



AFFIDAVIT

Pertaining to 2814 N Red Velvet Lane, Wildflower VP 4 Plat H7
Parcel Identification #- 58:021:0744

ENT 23536 2025 PG 1 of 7
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Apr 2 11:12 AM FEE 0.00 BY AC
RECORDED FOR SARATOGA SPRINGS CITY

I, Steve Maddox, Managing Member of Edge Homes Utah, LLC, hereby acknowledge that the City of Saratoga Springs has granted its permission to me or my successor(s) in interest and title to this property to construct a retaining wall within a ten foot public utility easement located on my property. I further agree to hold the City of Saratoga Springs harmless from any and all claims for personal injuries or damages to property when such injuries or damages, directly or indirectly, arise out of the existence, construction, installation, maintenance, condition, use or presence of structures located on or within the City's public utility easement. I further acknowledge that the City of Saratoga Springs shall not be responsible for any damages to structures or property located within the subject easement(s).

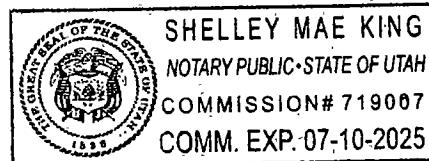
The terms of this consent made by the City of Saratoga Springs run perpetually with this property and shall apply to all owners, successors in interest or title. This affidavit shall also be recorded with the Utah County Recorder.

Regards,

Steve Maddox
Managing Member of Edge Homes Utah, LLC
Current owner of 2814 N Red Velvet Lane

State of Utah) §

County of Salt Lake)



On this 19 of March, in the year 2025, before me, Shelley King, a notary public, personally appeared Steve Maddox, proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same.

Witness my hand and official seal.



Comcast Cable Communications, Inc.
1350 E. Miller Ave.
Salt Lake City, Utah 84106
801-401-3041 Tel
801-255-2711 Fax

March 5, 2025

Spencer Llewelyn, PLS
Land Development Project Manager
Edge Homes
13702 South 200 West B12
Draper, UT 84020

To whom it may concern,

Comcast of Utah II grants permission to encroach upon the existing utility easements, which exists along the North and East property lines of 2814 North Red Velvet Lane, Saratoga Springs, UT, as long as it does not interfere with or deny access to our existing facilities (poles, cable, conduits, pedestal, electronics). Three feet of clearance must be maintained around all pedestals.

If you need our facilities to be moved, it can be done at your expense. If any damage is incurred to our facilities due to your encroachment, repairs will be done at your expense. Be sure to contact Blue Stakes to locate all utility services at least 48 hours before digging.

Sincerely,

Annette Harm

Annette Harm
Authorized Representative

LUMEN®

3/13/25

ATTN: Spencer Llewelyn
Via Email: spencerl@edgehomes.com

NO OBJECTION

SUBJECT: Encroachment P865064
Wildflower Village 4 Plat H-7
Saratoga Springs, UT 84043

To Whom It May Concern:

Qwest Corporation d/b/a CENTURYLINK, QC ("CENTURYLINK") has reviewed the request for the subject encroachment and has determined that CenturyLink does not have facilities within the subject public right of way/easement area as shown and/or described on Exhibit "A", said Exhibit "A" attached hereto and incorporated by this reference.

