



ENT 117701:2019 PG 1 of 7  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2019 Nov 12 11:57 am FEE 40.00 BY SW  
RECORDED FOR EDGE HOMES

After recording please return to:

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

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### OWNER'S COVENANT

Edge Homes Utah, LLC, a Utah limited liability company ("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(57)(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, LLC  
Utah limited liability company

By: Steve Maddox  
Name: Steve Maddox  
Its: Manager

STATE OF UTAH            )  
  :SS  
COUNTY OF UTAH        )

On the 5 day of November, 2019, personally appeared before me, Steve Maddox, 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.

Shelley Mae King  
Notary Public

Commission expires: 7-10-2021  
Residing at: Lehi, UT



**EXHIBIT A**

**LEGAL DESCRIPTION**  
**PREPARED FOR**  
**EDGE HOMES (MT. SARATOGA)**  
**Job No. 14-1664**  
(Revised: November 6, 2019)

**REMAINDER OF VILLAGE 1-PURCHASE**

A portion of Section 21, Township 5 South, Range 1 West, Salt Lake Base & Meridian, located in Saratoga Springs, Utah, more particularly described as follows:

Beginning at a point located  $N0^{\circ}17'59''E$  along the Quarter Section Line 1459.28 feet and West 132.10 feet from the South 1/4 Corner of Section 21, Township 5 South, Range 1 West, Salt Lake Base & Meridian; thence  $N70^{\circ}10'42''W$  80.01 feet; thence  $N19^{\circ}49'18''E$  100.00 feet; thence  $N70^{\circ}10'42''W$  321.90 feet; thence  $N64^{\circ}50'27''W$  83.00 feet; thence northeasterly along the arc of a 1459.00 foot radius non-tangent curve to the right (radius bears:  $S64^{\circ}50'27''E$ ) 69.17 feet through a central angle of  $2^{\circ}42'58''$  (chord:  $N26^{\circ}31'02''E$  69.16 feet); thence along the arc of a 1956.50 foot radius curve to the left 363.09 feet through a central angle of  $10^{\circ}37'59''$  (chord:  $N22^{\circ}33'32''E$  362.57 feet); thence  $N76^{\circ}16'38''W$  384.18 feet; thence  $N76^{\circ}38'12''W$  185.42 feet; thence  $N81^{\circ}16'07''W$  591.82 feet; thence  $N61^{\circ}54'36''W$  84.57 feet; thence  $S28^{\circ}05'24''W$  30.00 feet; thence  $N61^{\circ}54'36''W$  141.52 feet; thence  $N49^{\circ}30'57''W$  433.45 feet to the Quarter Section Line; thence  $N89^{\circ}11'06''W$  along the Quarter Section Line 574.34 feet to the West 1/4 Corner of said Section 21; thence  $N0^{\circ}12'36''E$  along the Section Line 1259.34 feet to the southerly line of that real property described in Deed Entry No. 83615:2009; thence  $N33^{\circ}39'41''E$  along said real property 555.74 feet; thence East 586.17 feet; thence  $S19^{\circ}08'39''E$  149.34 feet; thence East 400.47 feet; thence  $S58^{\circ}33'25''E$  213.49 feet; thence  $S36^{\circ}50'22''E$  