



ENT 54205:2022 PG 1 of 7
ANDREA ALLEN
UTAH COUNTY RECORDER
2022 May 02 10:58 am FEE 0.00 BY KC
RECORDED FOR SARATOGA SPRINGS CITY

City of Saratoga Springs
1307 N. Commerce Drive, Suite 200
Saratoga Springs, UT 84045

NOTICE OF APPROVAL OF SUBDIVISION EXCEPTION

Conveyance from Suburban Land Reserve, Inc. to Clayton Properties Group II, Inc.

April 26, 2022

Suburban Land Reserve, Inc. a Utah corporation ("Grantor"), and *Clayton Properties Group II, Inc.* a Utah corporation ("Grantee"), have agreed to the purchase by the Grantee of certain real property located in Saratoga Springs, Utah County, Utah owned by Grantor. Pursuant to Utah Code 10-9a-103(65)(c)(v), the Saratoga Springs Planning Director, as the land use authority for the City of Saratoga Springs, Utah, hereby approves the division or partition of land described below and certifies that the subdivision of property will not result in a violation of any land use ordinance so long as the attached Owner's Covenant (Exhibit "A") is recorded with the Utah County Recorder's office and all conditions of the Owner's Covenant and this Notice are met.

Legal Description

A parcel of land situated in the Southeast Quarter of Section 23 and the Southwest Quarter of Section 24, Township 5 South, Range 1 West, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Beginning at a point on a point on a 25.000 foot radius non tangent curve to the right, (radius bears North 12°13'55" East, Chord: North 38°52'56" West 31.389 feet), said point lies North 89°57'40" West 301.016 feet along the Section Line and North 2853.076 feet from the East Quarter Corner of Section 26, Township 5 South, Range 1 West, Salt Lake Base and Meridian and running thence along the arc of said curve 33.934 feet through a central angle of 77°46'18"; thence North 00°00'13" East 706.343 feet; thence East 583.812 feet; thence South 09°02'32" West 275.409 feet;

thence South 80°57'28" East 125.000 feet; thence South 09°02'32" West 56.266 feet; thence North 80°57'28" West 125.000 feet; thence South 09°02'32" West 400.954 feet; thence South 33°58'13" West 168.649 feet to a point on a 1317.668 foot radius non tangent curve to the left, (radius bears South 28°45'30" West, Chord: North 69°30'17" West 378.752 feet); thence along the arc of said curve 380.068 feet through a central angle of 16°31'35" to the point of beginning.

Property contains 9.574 acres.

See Exhibit "B"

IN WITNESS WHEREOF the Planning Director for the City of Saratoga Springs, Utah, has approved the subdivision exception as specified above as of the date first written above.

ATTEST:

SARATOGA SPRINGS PLANNING
DIRECTOR

By: _____
City Recorder

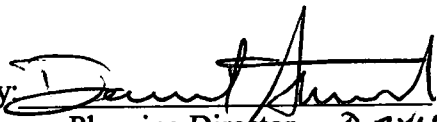
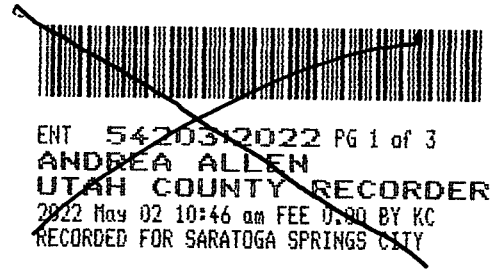
By: 
Planning Director **DAVID STROUS**

Exhibit "A"
Owner's Covenant



After recording please return to:
City Recorder, City of Saratoga Springs
1307 N. Commerce Drive Suite 100
Saratoga Springs, UT 84045

OWNER'S COVENANT

Suburban Land Reserve an individual/Utah limited liability company/Utah corporation ("Owner") and its successor and assigns, hereby covenants as follows:

Owner acknowledges that the parcel described in Exhibit A (the "Parcel") has been created with the approval of the City of Saratoga Springs, Utah in connection with Utah Code 10-9a-103(65)(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.

[Suburban Land Reserve
An individual/Utah limited liability
company/corporation

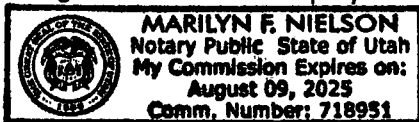
By: David Cannon
Name: David Cannon *RS*
Its: President

STATE OF UTAH)

:ss

COUNTY OF UTAH)

On the 29 day of March, 2022 personally appeared before me, David Cannon who being by me duly sworn, did say that he is the President of Suburban Land Reserve Utah limited liability company/corporation, and duly acknowledged to me that he is authorized to sign the foregoing instrument on behalf of said company, and duly acknowledged to me that said company executed the same.



