATTACHED TO THE SNELL SUBDIVISION, PLAT "A", GOSHEN CITY, UTAH, THAT IS IN THIS COUNTY AND ADJACENT TO THE SUBDIVISION, BUT IS RESTRICTED TO AGRICULTURAL USE ONLY AS DETAILED BELOW. THE BASIS OF BEARING IS THE UTAH STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, WITH A BEARING ALONG THE SECTION LINE FROM THE E 1/4 CORNER OF SECTION 11, T10S, R1W, AS S 0°12'22" E TO THE SE 11.

A DIVISION OF AGRICULTURAL LAND FOR AGRICULTURAL PURPOSES-RECORD OF SURVEY

The Board of County Commissioners of Utah County approves this Division of Agricultural Land for Agricultural Purposes, pursuant to the provisions and restrictions of Section 17-27-506(2), Utah Code Annotated, 1953 as amended. This is not a subdivision plat. Public Notice is hereby provided that the real property described herein constitutes a division of agricultural land for agricultural purposes only. The property owner has recorded a restrictive covenant which prohibits any use of the land for any purpose other than for agricultural use. The land does not qualify for residential, industrial, or any other nonagricultural use. A building permit for a residential dwelling, or any other nonagricultural use, will not be issued for the land, unless the owner meets all applicable requirements, obtains all applicable approvals, and records a subdivision plat. If such requirements and approvals are not obtained, the land will continue to be restricted to agricultural use only.

APPROVAL BY LEGISLATIVE BODY
THE UTAH COUNTY COMMISSION APPROVES THIS RECORD OF SURVEY MAP FOR AN AGRICULTURAL LAND DIVISION THIS 25 DAY OF June A.D. 2002.

[Signatures]



ATTEST *[Signature]*
COMMISSION CLERK

COUNTY AGRICULTURAL DIVISION PARCEL DESCRIPTIONS (IN CONNECTION WITH GOSHEN CITY - SNELL SUBDIVISION, PLAT "A")

AGRICULTURAL PARCEL 5a
BEGINNING at a point SOUTH 753.27 feet and WEST 1296.51 feet from the east quarter corner of Section 11, Township 10 South, Range 1 West, Salt Lake Base and Meridian; THENCE South 95.00 feet; THENCE North 89°30'49" West 365.35 feet; THENCE North 0°23'57" East 95.00 feet along a fence line; THENCE South 89°30'49" East 364.69 feet along a fence line to the POINT OF BEGINNING. Containing 34677 square feet or 0.7961 acres.

AGRICULTURAL PARCEL 4a
BEGINNING at a point SOUTH 943.28 feet and WEST 1296.51 feet from the east quarter corner of Section 11, Township 10 South, Range 1 West, Salt Lake Base and Meridian; THENCE North 89°30'49" West 366.01 feet; THENCE North 0°23'57" East 95.00 feet along a fence line; THENCE South 89°30'49" East 365.35 feet; THENCE South 95.01 feet to the POINT OF BEGINNING. Containing 34740 square feet or 0.7875 acres.

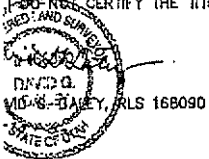
AGRICULTURAL PARCEL 3a
BEGINNING at a point SOUTH 943.28 feet and WEST 1296.51 feet from the east quarter corner of Section 11, Township 10 South, Range 1 West, Salt Lake Base and Meridian; THENCE South 95.00 feet; THENCE North 89°30'49" West 366.01 feet; THENCE North 0°23'57" East 95.00 feet along a fence line; THENCE South 89°30'49" East 366.01 feet to the POINT OF BEGINNING. Containing 34803 square feet or 0.7890 acres.

AGRICULTURAL PARCEL 2a
BEGINNING at a point SOUTH 1133.29 feet and WEST 1296.51 feet from the east quarter corner of Section 11, Township 10 South, Range 1 West, Salt Lake Base and Meridian; THENCE North 89°30'49" West 367.34 feet; THENCE North 0°23'57" East 95.00 feet along a fence line; THENCE South 89°30'49" East 366.66 feet; THENCE South 95.01 feet to the POINT OF BEGINNING. Containing 34866 square feet or 0.8004 acres.

AGRICULTURAL PARCEL 1a
BEGINNING at a point SOUTH 1133.29 feet and WEST 1296.51 feet from the east quarter corner of Section 11, Township 10 South, Range 1 West, Salt Lake Base and Meridian; THENCE South 142.06 feet; THENCE South 88°06'42" West 366.61 feet along a fence line; THENCE North 0°23'57" East 157.14 feet along a fence line; THENCE South 89°30'49" East 367.34 feet to the POINT OF BEGINNING. Containing 55034 square feet or 1.2634 acres.

SURVEYOR'S CERTIFICATE

G. DALEY (RLS 168090), CERTIFY THAT THIS PLAT HAS BEEN MADE FROM A FIELD SURVEY MADE UNDER MY DIRECTION AND WAS MADE IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR SURVEYS OF THE AMERICAN CONGRESS ON SURVEYING AND MAPPING AND THE RECORDATION ACT (AMENDED 1987 FOR THE STATE OF UTAH) AND I HEREBY CERTIFY THE TITLE OF THE AFOREMENTIONED PARCELS.



DATE *May-18-02*

PROPERTY SURVEY

DATE PLOTTED: MAR 15, 2002
SURVEYED BY: JA
PROJECT NO.: 01-117
SCALE: 1" = 40'
DRWN: BGA