230.72 feet; thence  $S11^{\circ}06'36''E$  299.20 feet; thence East 400.32 feet; thence northeasterly along the arc of a 541.50 foot radius non-tangent curve to the right (radius bears:  $N88^{\circ}25'36''E$ ) 541.50 feet through a central angle of  $3^{\circ}28'32''$  (chord:  $N0^{\circ}09'52''E$  32.84 feet); thence northeasterly along the arc of a 93.00 foot radius non-tangent curve to the right (radius bears:  $N36^{\circ}00'45''E$ ) 181.33 feet through a central angle of  $111^{\circ}42'46''$  (chord:  $N1^{\circ}52'08''E$  153.94 feet); thence northwesterly along the arc of a 173.00 foot radius non-tangent curve to the left (radius bears:  $S69^{\circ}28'43''W$ ) 55.71 feet through a central angle of  $18^{\circ}26'57''$  (chord:  $N29^{\circ}44'46''W$  55.47 feet); thence  $N38^{\circ}58'15''W$  3.60 feet; thence along the arc of a 280.00 foot radius curve to the left 30.91 feet through a central angle of  $6^{\circ}19'32''$  (chord:  $N42^{\circ}08'01''W$  30.90 feet); thence  $N30^{\circ}46'22''E$  63.32 feet; thence southeasterly along the arc of a 160.00 foot radius non-tangent curve to the left (radius bears:  $N23^{\circ}50'53''E$ ) 23.14 feet through a central angle of  $8^{\circ}17'14''$  (chord:  $S70^{\circ}17'44''E$  23.12 feet); thence  $S74^{\circ}26'21''E$  6.26 feet; thence along the arc of a 77.00 foot radius curve to the left 119.70 feet through a central angle of  $89^{\circ}04'14''$  (chord:  $N61^{\circ}01'32''E$  108.01 feet); thence  $S65^{\circ}43'21''E$  76.31 feet; thence  $N24^{\circ}16'39''E$  108.00 feet; thence  $S65^{\circ}43'21''E$  181.40 feet; thence  $S24^{\circ}16'39''W$  179.00 feet to the Northwest Corner of **QUAILHILL AT MT. SARATOGA PLAT K** subdivision according to the official plat thereof; thence along said subdivision boundary the following four (4) courses:  $S24^{\circ}16'39''W$  83.17 feet; thence  $S61^{\circ}18'02''E$  82.97 feet; thence  $S23^{\circ}28'42''E$  594.07 feet; thence  $S33^{\circ}12'45''E$  348.25 feet; thence West 494.86 feet; thence southwesterly along the arc of a 2039.50 foot radius non-tangent curve to the right (radius bears:  $S83^{\circ}14'40''W$ ) 684.88 feet through a central angle of  $19^{\circ}14'25''$  (chord:  $S2^{\circ}51'52''W$  681.66 feet); thence along the arc of a 15.00 foot radius curve to the left 23.24 feet through a central angle of  $88^{\circ}45'43''$  (chord:  $S31^{\circ}53'47''E$  20.98 feet); thence  $S76^{\circ}16'38''E$  190.08 feet; thence along the arc of a 301.50 foot radius curve to the right 192.89 feet through a central angle of  $36^{\circ}39'21''$  (chord:  $S57^{\circ}56'58''E$  189.62 feet); thence  $N50^{\circ}22'43''E$  277.89 feet; thence North 320.91 feet; thence  $N53^{\circ}30'58''E$  103.38 feet to the south line of **QUAILHILL AT MT. SARATOGA PLAT K** subdivision