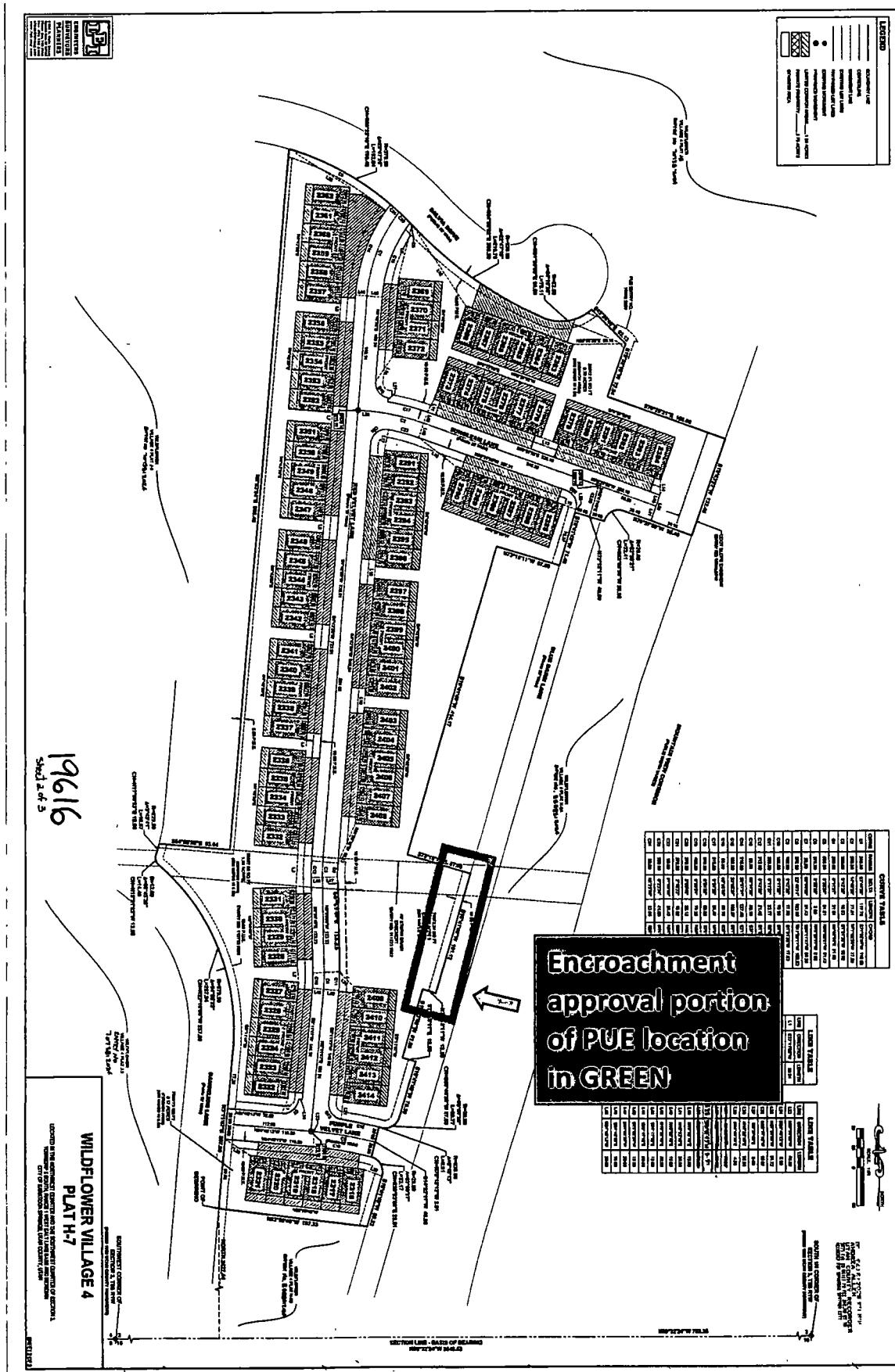
It is the intent and understanding of CenturyLink that this encroachment shall not reduce our rights to any existing easement or rights we have on this site or in the area.

This No objection response is submitted WITH THE STIPULATION that IF any CenturyLink Facilities are found and/or damaged or require relocation as a result of said Improvements within the ROW as described, the Applicant will bear the cost of relocation and/or repair of said CenturyLink facilities.

Please forward this letter of approval as you see fit.

