

R E S O L U T I O N  
SKYLINE VILLAS ESTATES SUBDIVISION

Mr. Frank J. Burke, President, of and representing Nevada Quality Development Corporation, a Nevada Corporation, presented a plat of Skyline Villas Estates, Unit No. 1, certified by Dennis Wise, licensed Surveyer, and exemplifying a certificate of dedication of the parcels of land shown thereon as streets and roads for the perpetual use of the owners of the lots shown thereon.

Said Unit 1 is specifically described as follows:

The SE 1/4 NE 1/4 and the NE 1/4 SE 1/4 Sec. 13, T17S R3E SLB and M less the parcels of land described as follows; (1) Beginning 4.42 chains West and 2.30 chains South of the SE 1/4 NE 1/4, Sec. 13, thence West 225 feet, South 225 feet, East 225 feet, North 225 feet to the point of beginning & (2) Beginning 1178 feet South of the NE corner of the SE 1/4 NE 1/4 Sec. 13, thence West 532 feet, South 726 feet, East 532 feet, North 1° 54' 20" East 589.47 feet, N 1° 18' W 136.72 feet to the point of beginning, both parcels so accepted belonging to the City of Ephraim.

The above being known as the Skyline Villas Estates, Unit 1

Having presented said plats, Mr. Burke, on behalf of Nevada Quality Development Corporation, petitioned the Board of County Commissioners for approval of the subdivision. Whereupon, the following motion was made by Commissioner A. Eugene Jensen, seconded by Commissioner Keith R. Jorgensen, and carried by unanimous vote of the Board, that the following Resolution be adopted.

BE IT HEREBY RESOLVED By the Board of County Commissioners of Sanpete County, State of Utah:

A. That the said plat of Skyline Villas Estates Unit No. 1, be and hereby is approved and accepted and is ordered recorded in the office of the County Recorder of Sanpete County.

B. It is specifically understood that those parcels of land represented on said plat as being dedicated for use as streets and roads by the owners of the lots; and that Sanpete County shall have no obligation to construct or maintain said dedicated roads and streets, nor any approach road, from the Utah State Route 29.

C. That Sanpete County shall not be required to construct or maintain any road or highway to, or by, or near said subdivision.

D. That Sanpete County shall not be required to furnish any utilities of any nature, including specifically, culinary water, sewers, electric power, television booster, etc., to said subdivision of the occupants thereof.

E. That fire protection furnished by Sanpete County shall be

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C. That Sanpete County shall not be required to construct or maintain any road or highway to, or by, or near said subdivision.

D. That Sanpete County shall not be required to furnish any utilities of any nature, including specifically, culinary water, sewers, electric power, television booster, etc., to said subdivision or the occupants thereof.

Declaration of Covenants, Conditions,  
Restrictions, and Reservations on  
SKYLINE VILLAS ESTATES, UNIT #2

Outline of Declaration of Covenants, Conditions, Restrictions, and Reservations applying to Skyline Villas Estates, Unit #Two, a subdivision, executed by Nevada Quality Development, a Nevada Corporation.

1. No building shall be erected on said lots that is of a temporary nature, without prior approval of subdivider.
2. Prior to the commencement of construction on any of the said lots or parcels, the owner or builder shall obtain a building permit there fore as required by San Pete County and further, shall comply with the requirements of the San Pete County and State of Utah health departments, pertaining to sewage disposal.
3. No garbage, refuse, or obnoxious or offensive material shall be permitted to accumulate on any of said lots or parcels, and the owner thereof shall cause all garbage and other like material to be disposed of by and in accordance with accepted sanitary practices.
4. Building Set Back on front of lot shall be a minimum of ten feet. Said ten feet to be an easement which can be used for purposes of road maintenance and utilities. Side and rear set backs shall be a minimum of five feet.
5. Building constructed in unit are not to be used for commercial purposes unless so specifically designated by SKYLINE VILLAS ESTATES.
6. All rights of way and or easements which may be requested by any public utility, water district, or similar unit at any time, present or future, for the purpose of providing service to any part of said property shall be granted by each owner upon said request.
7. 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 20 years from the date of recordation.
8. Invalidation of any one of these covenants by judgement of court order shall in no way affect any of the other provisions which shall remain in full force and effect.
9. It shall be mandatory for all purchasers of a lot or lots in SKYLINE VILLAS ESTATES to join Skyline Villas Property Owners Association Inc. and abide and be governed by the By-Laws of said Association, for the purpose of maintaining Common Areas.

State of Nevada)SS  
County of Clark)

Nevada Quality Development Corp.  
A Nevada Corporation

On the 30th day of November, 1970 personally appeared before me, the undersigned Notary Public, in and for said County of Clark in said State of Nevada, the signers of the above Owners dedication, in number who acknowledge to me that as corporate officers they signed it freely and voluntarily and for the uses and purposes therein mentioned.

My Commission Expires December 27, 1971

Victor B. Holt



Frank Burke, President

CERTIFICATE OF CORRECTION

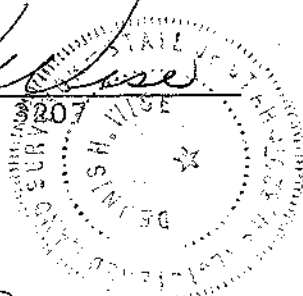
I, Dennis H. Wise a duly Registered Land Surveyor, State of Utah, License No. 3207 do hereby certify the following corrections to the survey plat for Skyline Villas Estates, No. 2, recorded as part of the Official Records of Sanpete County, Utah.

1. Boundry Description; should read as follows;

Beginning at the south east corner of section 13, T17S,R3E, SLB&M; thence N 1° 54' 20" E a distance of 1410.16 feet; thence S84° 54' 20" W a distance of 276.00 feet; thence N33° 30' 50" W a distance of 50.00 feet; thence S84° 32' 50" W a distance of 446.51 feet; thence N41° 31' 28" W a distance of 126.49 feet to centerline roadway; thence S48° 27' 50" W along centerline roadway a distance of 157.45 feet; thence N41° 32' 10" W a distance of 16.50 feet; thence S80° 13' 40" W a distance of 303.30 feet; thence S1° 55' 14" W a distance of 2,662.87 feet; thence S87° 38' 39" E a distance of 1,257.77 feet; thence N1° 50' 13" E a distance of 1,378.50 feet to the point of beginning.


2. The north side of lot number 6, block number 1 should read 166.51 feet. The west side of lot number 6, block number 1 should read N9° 35' 31" E, 117.81 feet.

3. The notation in the surveyors certificate should read S1/2, SE1/4, section 13, and NE1/4, NE1/4, section 24.

*Dennis H. Wise*  
Dennis H. Wise, RLS 3207  


SKYLINE VILLAS ESTATES  
UNIT NO. 2

*Frank J. Burke*  
President

*Lamar*  
Secretary and Treasurer  


State of Nevada  
County of Clark

On the 6<sup>th</sup> day of FEBRUARY AD, 1971 personally appeared before me, the undersigned Notary Public in and for said County of Clark in said State of Nevada, the signers of the above certificate of correction who acknowledged to me that they signed of freely and voluntarily and for the uses and purposes therein mentioned.

My commission expires  
Notary Public - State of Nevada  
CLARK COUNTY  
ROBERT C. REYNOLDS  
My Commission Expires May 5, 1974  
County Commission Approval

MAY 5, 1974  
*Robert C. Reynolds*  
Notary Public

Presented to the Board of Sanpete County Commissioners the \_\_\_ day of \_\_\_ AD, 1971. At which time the certificate of correction was approved and accepted