- Civil Engineering
- Structural Engineering
- Surveying
- Land Planning
- Landscape Architecture

Corporate Office: 3302 N. Main Street • Spanish Fork, UT 84660  
Salt Lake Office: 14441 South 980 West • Bluffdale, UT 84065  
Boise Office: 2040 S. Eagle Road • Meridian, ID 83642

☎ 801.798.0555    ☎ 801.798.9393  
☎ 801.495.2844    ☎ 801.495.2847  
☎ 208.846.9600



according to the official plat thereof; thence East along said south line 119.89 feet; thence South 559.60 feet; thence S38°50'15"W 357.76 feet; thence northwesterly along the arc of a 571.00 foot radius non-tangent curve to the right (radius bears: N41°26'12"E) 79.78 feet through a central angle of 8°00'19" (chord: N44°33'39"W 79.71 feet); thence S48°54'54"W 203.00 feet; thence S27°55'10"E 84.62 feet; thence S46°20'45"E 74.25 feet; thence S51°10'02"E 63.40 feet; thence S58°00'56"E 84.14 feet; thence S44°00'44"E 80.55 feet; thence S51°10'02"E 252.71 feet; thence S60°57'05"E 210.00 feet; thence S66°22'44"E 248.79 feet; thence N82°04'49"E 1120.08 feet to the westerly line of the Utah Power & Light Company property as defined by survey; thence S5°03'00"W along said westerly line 423.18 feet to the south line of the Utah Power & Light Company property as defined by survey; thence along said south line northeasterly along the arc of a 544.00 foot radius non-tangent curve to the left (radius bears: N25°29'07"W) 8.46 feet through a central angle of 0°53'29" (chord: N64°04'08"E 8.46 feet) to the east line of that real property described in Deed Entry No. 4952:2006; thence S0°00'18"E along said real property 253.32 feet to the centerline of Fairfield Road; thence S52°38'12"W along said centerline 888.11 feet; thence N88°02'19"W 834.16 feet; thence North 30.00 feet; thence S88°02'23"E 613.98 feet; thence N0°38'29"E 110.82 feet; thence southeasterly along the arc of a 3000.00 foot radius non-tangent curve to the left (radius bears: N0°38'29"E) 32.66 feet through a central angle of 0°37'26" (chord: S89°40'13"E 32.66 feet); thence North 336.00 feet; thence West 94.50 feet; thence North 21.50 feet; thence West 152.00 feet; thence North 90.00 feet; thence west 46.59 feet; thence North 45.00 feet; thence East 46.59 feet; thence North 52.89 feet; thence N76°13'06"W 20.90 feet; thence N13°46'57"E 89.96 feet; thence N16°45'57"E 56.00 feet; thence northwesterly along the arc of a 450.00 foot radius non-tangent curve to the right (radius bears: N16°45'57"E) 30.24 feet through a central angle of 3°51'00" (chord: N71°18'33"W 30.23 feet); thence N20°34'21"E 100.08 feet; thence N65°48'41"W 45.00 feet; thence N61°23'40"W 604.50 feet; thence N60°44'20"W 48.60 feet; thence N58°09'25"W 46.49 feet; thence N55°15'45"W 46.49 feet; thence N55°20'26"W 50.52 feet; thence S33°47'13"W 100.00 feet; thence northwesterly along the arc of a 1076.00 foot radius non-tangent curve to the left (radius bears: S33°47'13"W) 20.00 feet through a central angle of 1°03'54" (chord: N56°44'44"W 20.00 feet); thence N33°47'13"E 100.00 feet; thence N58°25'52"W 51.76 feet; thence N60°55'31"W 49.90 feet; thence N63°21'26"W 49.92 feet; thence N65°51'22"W 52.64 feet; thence N68°25'16"W 52.64 feet; thence N70°07'43"W 46.49 feet; thence S19°49'18"W 100.00 feet to the point of beginning.

Contains: ±141.30 Acres

**MT. SARATOGA REMAINING PURCHASE PARCEL 3 (COMMERCIAL)**

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, LOCATED IN SARATOGA SPRINGS, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N0°17'59"E ALONG THE QUARTER SECTION LINE 138.61 FEET AND WEST 248.21 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE N89°08'58"W 164.24 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT 23.34 FEET THROUGH A CENTRAL ANGLE OF 89°08'57" (CHORD: N44°34'29"W 21.06 FEET); THENCE NORTH 81.08 FEET; THENCE ALONG THE ARC OF A 889.00 FOOT RADIUS CURVE TO THE LEFT 113.71 FEET THROUGH A CENTRAL ANGLE OF 7°19'43" (CHORD: N3°39'51"W 113.63 FEET); THENCE EAST 186.26 FEET; THENCE SOUTH 211.92 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±0.87 ACRES

**MT. SARATOGA REMAINING PURCHASE PARCEL 4 (COMMERCIAL)**

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, LOCATED IN SARATOGA SPRINGS, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N0°17'59"E ALONG THE QUARTER SECTION LINE 73.99 FEET AND WEST 544.55 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE N89°09'33"W 792.50 FEET; THENCE N0°00'38"E 408.28 FEET; THENCE EAST 509.42 FEET; THENCE N69°09'14"E 257.23 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 1459.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: N69°09'14"E) 42.62 FEET THROUGH A CENTRAL ANGLE OF 1°40'25" (CHORD: S21°40'58"E 42.62 FEET); THENCE ALONG THE ARC OF A 806.00 FOOT RADIUS CURVE TO THE RIGHT 124.84 FEET THROUGH A CENTRAL ANGLE OF 8°52'27" (CHORD: S18°04'57"E 124.71 FEET); THENCE ALONG THE ARC OF A 280.50 FOOT RADIUS CURVE TO THE RIGHT 58.42 FEET THROUGH A CENTRAL ANGLE OF 11°55'57" (CHORD: S7°40'45"E 58.31 FEET); THENCE S1°42'47"E 132.42 FEET; THENCE SOUTH 125.27 FEET; THENCE N89°11'25"W 23.14 FEET; THENCE S0°48'35"W 38.21 FEET TO THE POINT OF BEGINNING.