Sincerely,
CenturyLink Right of Way Team

EXHIBIT A



Space above for County Recorder's use
PARCEL I.D.# 69:058:2416

DISCLAIMER OF UTILITY EASEMENT

The undersigned, QUESTAR GAS COMPANY dba Enbridge Gas Utah, Grantor, hereby disclaims and releases any rights, title or interest which it may have in and to the following-described real property in Utah County, Utah, to-wit:

All public utility easements, excepting the easement(s) or portion of easement(s) running adjacent and parallel to the street(s), located within the Common Area, Wildflower Village 4 Subdivision, located in the Southeast quarter of Section 3, Township 5 South, Range 1 West, Salt Lake Base and Meridian, Utah County, Utah; said Subdivision recorded in the Office of the County Recorder for Utah County, Utah.

IN WITNESS WHEREOF, this disclaimer and release of any right, title or interest has been duly executed on 3/12/2025.

QUESTAR GAS COMPANY
Dba Enbridge Gas Utah

By: *C*
Authorized Representative

STATE OF UTAH)
)
COUNTY OF SALT LAKE)
) ss.

On 3/12/2025, personally appeared before me Caroline King, who, being duly sworn, did say that (s)he is an Authorized Representative for QUESTAR GAS COMPANY dba Enbridge Gas Utah, and that the foregoing instrument was signed on behalf of said corporation pursuant to a Delegation of Authority.

Megan Robinson
Notary Public





American Fork Estimating
70 North 200 East
American Fork, Utah 84003

February 24, 2025

To: Edge Homes UT, LLC,

Dear Customer,

As you requested, Rocky Mountain Power hereby consents to a encroachment of the 10 foot utility easement along the East property line of the property located at 2814 N Red Velvet Ln, Saratoga Springs, Utah for the construction of Shade Awnings.

However, this consent does not waive or relinquish any rights necessary to the operation, maintenance, renewal, construction, repair, or removal of Power Company lines, conduit, or other power facilities, which are or may be located on said easement. Also, all clearances must be maintained from Power Company lines.

As consideration for the Power Company granting you permission to encroach upon said easement, it will be necessary for you to hold the Power company harmless from any and all claims for personal injuries or damages to property when such injuries or damages, directly or indirectly, arise out of the existence, construction, installation, maintenance, condition, use or presence of your structures upon said easement. Rocky Mountain Power shall not be responsible for any damages to structures or property located on said easement.

Sincerely,

Estimator



**SARATOGA
SPRINGS
PUBLIC WORKS**

February 12, 2025

CONSENT FOR ENCROACHMENT

Edge Homes Utah, LLC
Attn: Steve Maddox
2814 N Red Velvet Lane
Saratoga Springs, UT 84045

RE: 2814 N Red Velvet Lane, Wildflower VP 4 Plat H7
Parcel Identification #- 58:021:0744

To Whom It May Concern:

As you requested, The City of Saratoga Springs hereby consents to a proposed encroachment of the ten (10') foot utility easement in the location of 2814 N Red Velvet Lane, Wildflower VP 4 Plat H7 subdivision for the construction of a retaining wall, once we have received the statements from the local utility companies and the signed/notarized affidavit returned to us.

However, the consent does not waive or relinquish any rights necessary to the operation, maintenance, renewal, construction, repair, or removal of City utilities. If will also be necessary for you to provide the City with a statement from all of the local utility companies, stating their position.

As consideration for the City of Saratoga Springs granting you permission to encroach upon said easement, it will be necessary for you to hold the City harmless from any and all claims for personal injuries or damages to property when such injuries or damages, directly or indirectly, arise out of the existence, construction, installation, maintenance, condition, use or presence of your structures upon said easement. The City of Saratoga Springs shall not be responsible for any damages to structures or property located on said easement.

This letter will be attached and recorded with your lot on the County Plat map, if the terms are agreed upon.

If you have any questions or comments, please contact me.

Sincerely,

Jeremy Lapin
Public Works Director
City of Saratoga Springs

ATTEST:

Nicolette Fike, City Recorder

