

After recording please return to:

City Recorder  
City of Saratoga Springs, Utah  
1307 N. Commerce Drive, Suite 200  
Saratoga Springs, UT 84045  
FATCO NCS-847549-Ph4

---

**OWNER'S COVENANT**

---

SUBURBAN LAND RESERVE, INC., a Utah corporation ("Owner"), and its successor and assigns, hereby covenants as follows:

Owner acknowledges that the parcel(s) described in Exhibit A ("Parcel(s)") has/have been created with the approval of the City of Saratoga Springs, Utah in connection with Utah Code 10-9a-103(64)(c)(v), which excludes from the definition of a "subdivision" the division or partition of land by deed or other instrument where the land use authority expressly approves in writing the division in anticipation of further land use approvals on the parcel or parcels, thus relieving an owner of the requirement of recording a plat to subdivide land upon the condition that further land use approvals will be made.

Owner acknowledges and agrees that prior to recording a future subdivision plat, receiving further approvals, and receiving building permits on any portion of the Parcel, Owner or its successors and assigns will be required to obtain further land use approvals from the City of Saratoga Springs, Utah as required by the ordinances of the City of Saratoga Springs and applicable law. Upon obtaining any such land use approvals (including but not limited to the recording of a subdivision plat or similar document and entering into the City's applicable Installation of Improvements and Bond Agreement) this covenant shall be of no further force or effect.

Owner is signing this Covenant as of the date set forth below and consenting to the recording of the foregoing Owner's Covenant on the Parcel.

(Signature to follow)

4833-8431-4317





**EXHIBIT A****Legal Description of the Property**

Real property in the City of Saratoga Springs, County of Utah, State of Utah, described as follows:  
Two parcels of land situated in the Northeast Quarter of Section 26, Township 5 South, Range 1 West, Salt Lake Base and Meridian, said parcels being more particularly described as follows:

**Parcel A:**

Beginning at the Southwest Corner of the Jordan Promenade Village 1 Plat B-2 subdivision, said point also being on the North right-of-way line of 400 South Street, said point lies North 89°57'40" West 1952.880 feet along the Quarter Section Line and North 39.548 feet from the East Quarter Corner of Section 26, Township 5 South, Range 1 West, Salt Lake Base and Meridian and running thence along said North right-of-way line South 89°56'07" West 473.560 feet; thence North 00°03'53" West 49.371 feet; thence North 57°02'15" West 144.593 feet; thence North 00°57'32" East 45.146 feet; thence North 88°58'25" West 43.716 feet to a point on the East right-of-way line of Redwood Road and a point on a 19935.000 foot radius non tangent curve to the right, (radius bears South 88°58'25" East, Chord: North 01°10'24" East 102.325 feet); thence along said East right-of-way line the following (5) courses: 1) along the arc of said curve 102.325 feet through a central angle of 00°17'39"; 2) North 01°19'14" East 61.300 feet; 3) North 04°21'40" East 232.726 feet; 4) North 01°30'41" East 182.070 feet; 5) North 00°32'52" East 414.282 feet; thence South 89°59'47" East 623.900 feet to a point on the Westerly boundary line of said Jordan Promenade Village 1 Plat B-3; thence along said Jordan Promenade Village 1 Plat B-3 and Jordan Promenade Village 1 Plat B-2 the following (18) courses: 1) South 88.004 feet to a point on a 12.000 foot radius non tangent curve to the right, (radius bears South 89°59'52" West, Chord: South 44°59'56" West 16.971 feet); 2) along the arc of said curve 18.850 feet through a central angle of 90°00'08"; 3) South 59.000 feet to a point on a 12.000 foot radius non tangent curve to the right, (radius bears South 00°00'04" East, Chord: South 45°00'00" East 16.971 feet); 4) along the arc of said curve 18.850 feet through a central angle of 90°00'08"; 5) South 176.000 feet to a point on a 12.000 foot radius non tangent curve to the right, (radius bears South 89°59'52" West, Chord: South 44°59'56" West 16.971 feet); 6) along the arc of said curve 18.850 feet through a central angle of 90°00'08"; 7) South 59.000 feet to a point on a 12.000 foot radius non tangent curve to the right, (radius bears South 00°00'04" East, Chord: South 45°00'00" East 16.971 feet); 8) along the arc of said curve 18.850 feet through a central angle of 90°00'08"; 9) South 216.460 feet to a point on a 12.000 foot radius non tangent curve to the right, (radius bears South 89°59'52" West, Chord: South 44°59'56" West 16.971 feet); 10) along the arc of said curve 18.850 feet through a central angle of 90°00'08"; 11) South 59.000 feet to a point on a 12.000 foot radius non tangent curve to the right, (radius bears South 00°00'04" East, Chord: South 45°00'00" East 16.971 feet); 12) along the arc of said curve 18.850 feet through a central angle of 90°00'08"; 13) South 196.000 feet to a point on a 12.000 foot radius non tangent curve to the right, (radius bears South 89°59'52" West, Chord: South 44°59'56" West 16.971 feet); 14) along the arc of said curve 18.850 feet through a central angle of 90°00'08"; 15) South 59.000 feet to a point on a 12.000 foot radius non tangent curve to the right, (radius bears South 00°00'04" East, Chord: South 45°00'00" East 16.971 feet); 16) along the arc of said curve 18.850 feet through a central angle of 90°00'08"; 17) South 140.835 feet to a point on a 16.000 foot radius tangent curve to the right, (radius bears West, Chord: South 44°58'04" West 22.615 feet); 18) along the arc of said curve 25.115 feet through a central angle of 89°56'07" to the point of beginning.

