ENGINEER'S CERTUFUCATE

STATE OF UTAH
COUNTY OF RICH SS

I, Willis A. Tingey, a licensed Professional Engineer and Land Surveyor, do hereby certify that at the request of M. Paul Mertlich and Arnold Dee White Offecers of Hyland Realty, Inc. have caused a survey to be made for the purpose of (1) Sub-Dividing HYLAND BEACH, (2) Prepare a Plat for record and registeration and (3) other surveys necessary so as to conform to Local Health and Sanitary Regulations. Said Lands being located in Section 33, T 14 N, R 5 E, Salt Lake Meridian and described as follows:

TRACT NO. 1. HYLAND BEACH SUB*DIVISION. PRIVATE LANDS.

Beginning at a Point N 40.25 Chains and E 39.50 Chains and N 15° 21' W 5 Chains more or less from the SW Corner Section 33, T 14 N, R 5 E, Salt Lake Meridian to the Junction of North Boundary of a 25 foot Public Road (to HODGES BEACH) Bearing N 77° 31' E and the East Boundary of a 99 Foot State Highway Bearing N 14° 56' W ; Thence N 77° 31' E (N 76° 11' E by Record) 279.58 ft along the North Boundary of said 25 foot Public Road and its projection to the SW Corner Lot 5A HYLAND BEACH SUB*DIVISION ; thence N 14° 56' W (N 15° 21' W by Record) 46.50 ft. ; thence N 77° 31' E (N 76° 11' E by Record) 125.00 ft. to the NE Corner Said Lot 5A ; thence N 77° 11' E (N 76° 11'E by Record) 30.70 ft more or less to the Measnder Line of Bear Lake; thence Northwesterly along the Meander Line of Bear Lake by way of two Courses to wit, N 50° W 116.83 ft more or less and N 29° 15' W 66.10 ft more or less to a Point N 14° 56' W (N 15° 21' W by Record) 201.71 ft and N 76° 47' E (N 76° 11' E by Record) 355.20 ft more or less from the Point of Beginning; thence S 76° 47' W 355.20 ft more or less by measurement (S 76° 11' W 6.13 Chains by record) to the East Boundary of a State Highway ; thence S 14° 56' E 201.71 ft more or less by measurement (S 15° 21' E 3.13 Chains by Record) along the East Boundary Said Right of Way to the Point of Beginning. Further described as being located in Section 33, T 14 N, R 5 E, Salt Lake Meridian containing 1.694 Acres more or less. AND

Subject to a Private Right of Way commencing at a Point N 40.25 Chains and E 39.50 Chains and N 15° 21' W 5.0 Chains from the SW corner Section 33, T 14 N, R 5 E Salt Lake Meridian to the Junction of the North Boundary of a 25 foot Public Road (to HODGES BEACH) Bearing N 77° 31' E and the East Boundary of a 99 Foot State Highway Right of Way Bearing N 14° 56' W (N 15° 21' W by Record) and N 14° 56' W (N 15° 21' W by Record) 116.21 ft. to the North Boundary of a 25 foot Private Right of Way; Thence N 77° 14' E (N 76° 11' E by Record) 387.55 ft. more or less along the North Boundary Said Private Right of way to the Meander Line of Bear Lake Bearing N 50° W thence along S 50° E 31.40 ft. said Meander Line to the South Boundary of Said Private Right of Way; thence S 77° 14' W (S 76° 11' W by Record) 1.50 ft. ; to the East Boundary of a 16 Foot Private Right of Way; Thence S 14° 56' E (S 15° 21' E by Record) 46.30 ft. more or less to the NE Corner Lot 5A; thence S 77° 31' W (S 76° 11' W by Record) 16.00 ft along the North Boundary said Lot 5A to the SE Corner Lot 5, Hyland Beach Sub-Division; thence N 14° 56' W (N 15° 21' W by Record) 46.30 ft along the East Boundary said Lot 5 and the West Boundary of a 16 Foot Private Right of Way to the South Boundary of a 25 foot Private Right of Way Bearing N 77° 14' E (N 76° 11' E by Record) ; thence S 77° 14' W (S 76° 11' W by Record) 388.58 ft more or less along the South Boundary said 25 foot Private Right of Way to the East Boundary of a State Highway Right of Way, bearing N 14° 56' W (N 15° 21' W by Record); thence N 14° 56' W (N 15° 21' W by Record) 25.00 ft. to the Point of Beginning. Further described as being a Part of TRACT NO. 1.