Marilyn F. Nielson
Notary Public

Commission expires:
Residing at:

ACCEPTED BY:

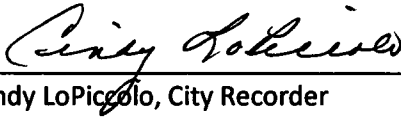
CITY OF SARATOGA SPRINGS, UTAH



Mark Christensen, City Manager

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Attest:



Cindy LoPiccolo, City Recorder

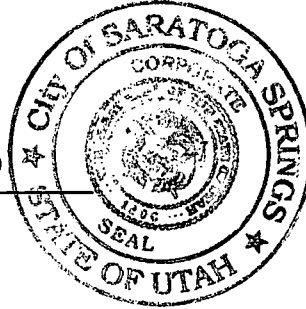


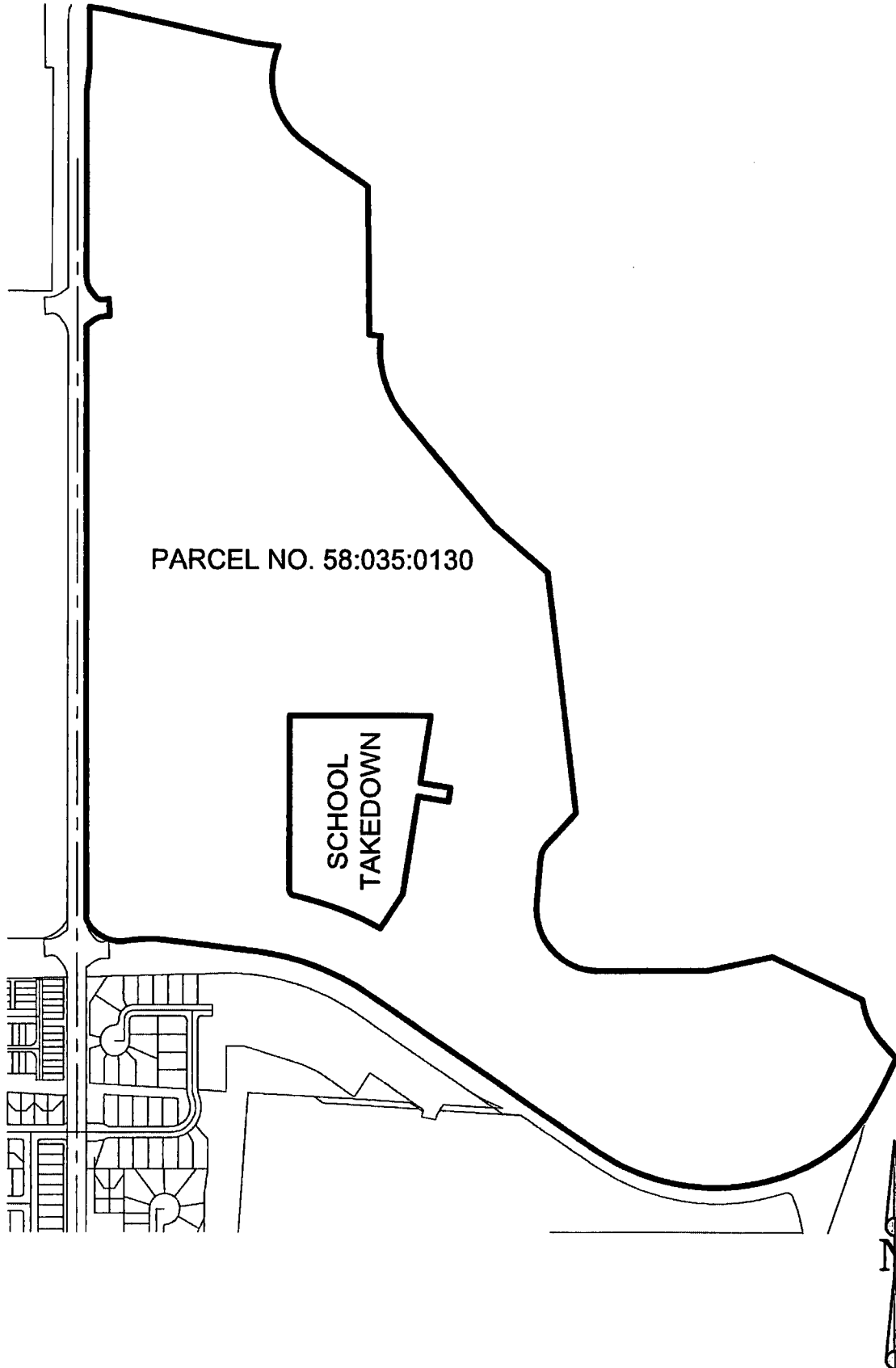
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Property contains 9.574 acres.

XREFS:



PARCEL NO. 58:035:0130

SCHOOL
TAKEDOWN



SCALE: 1"=400'

48900 GENR1 001	DATE: _____ TIME: _____
	NETWORK: _____
	PATH: _____
	DWG NAME: _____
	LAYOUT: _____
DESIGNER: _____ MGR: _____	

 **PERIGEE**
CONSULTING
CIVIL • STRUCTURAL • SURVEY

8000 SOUTH 900 WEST, SUITE 900
MILWAUKEE, WI 53228-3000 TEL: 414.251.9400 FAX: 414.251.9401
WEST JORDAN, UT 84088
WWW.PERIGEECONSULTING.COM

**WANDER TAKEDOWN SCHOOL
SUBDIVISION EXCEPTION EXHIBIT**