

2742454

DECLARATION OF PROTECTIVE
COVENANTS AND RESTRICTIONS
FOR JOHNSON & ANDERSON
SUBDIVISION (Non-regular)

Recorded SEP 15 1975 at 354P

Request of Steve Anderson

KATIE L. DIXON, Recorder
Salt Lake County, Utah

\$ 6.50 By *[Signature]* Deputy

REF. *[Signature]* 146005
3465

Know all men by these presents:

In consideration of the premises and as part of the general plan for improvement of this subdivision, inclusive of all of Lots 1 through 9, it is hereby understood and agreed that the following restrictions and covenants to apply to said property.

1. Minimum Acreage. Each Lot shall not be divided into any acreage less than its present acreage (see attached legal descriptions), nor shall any part thereof be resold, nor shall more than one single family dwelling be built thereon.
2. Land Use and Building Type. No lot shall be used except for residential or agricultural purposes.
3. Dwelling Cost. No dwelling shall be permitted on any lot at a cost of less than \$30,000.00 not including the cost of the lot, based on cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of the covenant to assure that all dwellings shall be of quality and workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost stated therein.
4. Building Locations. No building shall be located nearer than eight (8) feet to any side lot.
5. Outbuildings. All outbuildings shall be constructed in accordance with building permit laws, and shall be maintained in a presentable manner.
6. Temporary Structures. No structure of a temporary character; basement, tent, shack, garage, barn, or other outbuilding shall be used on any lot as a residence either temporarily or permanently. No trailer shall be used on any lot for a permanent residence, two years being the maximum time allowed as a temporary residence.
7. Dwelling Construction. Each dwelling shall be of new construction, it shall not be permissible to move used dwellings onto any lot.
8. Irrigation and Drainage. It shall not be permissible to obstruct in any way the natural process of irrigation and drainage flow with adjoining lots.
9. Animal Restriction. It shall not be permissible to have on the premises of any one lot at any time more than the following numbers of the following types of animals; five adult beef or milk cattle, three adult pigs, three adult dogs, twenty sheep, or one hundred chickens. All other animals not specifically mentioned herein are not subject to restriction, except there shall be no boarding or pasturing of horses for others. All animals shall be properly contained on their owners premises and in such a manner as to not be offensive to the neighborhood.

GENERAL PROVISIONS

1. Term. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of forty years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of 10 years unless an instrument signed by a majority of

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the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

- 2. Enforcement. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.
- 3. Severability. Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

Alma G. Johnson
Alma G. Johnson

A. & E. Johnson & Associates

C. Erlene Johnson
C. Erlene Johnson

Stephen R. Anderson
Stephen R. Anderson

S. & M. Anderson & Associates

Mildred Anderson
Mildred Anderson



On the 15 day of September, 1975, personally appeared before me Alma G. Johnson and C. Erlene Johnson, his wife, the signers of the within instrument, who duly acknowledged to me that they executed the same.

Margaret P. Anderson
Notary Public
Residing in Salt Lake County, Utah

My Commission Expires:
August 10, 1978

STATE OF UTAH)
COUNTY OF SALT LAKE) ss

On the 15 day of September, 1975, personally appeared before me Stephen R. Anderson and Mildred Anderson, his wife, the signers of the within instrument, who duly acknowledged to me that they executed the same.



Margaret P. Anderson
Notary Public
Residing in Salt Lake County, Utah

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GARDNER ENGINEERING

Consulting Engineers

55 West 7720 South
Midvale, Utah 84047

Phone - - - 255-3508

JOHNSON & ANDERSON SUBDIVISION
Non - regular

LOT 1

Beginning at a point on the east right of way line of Camp Williams Highway and the Southerly line of a 66.00 foot wide right of way for the Utah Lake Irrigation Company Canal said point being South 89°11'15" West 1,640.62 feet and South 17°48'45" West 485.15 feet from the North Quarter Corner of Section 15, Township 4 South, Range 1 West, Salt Lake Base & Meridian; and running thence along said canal right of way South 35°49'36" East 597.47 feet; thence South 54°10'24" West 330.32 feet to the West line of an old Railroad right of way; thence Northwesterly along the arc of a curve to the left 381.06 feet, the radius point of which bears South 63°53'18" West 3,044.00 feet, to said east right of way line of Camp Williams Highway; thence North 17°03'30" East 340.78 feet to a right of way marker; thence North 17°48'45" East 22.25 feet to the point of beginning. Contains 3,388 Acres. Subject to a 50.00 foot right of way along the first course.

LOT 2

Beginning at a point on the Southerly line of a 66.00 foot right of way for the Utah Lake Irrigation Company Canal said point being due South 969.58 feet and due West 1,439.14 feet from the North Quarter Corner of Section 15, Township 4 South, Range 1 West, Salt Lake Base & Meridian; and running Thence along said canal right of way South 35°49'36" East 370.00 feet; thence South 54°10'24" West 417.76 feet to the West line of an old Railroad right of way; thence Northwesterly along the arc of a curve to the left 380.44 feet; the radius point of which bears South 71°02'57" West 3,044.00 feet; thence North 54°10'24" East 330.32 feet to the point of beginning. Contains 3.143 Acres. Subject to a 50.00 foot right of way along the first course.