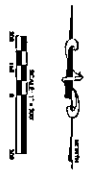
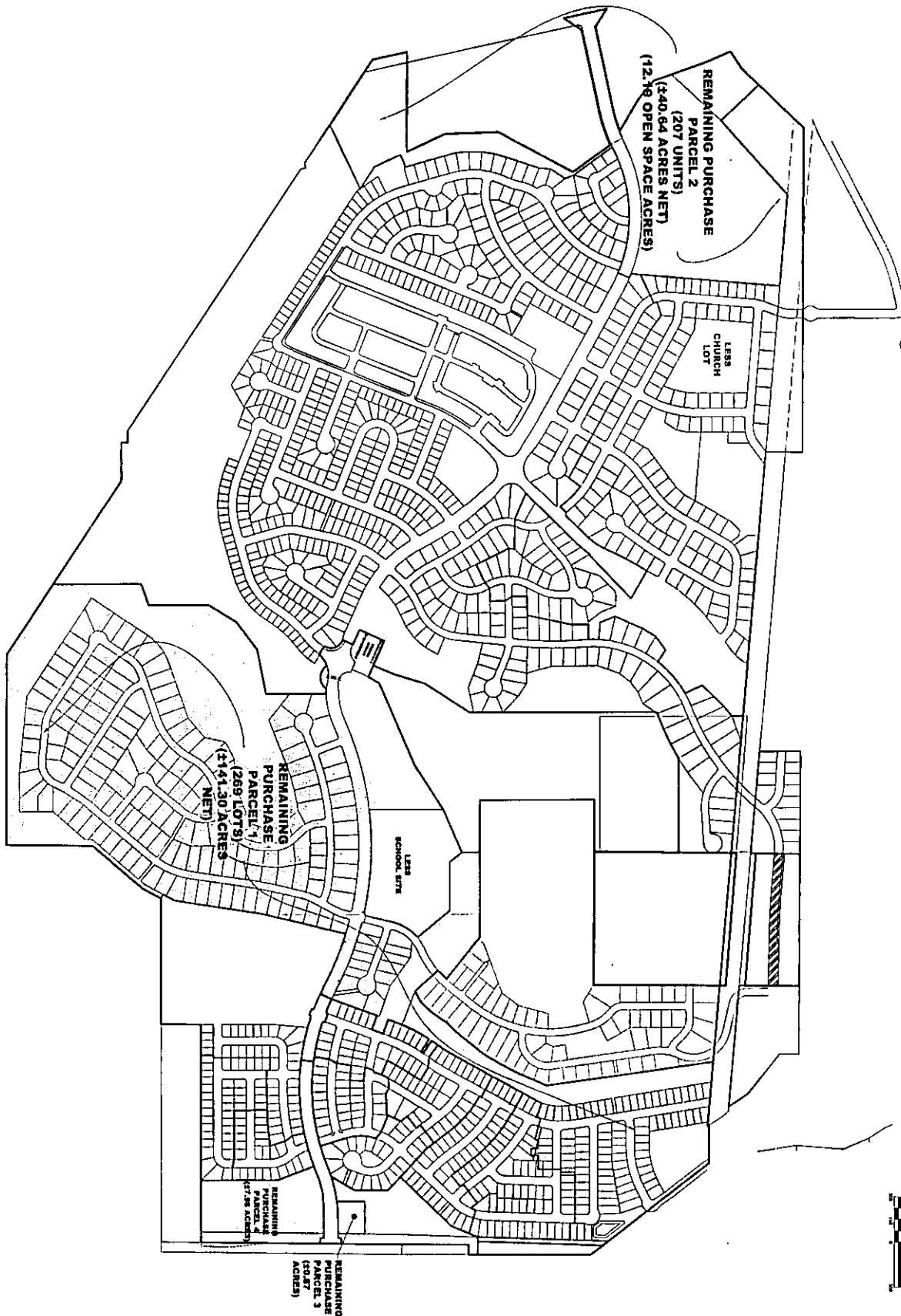
CONTAINS: ±7.98 ACRES

