

See Amendment Rec. 8-13-86-BK 272-Pg 584
430
Indian Ridge
13-12-86-7
14-12-86-10
285536
15-12-86-1
23-12-86-1

GRANTOR'S _____
GRANTEES _____
ENTRY NO. BK 272 PG 430-34 \$15.00

DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS PM 12:48

DEDICATION OF COMMON AREAS
REQUEST OF Paul Clint
JANET D. LIND SANPETE CO. RECORDER

Whereas, Indian Ridge Inc., a Utah Corporation undertook development of certain real property located in Sanpete County, State of Utah, commonly referred to as Indian Ridge and more particularly defined as the property owned by the members of the Indian Ridge Ranch Property Owners Association (said real property hereinafter referred to as "Indian Ridge") and;

Whereas, Indian Ridge Inc. sold lots in Indian Ridge with the intent to provide all of the members of the Indian Ridge Ranch Property Owners Association hereinafter referred to as "Members", with the use and enjoyment of all the common areas and facilities presently located on property adjacent to Indian Ridge which they anticipated would be annexed to Indian Ridge, and

Whereas, Indian Ridge Inc. failed to grant to the Indian Ridge Ranch Property Owners Association, title to the common areas as such common areas are designated on the official plats of Indian Ridge of record with the Sanpete County Recorders office, and further failed to dedicate as common areas certain real property which was intended to be set aside as common areas for the common use and enjoyment of all of the members and;

Whereas, the undersigned as interest holders in Indian Ridge have determined that the status of the common areas should be resolved and clarified;

NOW, THEREFORE, the undersigned hereby dedicates as common areas of Indian Ridge, the real property located in Sanpete County, State of Utah, more particularly described in Exhibit "B" attached hereto and made a part hereof by reference.

Furthermore, the undersigned hereby grants in favor of each and every member as easement and perpetual right of use as to the common areas more particularly described in Exhibit "B" and in Exhibit "C" attached hereto and made part hereof by reference. This easement shall be subject to and restricted by the provisions of the rules and by-laws of the Indian Ridge Ranch Property Owners Association they presently or as they hereinafter may be amended or enacted.

This dedication of common areas and grant of easement shall be binding upon the undersigned, their heirs, executors, administrators and assigns.

Dated: August 7, 1986.

Indian Ridge, Inc.

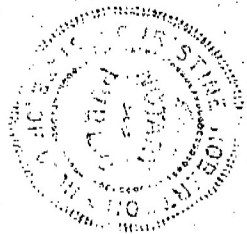
By: Paul Clint
Its: President

State of Utah)
 : ss.
County of Utah)

On the 7th day of August, 1986, personally appeared before me Paul Clint, who being by me duly sworn did say that he is the President of Indian Ridge Inc., the corporation that executed the above and foregoing instrument, and that said instrument was signed in behalf of said corporation by authority of a resolution of its board of directors and said Paul Clint acknowledged to me that said corporation executed the same.

Christine Robertson
NOTARY PUBLIC
Residing at:
Springville, Utah

My Commission Expires:
4-14-90



Dated: August 7, 1986.

Indian City, Inc.

By: Paul Clint
Its: President

State of Utah)
 : ss.
County of Utah)

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Christine Robertson
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Residing at: Springville, ut

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EXHIBIT "B"

Those areas designated and dimensioned as common areas on the official plat thereof for section A, Indian Ridge recorded in the office of the recorder, Sanpete County Utah.

Also, those areas designated and dimensioned as common areas on the official plat thereof for section H, Indian Ridge Ranch recorded in the office of the recorder, Sanpete County Utah.

Also, those areas designated and dimensioned as common areas on the official plat thereof for section J, Indian Ridge Ranch recorded in the office of the recorder, Sanpete County, Utah.

Also, those areas designated and dimensioned as common areas on the official plat thereof for section L, Indian Ridge recorded in the office of the recorder, Sanpete County, Utah.

Also, those areas designated and dimensioned as common areas on the official plat thereof for section M, Indian Ridge recorded in the office of the recorder, Sanpete County, Utah.

