

1745692

EST. 1756 USE 276

Recorded NOV 8 1939 at 2:42 p.
Request of SALT LAKE ABSTRACT CO.
Fee Paid. Nellie M. Jack,
Recorder, Salt Lake County, Utah
\$ 5.50 By Annabelle Deputy
Ref. _____

1745692

RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

The undersigned KEYSTONE INSURANCE & INVESTMENT CO., a Utah Corporation, the owners of that certain tract of real property located in Salt Lake County, State of Utah, and hereinafter particularly described, in consideration of the parcels to be created within said property do hereby covenants with any and all persons who may become owners of the parcels of land within or a part of said property purchase from or through the undersigned and do hereby restrict the use of said property as hereinafter set forth:

1. All of the lots in said tract or parcels created by partitioning of the said premises shall be and are designed for the construction of a single building. No building or structure shall be erected, altered, placed, or permitted to remain on any such parcel other than one detached building except by the express written approval of the Architectural Control Committee referred to in Paragraph #2 hereof.

2. No building shall be erected, placed, or substantially altered on any lot within said premises until the construction plans and specifications and plans showing location of the structure with respect to said lot have been approved by an Architectural Control Committee consisting of not less than 3 nor more than 5 members each of Salt Lake City and identified now as Mr. William P. Harlin, Mr. Roy W. Simmons, Mr. I. J. Wagner, and Mr. W. E. Hamilton, with the provision that a majority of the then existing committee may from time to time increase or replace the herein designated members. Applications for approval may be made to any of the members of said committee, any three of whom may act in approving or disapproving said plans and specifications. In the event of the failure of the committee to act within ninety days after the submission of such plans and specifications by either approving or disapproving the same, the plans shall be deemed to be approved. Said Architectural Control Committee shall in considering any application for approval specifically consider the type of materials specified for use, and the harmony of the external design with existing structures and location with respect to topography and finished grade elevation. Fences or walls to be erected within any parcel or any perimeter lot line shall be considered an improvement requiring approval of the said Architectural Control Committee.

3. Building location: No structure shall be constructed on the property which is less than 50 feet from 8th West Street or less than 35 feet from any other street, except with the express written approval of the Architectural Control Committee referred to in Paragraph #2 hereof.

4. The premises shall not be used or occupied for any use which constitutes a public nuisance or for any use which is publicly noxious or offensive by reason of the emission of dust, odor, gas, or fumes.

5. Said premises shall at all times be kept free and clear of all debris and in a neat and orderly manner, and each of the purchasers of the parcels shall landscape said property in a manner consistent with the best interests of the development of the industrial area including the removal of weeds and unattractive growth.

The property herein referred to is particularly described as follows:

Parcel No. 1

Part of the Southeast quarter of Section 23 and part of the Northeast quarter of Section 26, all in Township 1 South, Range 1 West, Salt Lake Base and Meridian, in the County of Salt Lake and State of Utah, more particularly described as follows:

Commencing at the Southeast corner of said Section 23 and the Northeast corner of said Section 26, as said corners were re-established in 1959 by the County Engineer of Salt Lake County, Utah, and from whence the re-established Northeast corner of said Section 23 bears North 00°07'00" East a distance of 5352.37 feet; thence South 89°57'00" West along the South line of the Southeast quarter of said Section 23 and along the North line of the NE¼ of said Section 26 a distance of 696.0 feet to a point in the Westerly right of way line of The Denver and Rio Grande Western Railroad Company, said point being the true point of beginning of the metes and bounds description of the tract or parcel of land as being herein described; thence South 00°07'00" West along the Westerly right of way line of said Railroad Company and along a line parallel with the East line of the NE¼ of said Section 26, a distance of 1198.90 feet to the center line of Mill Creek; thence North 83°16'00" West along the center line of said Mill Creek a distance of 1084.49 feet to a point in the Easterly line of the right of way of South Eighth West Street, as said right of way was conveyed by Rio Grande Land Company to Salt Lake County, by Special Warranty Deed dated April 15, 1955, as said deed is recorded in Book 1196, at Page 166, of the records in the office of the Recorder of Salt Lake County, Utah; thence North 00°03'14" East along the easterly right of way line of said South Eighth West Street a distance of 1333.95 feet to point of curve; thence continuing along the easterly right of way line of said South Eighth West Street on a curve to the left with a radius of 2904.79 feet for an arc distance of 559.85 feet to point at end of curve, the long chord of which curve for the said arc distance of 559.85 feet bears North 05°28'03" West a distance of 558.98 feet; thence North 10°59'20" West along the Easterly right of way line of said South Eighth West Street, a distance of 58.48 feet to point of curve; thence continuing along the Easterly right of way line of said South Eighth West Street on a curve to the right with a radius of 2824.79 feet for an arc distance of 514.25 feet to point at end of curve, the long chord of which curve for the said arc distance of 514.25 feet bears North 05°46'25" West a distance of 513.54 feet; thence North 00°33'30" West along the Easterly right of way line of said South Eighth West Street a distance of 1219.71 feet to a point in the Southerly right of way line of West Twenty-fourth South Street, as said right of way was conveyed by Rio Grande Land Company to the City of South Salt Lake by Special Warranty Deed dated June 24, 1959; thence North 89°26'30" East along the Southerly right of way line of said West Twenty-fourth South Street a distance of 1000.00 feet to a point in the Westerly right of way line of The Denver and Rio Grande Western Railroad Company; thence South 00°33'30" East along the Westerly right of way line of said Railroad Company a distance of 983.00 feet to a point; thence North 89°26'30" East along the Southerly right of way line of said Railroad Company a distance of 199.96 feet to a point in the Westerly right of way line of said Railroad Company; thence South 00°07'00" West along