LOT 3

Beginning at a point on the Southerly line of a 66.00 foot right of way for the Utah Lake Irrigation Company Canal said point being due South 1,269.58 feet and due West 1,222.57 feet from the North Quarter Corner of Section 15, Township 4 South, Range 1 West Salt Lake Base & Meridian; and running thence along said right of way line South 35°49'36" East 230.16 feet to the point of a curve to the left; thence along the arc of said curve 45.03 feet the radius point of which bears North 54°10'24" East 666.00 feet; thence South 54°10'24" West 517.40 feet to the West line of an old Railroad right of way; thence Northwesterly along the arc of a curve to the left 292.25 feet; the radius

point of which bears South 76°33'00" West 3,044.00 feet; thence North 54°10'24" East 417.76 feet to the point of beginning. Contains 2.934 Acres. Subject to a 50.00 foot right of way along the first course.

LOT 4

Beginning at a point on the Southerly line of a 66.00 foot right of way for the Utah Lake Irrigation Company Canal said point being due South 1,491.78 feet and due West 1,060.28 feet from the North Quarter Corner Section 15, Township 4 South, Range 1 West, Salt Lake Base & Meridian; and running thence along said right of way line along the arc of a curve to the left 232.49 feet, the radius point of which bears North 50°17'58" East 666.00 feet; thence South 59°42'06" East 26.08 feet; thence South 57°50'42" West 669.42 feet to the West line of an old Railroad right of way; thence North 13°27'00" West 222.28 feet; thence North 54°10'24" East 517.40 feet to the point of beginning. Contains 3.045 Acres. Subject to a 50.00 foot right of way along the first two courses.

LOT 5

Beginning at a point on the Southerly line of a 66.00 foot right of way for the Utah Lake Irrigation Company Canal said point being due South 1,654.54 feet and due West 861.34 feet from the North Quarter Corner of Section 15, Township 4 South, Range 1 West, Salt Lake Base & Meridian; and running thence along said right of way line South 59°42'06" East 280.57 feet to the point of a curve to the right; thence Southeasterly along the arc of said curve 91.06 feet; the radius point of which bears South 30°17'54" West 200.00 feet; thence South 76°33'00" West 886.19 feet to the West line of an old Railroad right of way; thence North 13°27'00" West 54.86 feet; thence North 57°50'42" East 669.42 feet to the point of beginning. Contains 3.214 Acres. Subject to a 50.00 foot right of way along the first two courses.

LOT 6

Beginning at a point on the Southerly line of a 66.00 foot right of way for the Utah Lake Irrigation Company Canal said point being due South 1,888.05 feet and due West 537.00 feet from the North Quarter Corner of Section 15, Township 4 South, Range 1 West, Salt Lake Base & Meridian; and running thence along said right of way Southeasterly along the arc of a curve to the right 96.926 feet to a point of tangency; thence South 03°57'44" West 198.28 feet; thence North 86°02'16" West 765.00 feet; thence North 13°27'00" West 56.07 feet; thence North 76°33'00" East 795.18 feet to the point of beginning. Contains 3,132 Acres. Subject to a 50.00 foot right of way along the first two courses.

LOT 7

Beginning at a point on the Southerly line of a 66.00 foot right of way for the Utah Lake Irrigation Company Canal said point being due South 2,180.40 feet and due West 534.17 feet from the North Quarter Corner of Section 15, Township 4 South, Range 1 West, Salt Lake Base & Meridian; and running thence along said right of way South 03°57'44" West 175.00 feet; thence North 86°02'16" West 710.11 feet; thence North 13°27'00" West 183.41 feet; thence South 86°02'16" East 765.00 feet to the point of beginning. Contains 2.963 Acres. Subject to a 50.00 foot right of way along the first course.

LOT 8

Beginning at a point on the Southerly line of a 66.00 foot right of way for the Utah Lake Irrigation Company Canal said point being due South 2,354.98 feet and due West 546.26 feet from the North Quarter Corner of Section 15, Township 4 South, Range 1 West, Salt Lake Base & Meridian; and running thence along said right of way South 3°57'44" West 185.00 feet; thence North 86°02'16" West 756.90 feet to the West line of an old Railroad right of way; thence North 76°33'00" East 100.00 feet; thence North 13°27'00" West 162.52 feet; thence South 86°02'16" East 710.11 feet to the point of beginning. Contains 2.922 Acres. Subject to a 50.00 foot right of way along the first course.

LOT 9

Beginning at a point on the Southerly line of a 66.00 foot right of way for the Utah Lake Irrigation Company Canal said point being due South 2,539.54 feet and due West 559.04 feet from the North Quarter Corner of Section 15, Township 4 South, Range 1 West, Salt Lake Base & Meridian; and running thence along said right of way South 3°57'44" West 136.96 feet to a fence line; thence South 88°30'00" West along said fence 696.32 feet to the West line of an old Railroad right of way; thence North 13°27'00" West 213.00 feet; thence South 86°02'16" East 756.90 feet to the point of beginning. Contains 2.855 Acres. Subject to a 50.00 foot right of way along the first course.

WELL RESERVATION

Beginning at a point on the Southerly line of a 66.00 foot right of way for the Utah Lake Irrigation Company Canal said point being due South 1,858.05 feet and due West 553.44 feet from the North Quarter Corner of Section 15, Township 4 South, Range 1 West, Salt Lake Base & Meridian; and running thence along the arc of a curve to the right 34.25 feet the radius of which bears South 56°23'02" West 200.00 feet; thence South 76°33'00" West 795.18 feet to the West line of an old Railroad right of way; thence South 13°27'00" East 402.00 feet; thence South 76°33'00" West 100.00 feet; thence North 13°27'00" West 435.00 feet; thence North 76°33'00" East 886.19 feet to the point of beginning. Contains 1.598 Acres. Subject to a 50.00 foot right of way along the first course.