*Cked by JJB 19 Nov. 2020*

**Parcel B:**

Beginning North 89°57'40" West 1946.012 feet along the Quarter Section Line and North 2058.855 feet from the East Quarter Corner of Section 26, Township 5 South, Range 1 West, Salt Lake Base and

4747BA58-7FC1-4331-A485-C1D85643B896 --- 2020/12/04 06:45:00 -8:00 --- Remote Notary

4833-8431-4317



**EXHIBIT A (cont.)**

**Legal Description of the Property**

Meridian and running thence the following (3) courses: 1) North 89°59'47" West 119.000 feet; 2) North 00°00'13" East 43.494 feet; 3) North 89°59'48" West 481.206 feet to the East Right-of-Way Line of Redwood Road; thence along said East Right-of-Way Line North 01°17'19" East 36.393 feet; thence South 89°27'10" East 291.873 feet; thence North 00°12'42" East 376.014 feet; thence East 306.163 feet; thence South 00°00'13" West 453.138 feet to the point of beginning.

*Cked by JJB 19 Nov. 2020*

APN: 58:038:0054 and 58:035:0105

4747BA58-7FC1-4331-A485-C1D85643B896 --- 2020/12/04 06:45:00 -8:00 --- Remote Notary

4833-8431-4317





### Oakwood - Owners Covenant.pdf

DocVerify ID: 4747BA58-7FC1-4331-A485-C1D85643B896  
 Created: December 04, 2020 06:45:00 -8:00  
 Pages: 4  
 Remote Notary: Yes / State: UT

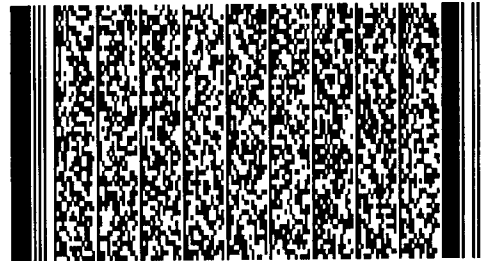
This document is a DocVerify VeriVaulted protected version of the document named above. It was created by a notary or on the behalf of a notary, and it is also a DocVerify E-Sign document, which means this document was created for the purposes of Electronic Signatures and/or Electronic Notary. Tampered or altered documents can be easily verified and validated with the DocVerify veriCheck system. This remote online notarization involved the use of communication technology.

Go to [www.docverify.com](http://www.docverify.com) at any time to verify or validate the authenticity and integrity of this or any other DocVerify VeriVaulted document.

#### E-Signature Summary

**Signer 1: R. Steven Romney (RSR)**  
 December 04, 2020 09:12:41 -8:00 [1B655951F97E] [73.20.31.187]  
 romneys@slreserve.com (Personally Known)

**E-Signature Notary: Marilyn F. Nielson (MFN)**  
 December 04, 2020 09:12:41 -8:00 [3BF46334FBC6] [65.130.218.127]  
 nielsonm@slreserve.com  
 I, Marilyn F. Nielson, did witness the participants named above electronically sign this document.



DocVerify documents cannot be altered or tampered with in any way once they are protected by the DocVerify VeriVault System. Best viewed with Adobe Reader or Adobe Acrobat. All visible electronic signatures contained in this document are symbolic representations of the persons signature, and not intended to be an accurate depiction of the persons actual signature as defined by various Acts and/or Laws.

