



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


Suburban Land Reserve, Inc. 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.
 [Corp.]
 An individual/Utah limited liability
 company/corporation

By: 
 Name: Tyler L. Busnell *RTB*

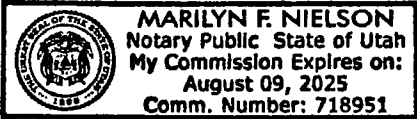
Its:

STATE OF UTAH)

:SS

COUNTY OF UTAH)

On the 11 day of March, 2024, personally appeared before me, Tyler Buswell, who being by me duly sworn, did say that he is the Pres. 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: Aug 9, 2025
Residing at: Bountiful, UT

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.

