



ENT 4072:2024 PG 1 of 7
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Jan 23 10:51 AM FEE 0.00 BY AR
RECORDED FOR CITY OF SARATOGA SPRINGS

WHEN RECORDED MAIL TO:

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

NOTICE OF APPROVAL OF SUBDIVISION EXCEPTION
Conveyance from Edge Homes Utah, LLC to City of Saratoga Springs

January 3, 2024

Edge Homes Utah, LLC, a Utah limited liability company ("Grantor"), and the City of Saratoga Springs, a Utah municipal corporation ("Grantee"), have agreed to the purchase by the Grantee of certain real property located in Saratoga Springs, Utah County, Utah owned by Grantor. Pursuant to Utah Code 10-9a-103(65)(c)(v), the Saratoga Springs Planning Director, as the land use authority for the City of Saratoga Springs, Utah, hereby approves the division or partition of land described below and certifies that the subdivision of property will not result in a violation of any land use ordinance so long as the attached Owner's Covenant (Exhibit "A") is recorded with the Utah County Recorder's office and all conditions of the Owner's Covenant and this Notice are met.

Legal Description

**A PARCEL OF LAND LOCATED IN 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 N89°32'24"W ALONG THE SECTION LINE 181.42
FEET AND NORTH 3459.72 FEET FROM THE SOUTH QUARTER CORNER OF SECTION
3, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN;
THENCE N70°29'31"W 77.00 FEET; THENCE N19°32'10"E 70.00 FEET; THENCE
S70°27'50"E 77.00 FEET; THENCE S19°32'16"W 69.96 FEET TO THE POINT OF
BEGINNING.**

CONTAINS: ±0.12 ACRES, OR 5,388 SQ. FT.

See Exhibit "B"

IN WITNESS WHEREOF the Planning Director for the City of Saratoga Springs, Utah,
has approved the subdivision exception as specified above as of the date first written above.

ATTEST:

SARATOGA SPRINGS PLANNING
DIRECTOR

By: [Signature]
City Recorder



By: [Signature]
Planning Director

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

Edge Homes Utah, LLC, a 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.

Edge Homes Utah, LLC, a Utah limited liability company

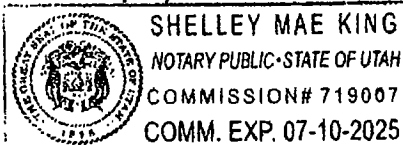
By: Steve Maddox
 Name: Steve Maddox
 Its: Manager

STATE OF UTAH)

:SS

COUNTY OF UTAH)

On the 3 day of January, 2024, personally appeared before me, Steve Maddox, who being by me duly sworn, did say that he is the Manager of Edge Home Utah, LLC, a Utah limited liability company, 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 King
 Notary Public

Commission expires: 7.10.2025
 Residing at: Lehi, UT

Exhibit "B"
Legal Description



ENGINEERS
SURVEYORS
PLANNERS

EXHIBIT 'A'

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LEGAL DESCRIPTIONS
PREPARED FOR
EDGE HOMES
Job No. 2021-0015
(October 24, 2023)

WILDFLOWER VILLAGE 4 PLAT J-3 LIFT STATION EASEMENT

A parcel of land located in 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 N89°32'24"W along the Section Line 181.42 feet and North 3459.72 feet from the South Quarter Corner of Section 3, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence N70°29'31"W 77.00 feet; thence N19°32'10"E 70.00 feet; thence S70°27'50"E 77.00 feet; thence S19°32'16"W 69.96 feet to the point of beginning.

Contains: ±0.12 Acres
5,388 Sq. Ft.

