

ENT 16428=2024 PG 1 of 5 ANDREA ALLEN UTAH COUNTY RECORDER 2024 Mar 14 02:14 PM FEE 40.00 BY KR RECORDED FOR SUBURBAN LAND RESERVE INC

## 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**

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(66)(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, Inc.

An individual/Utah limited liability

-company/corporation

Name:

comp.

Subdivision Exception pg. 5

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STATE OF UTAH	)	
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COUNTY OF UTAH	)	
Suburban Land Ecthat he is authorized	xyya Utah limited liabil	, 20 <u>2</u> personally appeared before me, worn, did say that he is the <u>Pve6</u> , of lity company/corporation, and duly acknowledged to me strument on behalf of said company, and duly cuted the same.
Nota My (	ARILYN F. NIELSON Iry Public State of Utah Commission Expires on: August 09, 2025 mm. Number: 718951	Mahiga I Melsen Notary Public

## Wander Phase H1

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

Beginning at a point on the West Right-of-Way Line of Riverside Drive, said point lies North 89°57'40" West 1235.662 feet along the Section Line and North 3774.219 feet from the East Quarter Corner of Section 26, Township 5 South, Range 1 West, Salt Lake Base and Meridian and running thence North 89°59'37" West 4.034 feet to a point on a 12.000 foot radius non tangent curve to the right, (radius bears North 89°59'37" West, Chord: South 45°00'11" West 16.970 feet); thence along the arc of said curve 18.848 feet through a central angle of 89°59'37"; thence West 187.030 feet to a point on a 12.000 foot radius tangent curve to the right, (radius bears North, Chord: North 45°00'00" West 16.971 feet); thence along the arc of said curve 18.850 feet through a central angle of 90°00'00"; thence North 387.000 feet; thence West 59.000 feet; thence North 216.823 feet; thence North 89°59'46" West 410.008 feet; thence North 00°00'14" East 110.000 feet; thence North 89°59'46" West 41.004 feet; thence North 00°00'14" East 59.000 feet; thence North 116.007 feet; thence East 510.000 feet; thence South 104.040 feet to a point on a 12.000 foot radius tangent curve to the left, (radius bears East, Chord: South 45°00'00" East 16.971 feet); thence along the arc of said curve 18.850 feet through a central angle of 90°00'00"; thence East 187.305 feet to a point on a 12.000 foot radius tangent curve to the left, (radius bears North, Chord: North 45°00'13" East 16.969 feet); thence along the arc of said curve 18.848 feet through a central angle of 89°59'34"; thence South 89°59'34" East 3.809 feet to said West Right-of-Way Line of Riverside Drive; thence along said Riverside Drive South 00°00'13" West 784.821 feet to the point of beginning.



AS-PROVIDED DESCRIPTION

16428 = 2024 PG 4 of 5 ENT

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ALTA / NSPS LAND TITLE SURVEY
PREPARED FOR OAKWOOD HOMES

BLAPETOR REED ON A COMMINENT FOR TITLE RELIGIANCE FROM AMERICAN TITLE RELIGIANCE COMPANY INTROVU. DEL EDIFOCIE COMMINENT PA. COMMINENT RELIGIANCE DAMINENT DATE JANUARY ST. 2014, AND DO HOT RESEARCH TITLE OR SECURI REMINE. ELET HRODRITY MA DESENVALLE PROSECCE PROCEST CONSTITUTION. PRESECCE DESERT ETRES OR BOWN-CITION OR REMAIN MACH CORRECTION HE ROCUZINO COLONIZIONI DE FIELMORIC, RAPIOTEIBRIS BOWN OF RECONSTITUTION AT THE OFFICERS, BUT MAY BE GRANCE TO CHANGE.

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SURVEYORS COMMENTS

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SURVEYOR'S CERTIFICATE

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Examiners, chims of exservent or encumbrances that are not shown by the Public Records.

BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 WEST, BALT LAKE BASE & MERIDIAN

Any encumbrance, violation, verhibon, softense chourestease, boundary the overlag, or exposurment (including an exposurment of an improvement and the boundary lives of the Land, that would be disclosed by an exported and complete land title survey of the Land and that are not shown in Public Report

(a) Unpublished mining defirms (b) makerothers or enterphisms in publish at in Acts eatherching the lastence thereof (c) water rights, claims or this to water whether or not the market excepted under (b), (b), or (c) are allowed by the Public Riccocks. lea o' right to a len' for services, lebor, melarat o' equipment, usless such len is othern by the Public Records of Data of Policy and not other cled from devenues busels.

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rights, claims at title to water, whether or not shown by the Public Record

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rded Werch CO, 2020 as Entry No.27280:2020 of Orithial Records.

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SCHEDULE "B" NOTES

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ALTA / NSPS LAND TITLE SURVEY PREPARED FOR OAKWOOD HOMES