TRACT NO12. STATE LANDS AND BEAR LAKE WATERS

Beginning at the NE Corner HODGES BEACH and in the Meander Line of Bear Lake which is N 77°31' E (N 76° 11' E by Record) 470.00 ft more or less from a Point which is N 40.25 chains and E 39.25 chains and N 15° 21' W 5.00 chains more or less from the SW Corner Section 33, T 14 N, R 5 E Salt Lake Meridian; thance N 50° W 175.40 ft. more or less and N 29° 15' W 66.10 ft more or less along the Meander Line of Bear Lake; thence N 76°47' E (N 76° 11' E by record) 200.00 ft.; thence S 14° 56' E 207.90 ft. ; thence S 77°31' W (S 76° 11' S by record) 85.20 ft more or less to the Point of Beginning. Further described as being STATE LANDS AND BEAR LAKE WATERS LOCATED ADJACENT to Section 33, T 14 N, R 5 E Salt Lake Meridian containing 0.724 Acres more or less.

I certify that I have surveyed the tracts of land above described and that the accompanying plat shows the true dimensions of the Lots and Right of Ways shown there on. AND

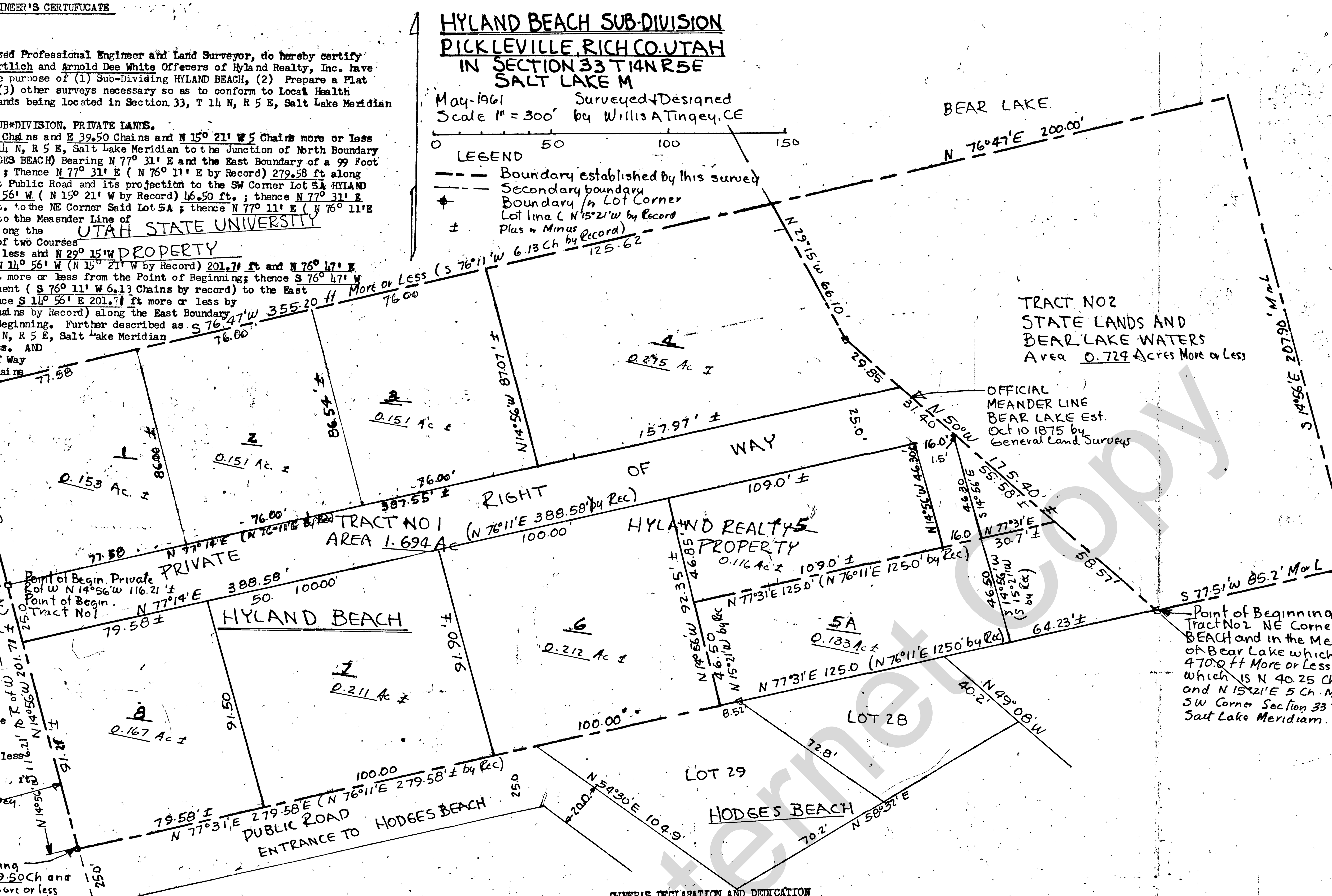
I further certify that this map and said boundaries thereon shown were staked out in the Field as shown on this Plat drawn to scale of 1 Inch = 30 ft.. And that said Plat was drawn from Field Notes on file in my Office.

