

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

TO THE PUBLIC:

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

See "Exhibit A", which is attached hereto and make a part hereof by this reference, for the legal description;

ENT 96407 BK 3593 PG 342
NINA B REID UTAH CO RECORDER BY MB
1994 DEC 23 1:58 PM FEE 23.00
RECORDED FOR JO ANN MUSE

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 statute. 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.

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.

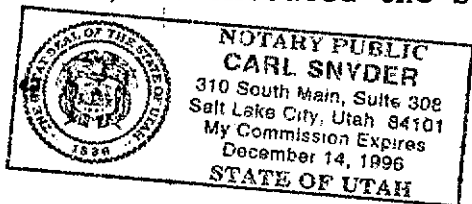
Carma Hampton
Carol Knapp

Signed: Darallon Carter
Thelma Fern Carter
~~_____~~
Jo Ann Muse

ACKNOWLEDGMENT

STATE OF UTAH)
)
COUNTY OF UTAH)

On the 20 day of Dec, 1994,
personally appeared before me, _____,
the signer(s) of the above instrument, who duly acknowledged to
me that he/she executed the same.



Carl Snyder
NOTARY PUBLIC

Reviewed prior to recording:

By: [Signature]
Building Official
Date: Dec 29, 1994

JoAnn Muse

ENT 96407 BK 3593 PG 344

1 ACRE, Containing 43,725.71 square feet

Beginning at a point North 0°03'14" West along section line 739.52 feet and East 885.05 feet from the West Quarter Corner of Section 4, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence North 66°50'25" East 96.10 feet; thence along a 473.47 foot radius curve to the left 114.02 feet (chord bears North 56°25'49" East 113.74 feet); thence South 29°16'17" East 189.54 feet; thence South 66°50'28" West 299.79 feet; thence North 9°03'14" West 182.55 feet to the point of beginning.

Parcel 1

Commencing at a point in the East boundary of 8000 West Street, Utah County, Utah, said point being South 0°03'14" East along the Section line 784.33 feet and East 27.12 feet from the Northwest corner of Section 4, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence North 89°50'49" East 264.00 feet; thence South 0°09'11" East 165.00 feet; thence South 89°50'49" West 264.00 feet; thence North 00°09'11" West 165.00 feet to the point of beginning.

Area = 1.00 ACRE

Parcel 2

Commencing at a point in the East boundary of 8000 West Street, Utah County, Utah, said point being South 0°03'14" East along the Section line 619.33 feet and East 26.83 feet from the Northwest corner of Section 4, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence North 89°50'49" East 264.00 feet; thence South 00°09'11" East 165.00 feet; thence South 89°50'49" West 264.00 feet; thence North 00°09'11" West 165.00 feet to the point of beginning.

Area = 1.00 ACRE

Commencing at a point located North 89°55'51" East along the Section line 291.46 feet and South 635.06 feet from the Northwest corner of Section 4, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence North 89°55'51" East 337.71 feet; thence South 01°27'07" West 579.65 feet; thence South 89°50'49" West 586.06 feet; thence North 0°01'43" West along the Easterly boundary of Center Street 266.00 feet; thence North 89°50'49" East 264.00 feet; thence North 0°09'11" West 313.92 feet to the point of beginning.

Area = 6.00 ACRES

PARCEL 6 - Carma

Commencing at a point located North 89°55'51" East along the Section line 710.21 feet from the Northwest corner of Section 4, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence North 89°55'51" East along the Section line 420.45 feet; thence South 03°05'51" West along a fence line 582.27 feet; thence South 89°55'51" West 403.72 feet; thence North 01°27'07" East 581.59 feet to the point of beginning.

AREA = 5.50 ACRES

PARCEL TWO

Beginning at a point North 0°03'14" West along section line 840.21 feet and East 1068.27 feet from the West Quarter Corner of Section 4, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence along a 473.47 foot radius curve to the left 36.48 feet (chord bears North 47°19'26" East 36.47 feet); thence North 48°29'14" East 189.10 feet; thence South 52°37'54" East 62.05 feet; thence South 01°42'00" West 227.23 feet; thence South 66°50'28" West 128.68 feet; thence North 29°16'17" West 189.54 feet to the point of beginning.

Containing 43,407.23 square feet or 1.00 acres.

PARCEL THREE

Beginning at a point North 0°03'14" West along section line 828.81 feet and East 951.46 feet from the West Quarter Corner of Section 4, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence along a 417.47 foot radius curve to the left 132.60 feet (chord bears North 53°45'28" East 132.04 feet); thence North 48°29'14" East 178.10 feet; thence North 52°37'57" West 176.64 feet; thence South 88°53'44" West 105.98 feet; thence South 02°35'36" East 140.16 feet; thence South 0°03'14" East 161.25 feet to the point of beginning.

Containing 43,631.94 square feet or 1.00 acres.

PARCEL 5 - Carol

Commencing at a point located North 89°55'51" East along the Section line 28.43 feet and South 1215.36 feet from the Northwest quarter corner of Section 4, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence North 89°50'49" East 900.68 feet; thence South 0°01'43" East 266.00 feet; thence South 89°50'49" West 900.68 feet; thence North 0°01'43" West along the Easterly boundary of Center Street 266.00 feet to the point of beginning.

AREA = 5.50 ACRES