the Westerly right of way line of said Railroad Company and along a line parallel with the Easterly line of the SE $\frac{1}{4}$ of said Section 23 a distance of 402.02 feet to a point; thence North 89°53'00" West along the Northerly right of way line of said Railroad Company a distance of 100.00 feet to a point; thence South 00°07'00" West along the Westerly right of way line of said Railroad Company and along a line parallel with the Easterly line of the SE $\frac{1}{4}$ of said Section 23 a distance of 660.00 feet to a point; thence South 89°53'00" East along the Southerly right of way line of said Railroad Company a distance of 100.00 feet to a point; thence South 00°07'00" West along the Westerly right of way line of said Railroad Company and along a line parallel with the Easterly line of the SE $\frac{1}{4}$ of said Section 23 a distance of 573.40 feet to the true point of beginning, said tract or parcel of land containing an area of 91.6467 acres, more or less; subject, however, to condemnation by Salt Lake County, Utah, of easement along the Southerly boundary of the hereinabove described property as sought in Civil Case No. 120691 in the District Court of Salt Lake County, Utah, entitled Salt Lake County versus Deseret Pharmaceutical Company et al.

Parcel No. 2

Parts of the Northeast quarter, the Southeast quarter, and the Southwest quarter of Section 23, Township 1 South, Range 1 West, Salt Lake Base and Meridian, in the County of Salt Lake and State of Utah, more particularly described as follows:

Commencing at the Southeast corner of said Section 23, as said corner was re-established in 1959 by the County Engineer of Salt Lake County, Utah, and from whence the re-established Northeast corner of said Section 23 bears North 00°07'00" East a distance of 5352.37 feet; thence South 89°57'00" West along the South line of the SE $\frac{1}{4}$ of said Section 23 a distance of 1854.43 feet to a point in the Westerly line of the right of way of South Eighth West Street, as said right of way was conveyed by Rio Grande Land Company to Salt Lake County, Utah, by Special Warranty Deed dated April 15, 1955, as said deed is recorded in Book 1196, at Page 166, of the records in the office of the Recorder of Salt Lake County, Utah; thence North 00°03'14" East along the Westerly right of way line of said South Eighth West Street a distance of 263.28 feet to a jog in said Westerly right of way line; thence North 89°56'46" West along said jog a distance of 5.00 feet to a point in the Westerly right of way line of said South Eighth West Street, said point being the true point of beginning of the metes and bounds description of the tract or parcel of land as being herein described; thence due West a distance of 871.03 feet to a point; thence North 01°38'00" West a distance of 1493.75 feet to a point; thence North 24°59'00" East a distance of 1812.00 feet to a point; thence due East a distance of 17.63 feet to a point in the Westerly right of way line of said South Eighth West Street; thence South 00°33'30" East along the Westerly right of way line of said South Eighth West Street a distance of 2011.72 feet to a jog in said Westerly right of way line; thence South 89°26'30" West along said jog a distance of 5.00 feet to a point in the Westerly right of way line of said South Eighth West Street; thence continuing along the Westerly right of way line of said South Eighth West Street on a curve to the left with a radius of 2909.79 feet for an arc distance of 529.72 feet to point at end of curve, the long chord of which curve for the said arc distance of 529.72 feet bears South 05°46'25" East a distance of 528.99 feet; thence South 10°59'20" East along the Westerly right of way line of said South Eighth West Street a distance of 58.48 feet to point of curve; thence continuing along the Westerly right of way line of said South Eighth West Street on a curve to the right with a radius of 2819.79 feet for an arc distance of 543.47 feet to the true point of beginning, the long chord of which curve for the said arc distance of 543.47 feet bears South 05°28'03" East a distance of 542.62 feet, said tract or parcel of land containing an area of 43.5591 acres, more or less.

The aggregate area of the two above described tracts or parcels of land is 135.2058 acres, more or less.

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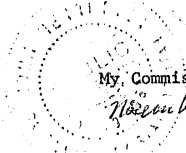
IN WITNESS WHEREOF KEYSTONE INSURANCE & INVESTMENT CO., have executed this instrument this 30th day of September, 1960.

Attest:
Melba McKenzie
Secretary

KEYSTONE INSURANCE & INVESTMENT CO.,
By *Roy W. Simmons*
Roy W. Simmons, President

STATE OF UTAH)
 : ss
County of Salt Lake)

On the 8th day of November, A.D. 1960 personally appeared before me Roy W. Simmons and Melba McKenzie who being by me duly sworn did say, each for himself that he, the said Roy W. Simmons is the President, and she, the said Melba McKenzie is the Secretary of Keystone Insurance & Investment Co., 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 Roy W. Simmons and Melba McKenzie each duly acknowledged to me that said corporation executed the same.



John Lewiston
Notary Public, Residing at:
Salt Lake City

My Commission Expires:
November 19, 1962