**DESCRIPTION OF PURCHASE AREA OF VILLAGE 5 NEIGHBORHOOD 3**

A portion of Section 16, Township 5 South, Range 1 West, Salt Lake Base & Meridian, located in Saratoga Springs, Utah, more particularly described as follows:

Beginning at a point located N0°21'55"E along the Section Line 1091.43 feet and West 154.78 feet from the Southeast Corner of Section 16, Township 5 South, Range 1 West, Salt Lake Base & Meridian; thence N85°12'00"W 996.78 feet; thence southwesterly along the arc of a 1041.50 foot radius non-tangent curve to the right (radius bears: N68°40'45"W) 28.54 feet through a central angle of 1°34'13" (chord: S22°06'21"W 28.54 feet); thence N67°06'33"W 83.00 feet; thence northwesterly along the arc of a 958.50 foot radius non-tangent curve to the left (radius bears: N67°06'33"W) 831.94 feet through a central angle of 49°43'50" (chord: N1°58'27"W 806.07 feet); thence along the arc of a 1043.50 foot radius curve to the right 18.20 feet through a central angle of 0°59'57" (chord: N26°20'24"W 18.20 feet); thence S54°53'34"W 317.74 feet; thence S68°22'39"W 59.76 feet; thence N56°28'44"W 116.59 feet; thence N85°15'55"W 75.86 feet; thence N72°05'07"W 225.21 feet; thence N73°49'14"W 85.95 feet; thence N81°01'24"W 85.91 feet; thence N88°37'30"W 85.91 feet; thence S85°35'26"W 86.13 feet; thence S74°42'57"W 349.28 feet to the easterly line of that real property described in Deed Entry No. 26972:2006; thence along said real property the following three (3) courses: N24°19'57"W 87.18 feet; thence S65°37'45"W 189.50 feet; thence S33°37'57"W 172.88 feet; thence N25°38'33"W 465.12 feet; thence N33°57'27"E 512.75 feet to the southerly right-of-way line of Highway 73; thence N78°12'20"E along said right-of-way line 235.19 feet to the Quarter Section Line; thence S0°23'05"W along the Quarter Section Line 651.34 feet to the northerly line of that real property described in Deed Entry No. 822:2006; thence along said real property the following seventeen (17) courses: N65°39'53"E 283.43 feet; thence N88°24'59"E 355.06 feet; thence S62°03'18"E 559.95 feet; thence N54°53'34"E 305.11 feet; thence N23°32'32"W 24.36 feet; thence northwesterly along the arc of a 1050.64 foot radius non-tangent curve to the right (radius bears: N66°29'51"E) 208.68 feet through a central angle of 11°22'48" (chord: N17°48'45"W 208.33 feet); thence N12°07'21"W 544.62 feet; thence N57°07'21"W 141.74 feet to a point also being on the southerly right-of-way line of Highway 73; thence N78°12'20"E along said right-of-way line 294.77 feet; thence S32°52'39"W 139.36 feet; thence S12°07'21"E 544.62 feet; thence along the arc of a 954.64 foot radius curve to the left 156.00 feet through a central angle of 9°21'45" (chord: S16°48'14"E 155.82 feet); thence N30°49'00"E 240.09 feet; thence N40°46'27"E 158.96 feet; thence N71°01'41"E 369.74 feet; thence N67°13'11"E 178.58 feet; thence S34°08'41"E 138.69 feet; thence S46°39'59"E 152.34 feet; thence S47°43'01"W 342.92 feet; thence S42°16'59"E 657.12 feet; thence S5°03'00"W 599.09 feet to the point of beginning.

Contains: ±40.64 Acres



<p><b>1</b></p>	<p><b>Mt. Saratoga</b> SARATOGA SPRINGS, UTAH</p> <p>EDGE PURCHASE MAP - OPTION 1</p>	<p><b>LPI</b></p> <p>LEITCH PARTNERS INC. ENGINEERS SURVEYORS PLANNERS</p> <p>3322 N. WILK BLVD. SARATOGA, UT 84403 PH: 801.282.9393 WWW.LEITCHPARTNERS.COM</p>	<p>DATE: 11/08/2019</p> <p>SCALE: 1" = 330'</p> <p>PROJECT: 117701-184</p> <p>DESIGNED BY: BAP</p> <p>CHECKED BY: [Signature]</p> <p>DATE: 11/08/2019</p>
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