



ENT 10411:2022 PG 1 of 3
ANDREA ALLEN
UTAH COUNTY RECORDER
2022 Jan 25 12:10 PM FEE 40.00 BY SA
RECORDED FOR EDGE HOMES

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

APN: 58:021:0512

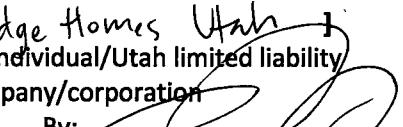
OWNER'S COVENANT

EDGE Homes Utah, LLC, 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.

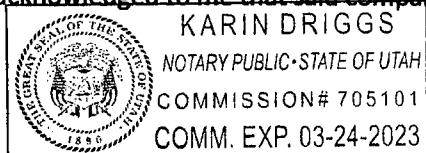
[Edge Homes Utah]
An individual/Utah limited liability
company/corporation
By: 
Name: Gordon Jones
Its: Manager

STATE OF UTAH)

:ss

COUNTY OF UTAH)

On the 3 day of December, 2021 personally appeared before me, Gordon Jones, who being by me duly sworn, did say that he is the Manager of Edge Homes Utah, a 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.




Notary Public

Commission expires: 03/24/2023
Residing at: Lehi, UT

EXHIBIT A**Property 1:**

A portion of the West Half of Section 3, Township 5 South, Range 1 West, Salt Lake Base and Meridian, described as follows:

Beginning at a point located North 89° 32' 24" West along the Section Line 551.49 feet and North 845.44 feet from the South Quarter Corner of Section 3, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence along the arc of a non-tangent curve to the right 192.40 feet with a radius of 229.50 feet through a central angle of 48° 02' 00" chord: North 25° 15' 36" West 186.81 feet; thence North 1° 14' 35" West 59.01 feet; thence along the arc of a curve to the right 48.21 feet with a radius of 279.50 feet through a central angle of 9° 52' 59" chord: North 3° 41' 54" East 48.15 feet to a point of reverse curve; thence along the arc of a curve to the left 690.22 feet with a radius of 920.50 feet through a central angle of 42° 57' 44" chord: North 12° 50' 29" West 674.17 feet to a point of reverse curve; thence along the arc of a curve to the right 365.21 feet with a radius of 529.50 feet through a central angle of 39° 31' 08" chord: North 14° 33' 47" West 358.02 feet; thence North 5° 11' 47" East 380.49 feet; thence North 84° 48' 13" West 100.00 feet; thence North 5° 11' 47" East 150.00 feet; thence North 13° 18' 08" West 51.03 feet; thence North 37° 06' 24" West 51.17 feet; thence North 61° 37' 19" West 51.17 feet; thence North 16° 07' 13" East 100.00 feet; thence along the arc of a non-tangent curve to the left 42.60 feet with a radius of 220.50 feet through a central angle of 11° 04' 09" chord: North 79° 24' 52" West 42.53 feet; thence North 84° 56' 56" West 320.71 feet; thence along the arc of a curve to the left 19.07 feet with a radius of 12.00 feet through a central angle of 91° 04' 29" chord: South 49° 30' 49" West 17.13 feet; thence along the arc of a curve to the left 21.38 feet with a radius of 170.50 feet through a central angle of 7° 11' 08" chord: South 0° 23' 01" West 21.37 feet; thence South 86° 47' 27" West 59.00 feet; thence South 55° 42' 48" West 165.56 feet; thence North 12° 34' 22" East 196.07 feet; thence North 5° 03' 04" East 1024.33 feet; thence North 89° 52' 43" East 1405.22 feet; thence South 0° 17' 28" West 304.26 feet to the proposed westerly right-of-way line of Mountain View Corridor; thence along said westerly right-of-way line the following seven (7) courses: thence along the arc of a non-tangent curve to the left 21.43 feet with a radius of 1000.00 feet through a central angle of 1° 13' 41" chord: South 20° 20' 12" West 21.43 feet; thence South 19° 43' 22" West 600.87 feet; thence South 15° 24' 52" West 391.36 feet; thence South 17° 09' 12" West 330.78 feet; thence along the arc of a curve to the left 452.55 feet with a radius of 1229.50 feet through a central angle of 21° 05' 21" chord: South 6° 36' 32" West 450.00 feet; thence South 3° 56' 09" East 560.76 feet; thence along the arc of a curve to the right 577.91 feet with a radius of 1085.00 feet through a central angle of 30° 31' 03" chord: South 11° 19' 23" West 571.10 feet to the point of beginning.

LESS AND EXCEPTING the following described parcels:

A portion of the Northwest Quarter of Section 3, Township 5 South, Range 1 West, Salt Lake Base and Meridian, described as follows:

Beginning at a point located North 89° 32' 24" West along the Section Line 794.07 feet

and North 3871.57 feet from the South Quarter Corner of Section 3, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South $89^{\circ} 52' 43''$ West 50.58 feet; thence along the arc of a non-tangent curve to the left 18.85 feet with a radius of 12.00 feet through a central angle of $90^{\circ} 00' 00''$, chord: North $44^{\circ} 52' 43''$ East 16.97 feet; thence North $00^{\circ} 07' 17''$ West 108.00 feet; thence North $89^{\circ} 52' 43''$ East 59.00 feet; thence South $00^{\circ} 07' 17''$ East 109.19 feet; thence along the arc of a curve to the left 17.97 feet with a radius of 12.00 feet through a central angle of $85^{\circ} 47' 19''$, chord: South $43^{\circ} 00' 56''$ East 16.34 feet; thence along the arc of a non-tangent curve to the left 31.57 feet with a radius of 429.50 feet through a central angle of $04^{\circ} 12' 41''$, chord: North $88^{\circ} 00' 56''$ West 31.56 feet to the point of beginning.

A portion of the Northwest Quarter of Section 3, Township 5 South, Range 1 West, Salt Lake Base and Meridian, described as follows:

Beginning at a point located North $89^{\circ} 32' 24''$ West along the Section Line 991.58 feet and North 3869.57 feet from the South Quarter Corner of Section 3, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South $89^{\circ} 52' 43''$ West 83.00 feet; thence along the arc of a non-tangent curve to the left 18.85 feet with a radius of 12.00 feet through a central angle of $90^{\circ} 00' 00''$, chord: North $44^{\circ} 52' 42''$ East 16.97 feet; thence North $00^{\circ} 07' 17''$ West 108.00 feet; thence North $89^{\circ} 52' 43''$ East 59.00 feet; thence South $00^{\circ} 07' 17''$ East 108.00 feet; thence along the arc of a non-tangent curve to the left 18.85 feet with a radius of 12.00 feet through a central angle of $90^{\circ} 00' 00''$, chord: South $45^{\circ} 07' 15''$ East 16.97 feet to the point of beginning.