Dated this 11th day of May 1961 AD

Signed Willis A. Tingey
Licensed Professional Engineer and Land Surveyor. Licensed No. 1076 (Utah)

Subscribed and sworn to before me this 11th day of May 1961 AD

[signature]
Notary Public
Term Expires March 24, 1963



OWNER'S DECLARATION AND DEDICATION

STATE OF UTAH
COUNTY OF RICH SS
TOWN OF PICKLEVILLE

Be it here known that Hyland Realty, Inc. through its Officers have caused Willis A. Tingey to make the necessary surveys for location of Boundaries, preparing a plat, including Lots and Right of Ways, certificates and descriptions for Record and Registeration with Pickleville Town Board, and Rich County Recorder's Office respectively.

That the Name of Said Sub-Division shall be called HYLAND BEACH

And Said Officers of Hyland Realty, Inc. do hereby dedicate andset apart said Lands as described under TRACT ONE (1) in the Engineer's Certificate into Lots, Blocks and Right of Ways with the following PROTECTIVE COVENANTS

We, the Owners of the following described property: All of Lots 1 to 8 Inclusive Hyland Beach Sub-Division County of Rich, State of Utah, in consideration of the premises and as part of the general plan for improvement of said property, do hereby declare the property herein above described subject to the restriction and covenants herein recited.

1. These covenants are to run with the land and shall be binding on all persons claiming under them from date thereof until July 10,1980, at which time said covenants shall be automatically extended for successive periods on ten years unless by vote of a majority of the then owners of the Lots it is agreed to change said covenants in whole or in part.

2. If the parties hereto, or any of them or their heirsof assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or owning any real property situated on the above described tract to proscute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation.

3. Invalidation or any one of these covenants by judgement or court orter shall in no wise affect any of the other provisions which shall remain in full force and effect.

4. All above described lots in the tract shall be known and described as residential lots, excepting Lots 1 and 8 which may be used as commercial or residential. No. structures shall be erected, altered, placed or permitted to be on any lot otherthan one dwelling not to exceed one stories in height and a private garage, excepting in Lots 1 and 8.

5. No building shall be erected, placed or altered on any building plot in the above described property until the building plans, specifications and plot plan showing the location of such buildings have been approved in writing as to conformity and harmony of external design with existing structures in the said property, and as to location of the building with respect to topography and finished ground elevation by a committee composed of Arnold Dee White, M Paul Mertlich or by a representative designated by a majority of the members of the members of said compitee.