Also, those areas designated and dimensioned as common areas on the official plat thereof for section R, Indian Ridge Ranch recorded in the office of the recorder, Sanpete County, Utah.

Also, commencing at a point located North 7704.61 feet and West 9631.58 feet from the Southeast corner of Section 19, Township 12 south, Range 4 East, Salt Lake Base and Meridian; thence North $61^{\circ}56'38''$ West 495.40 feet; thence West 450.00 feet; thence North $15^{\circ}30'$ East 270.00 feet; thence North $9^{\circ}53'35''$ West 348.10 feet; thence North $71^{\circ}28'59''$ West 350.00 feet; thence South $60^{\circ}18'59''$ West 300.00 feet; thence North $0^{\circ}00'53''$ East 624.55 feet; thence East 849.86 feet; thence South $5^{\circ}00'$ West 790.00 feet; thence South $55^{\circ}00'$ East 380.00 feet; thence East 450.00 feet; thence South $10^{\circ}10'40''$ West 425.00 feet to the point of beginning. Area=17.97 acres.

Also, commencing at a point located North 6,591.95 feet and West 11,877.84 feet from the Southeast corner of Section 19, Township 12 South, Range 4 East, Salt Lake Base and Meridian; thence North $45^{\circ}16'21''$ West 180.00 feet; thence North $73^{\circ}22'55''$ East 250.00 feet; thence South $13^{\circ}46'07''$ East 130.00 feet; thence South $63^{\circ}50'16''$ West 169.57 feet to the point of beginning. Area=0.72 acres.

Also, commencing at a point located North 9,372.71 feet and West 8,022.87 feet from the Southeast corner of Section 19, Township 12 south, Range 4 East, Salt Lake Base and Meridian; thence North $4^{\circ}49'20''$ West 306.45 feet; thence East 864.74 feet; thence South $70^{\circ}00'$ West 892.82 feet to the point of beginning. Area=3.03 acres.

Also commencing at a point located North 7,588.81 feet and West 4,821.67 feet from the Southeast corner of Section 19, Township 12 South, Range 4 East, Salt Lake Base and Meridian; thence North $24^{\circ}13'52''$ West 415.00 feet; thence North $89^{\circ}53'15''$ East 1070.00 feet; thence South $67^{\circ}04'23''$ West 976.84 feet to the beginning. Area=4.65 acres.

Also, commencing at a point located North 5,343.26 feet and West 13,312.94 feet from the Southeast corner of Section 19, Township 12 South, Range 4 East, Salt Lake Base and Meridian; thence North $41^{\circ}00'$ West 700.00 feet; thence South $0^{\circ}00'23''$ West 254.95 feet; thence South $59^{\circ}14'24''$ East 534.45 feet to the point of beginning. Area=1.34 acres.

Also, commencing at a point located North 3,586.28 feet and West 11,582.55 feet from the Southeast corner of Section 19, Township 12 South, Range 4 East, Salt Lake Base and Meridian; thence North $16^{\circ}00'$ West 725.00 feet; thence North $20^{\circ}00'$ East 415.95 feet; thence South $2^{\circ}30'$ East 357.53 feet; thence South $35^{\circ}00'$ East 300.00 feet; thence South $15^{\circ}00'$ West 500.00 feet to the point of beginning. Area=3.30 acres.

Also, commencing at a point located North 3,018.77 feet and West 12,721.68 feet from the Southeast corner of Section 19, Township 12 South, Range 4 East, Salt Lake Base and Meridian; thence South $89^{\circ}23'35''$ West 300.00 feet; thence North $34^{\circ}56'51''$ West 662.53 feet; thence North $30^{\circ}00'$ West 170.00 feet; thence North $15^{\circ}00'$ West 130.00 feet; thence North $5^{\circ}00'$ East 200.00 feet; thence North $20^{\circ}00'$ East 170.00 feet; thence North $45^{\circ}17'51''$ East 152.13 feet; thence South $70^{\circ}33'11''$ East 447.06 feet; thence South $20^{\circ}00'$ East 300.00 feet; thence South $8^{\circ}30'$ East 600.00 feet; thence South $0^{\circ}21'30''$ East 254.52 feet to the point of beginning. Area=15.87 acres.