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

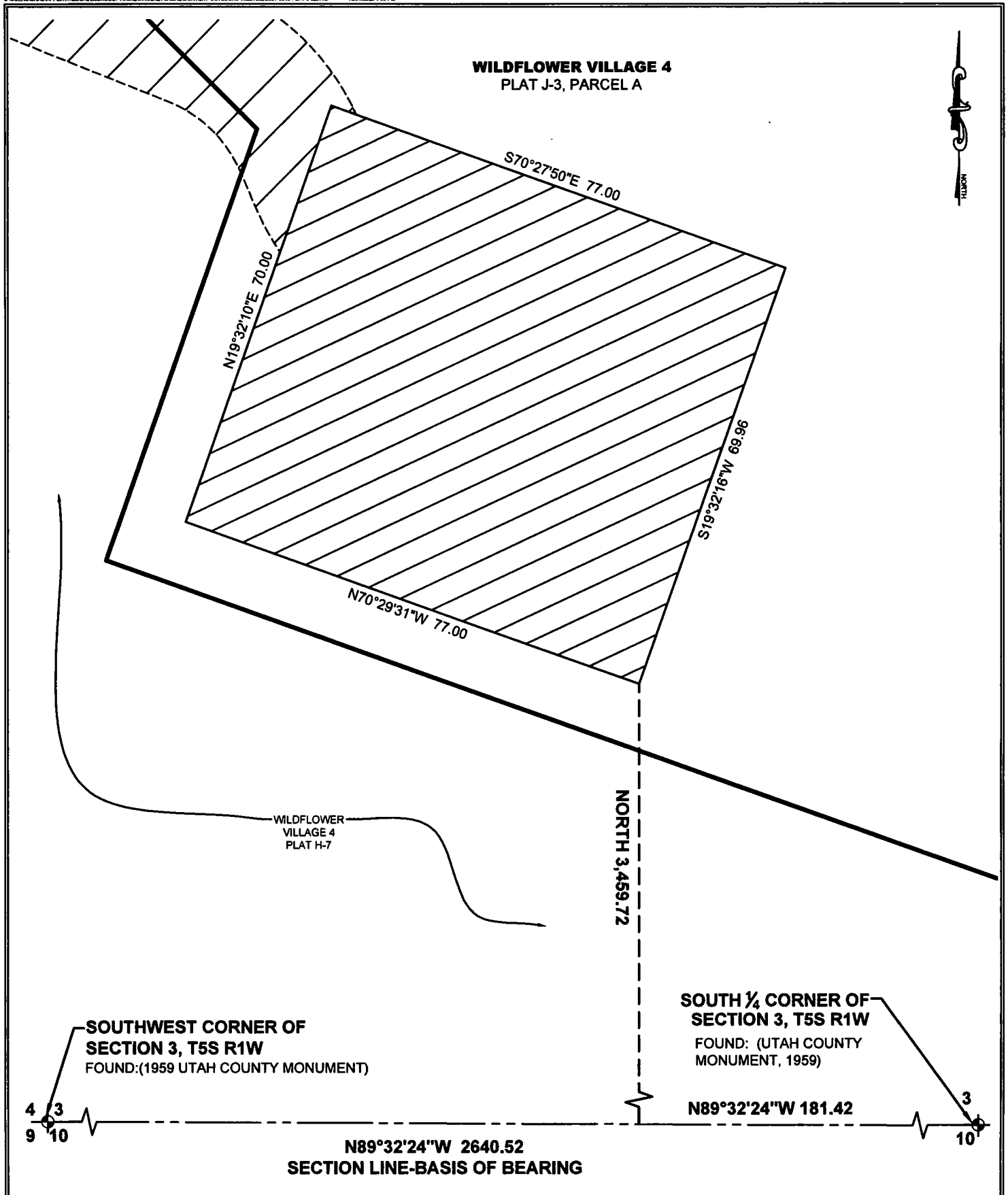
www.lei-eng.com

Corporate Office: 3302 N. Main Street • Spanish Fork, UT 84660

☎ 801.798.0555

■ 801.798.9393

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<p>SHEET</p> <p>1</p>	<p>LEI PROJECT #: 2021-0015</p> <p>DRAWN BY: TJP</p> <p>SCALE: 1" = 20'</p> <p>DATE: 10/30/2023</p>	<p>WILDFLOWER VILLAGE 4</p> <p>SARATOGA SPRINGS, UTAH</p> <p>LIFT STATION EASEMENT</p>	<p>LEI</p> <p>- A Utah Corporation - 3302 N. Main Street Spanish Fork, UT 84660 Phone: 801.798.0555 Fax: 801.798.9393 office@lei-eng.com www.lei-eng.com</p> <p>ENGINEERS - SURVEYORS PLANNERS</p>
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