OWNER'S DECLARATION AND DEDICATION, CONT.

In the event of the death or resignation of any member of said committee, the remaining member or members, shall have full authority to approve or disapprove such design and location with thirty days after said plans and specifications have been submitted to it or in any event, if so suit to enjoin the erection of such building or make of such alterations has been commenced prior to the completion thereof, such approval will not be required and this covenant will be deemed to have been fully compiled with. Neither the members of such committee, nor its designated representative, shall be entitled to any compensation for services performed pursuant to this covenant. The powers and duties of such committee, and of tis designated representative, shall cease on or after July 10, 1980. Thereafter, the approval described in this covenant shall not be required unless, prior to said date and effective thereon a written instrument shall be exectued by the then record owners of a majority of the Lots above described and duly recorded appointed representative, or representatives, who shall hereafter exercise the same powers previous exercised by said committee.

6. No residence shall be located on any residential building lots described above nearer than 10 feet to the front lot line, or nearer than 3 feet to any side lot line, excluding porches garages, cornices, spoutings, chimmeys and purely ornamental projections. If a carport or garage is constructed on the said lot building, detached or attached, it shall comply with the applicable zoning ordinance or Rich County and Pickleville Town.

7. An owner of any lot in this sub-division before commencing the construction of any building ment to house pets or any other animal must first secure the approval of the committee as set forth in paragraph 5 above.

8. No noxious or effensive trade or activity shall be carried on upon any lot nor anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

9. An easement is reserved over the rear five feet of each of the above named lots for utilization and maintenance or as specificed on recorded plat.

10. In that itis the intent of the developers to reserve this area principally for recreation purposes, it is understood that the water and beach area forntage is reserved for joint usage of all owners in the subdivistion and any dock or other beach facility must have approval of above mentioned committee. All present and future owners further conenants that every effort will be made to comply to state or local requirements to prevent any water contanimation of the Lake.

HYLAND REALTY, INC.

[signature]
M. Paul Mertlich, President

[signature]
Arnold Dee White, Sec. and Tres.

STATE OF UTAH
COUNTY OF SALT LAKE SS

On the 5th day of Aug. AD 1961 personally appeared before me M Paul Mertlich and Arnold Dee White who being by me duly sworn did say that he the said M. Paul Mertlich is President and he the said Arnold Dee White, is Sectrary-Treasurer of Hyland Realty, Inc., a Utah Corporation and that the within and forgoing instrument was signed in behalf of said corporation by authority of a resolution of its Board of Directions and said Arnold Dee White and M. Paul Mertlich duly acknowledged to me that said corporation executed the same.

[signature]
Notary Public
Term Expires 18 July 1962

TOWN BOARDS APPROVAL

STATE OF UTAH
TOWN OF PICKLEVILLE SS

Be it here known that HYLAND BEACH Sub-Division and plat there contained PROTECTIVE COVENAMTS has been certified and acknowledged to, and presented to Pickleville Town Board, Pickleville, Utah for approval. It is now ordered that this plat is hereby approved and ordered to be filed; this original tracingwith the Rich County Recorder's Office and a print in duplicate with the Clerk of the Town Board.

Dated this 26 - day of July AD 1961AD

Dave B. Malek President of Town Board
Ben E. Weston Member Town Board
Mark P. Hodges Member Town Board
Attest Ruth P. Hansen Clerk of Town Board

COUNTY RECORDER'S CERTIFICATE

STATE OF UTAH
COUNTY OF RICH SS

I, [signature], County Recorder in and for Rich County, State of Utah, do hereby certify that HYLAND BEACH Sub-Division and Plat including PROTECTIVE COVENANTS located in Section 33, T 14 N, R 5 E Salt Lake Meridian was filed for Record and Recroding in my Office at 1:30 P. M August 8, 1961AD

File No. F 8597
Book 2. Page 574

[signature]
Rich County Recorder

Internet Copy