



ENT 82714:2019 PG 1 of 6
JEFFERY SMITH
UTAH COUNTY RECORDER
2019 Aug 27 12:59 pm FEE 40.00 BY DA
RECORDED FOR SARATOGA SPRINGS CITY

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 Utah Valley Turf Farm LP to Westlake Partners LLC

August 27, 2019

Utah Valley Turf Farm Limited Partnership, an Arizona Limited Partnership ("Grantor"), and Westlake Partners, a(n) individual/Utah limited liability company/Utah 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(57)(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.

A portion of the Northwest Quarter of Section 14, Township 5 South, Range 1 West, Salt Lake Base & Meridian, located in Saratoga Springs, Utah, more particularly described as follows:

Beginning at the Southwest Corner of Lot 3, Plat "A", *SARATOGA SPRINGS COMMERCIAL* subdivision according to the official plat thereof, said point being located N0°22'47"E along the Section Line 458.29 feet and East 598.72 feet from the West 1/4 Corner of Section 14, Township 5 South, Range 1 West, Salt Lake Base & Meridian; thence East along said subdivision 367.07 feet; thence South 238.38 feet; thence West 367.07 feet; thence North 238.38 feet to the point of beginning.

Contains: ±2.01 Acres

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: *Cindy K. [Signature]*
City Recorder

By: *Sarah Carroll for*
David Stroud, AICP



Exhibit "A"
Owner's Covenant

ENT 81354:2019 PG 1 of 3
Jeffery Smith
Utah County Recorder
2019 Aug 23 10:50 AM FEE 40.00 BY IP
RECORDED FOR Cottonwood Title Insurance Agency
ELECTRONICALLY RECORDED

After recording please return to:

City Recorder
City of Saratoga Springs, Utah
1307 N. Commerce Drive, Suite 200
Saratoga Springs, UT 84045
CT-108402-CAB

OWNER'S COVENANT

WESTLAKE PARTNERS, LLC, 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(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.

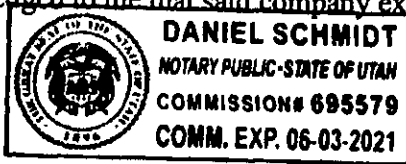
ACCOMMODATION RECORDING ONLY.
COTTONWOOD TITLE INSURANCE AGENCY,
INC. MAKES NO REPRESENTATION AS TO
CONDITION OF TITLE, NOR DOES IT ASSUME
ANY RESPONSIBILITY FOR VALIDITY,
SUFFICIENCY OR EFFECTS OF DOCUMENT.

[WESTLAKE PARTNERS, LLC]
An individual/Utah limited liability
company/corporation

By: [Signature]
Name: RICHARD MENDENHALL
Its: MANAGER

STATE OF UTAH)
 :SS
COUNTY OF UTAH)

On the 14 day of August, 2019, personally appeared before me, Richard Mendenhall who being by me duly sworn, did say that he is the Manager of Westlake Partners, 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.



[Signature]
Notary Public

Commission expires: 6/3/21
Residing at: Utah.

EXHIBIT A

A portion of the Northwest Quarter of Section 14, Township 5 South, Range 1 West, Salt Lake Base & Meridian, located in Saratoga Springs, Utah, more particularly described as follows:

Beginning at the Southwest Corner of Lot 3, Plat "A", *SARATOGA SPRINGS COMMERCIAL* subdivision according to the official plat thereof, said point being located N0°22'47"E along the Section Line 458.29 feet and East 598.72 feet from the West 1/4 Corner of Section 14, Township 5 South, Range 1 West, Salt Lake Base & Meridian; thence East along said subdivision 367.07 feet; thence South 238.38 feet; thence West 367.07 feet; thence North 238.38 feet to the point of beginning.

Contains: ±2.01 Acres