



ENT 162751:2021 PG 1 of 4
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 Sep 21 10:20 am FEE 0.00 BY SA
RECORDED FOR SARATOGA SPRINGS CITY

After recording please return to:
City Recorder, City of Saratoga Springs
1307 N. Commerce Drive Suite 100
Saratoga Springs, UT 84045

OWNER'S COVENANT

Melanie Huscroft, 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(65)(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.

[
An individual/Utah limited liability
company/corporation

By: Melanie Huscroft
Name: Melanie Huscroft
Its:

STATE OF UTAH)

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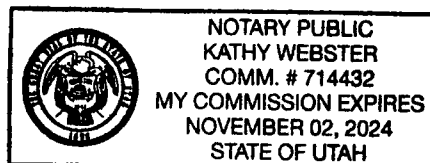
COUNTY OF UTAH)

On the 25th day of May, 2021, personally appeared before me, Melanie Huscroft, who being by me duly sworn, did say that he is the Trustee of SS in a Honey 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.

Kathy Webster
Notary Public

Commission expires:
Residing at:

02 Nov 2024





ENGINEERS
SURVEYORS
PLANNERS

**LEGAL DESCRIPTION
PREPARED FOR
DAI
Job No. 13-0902
(November 11, 2020)**

WILDFLOWER VILLAGE 2 PLAT G-5 PURCHASE LEGAL DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N0°20'24"E ALONG THE SECTION LINE 1156.70 FEET AND EAST 1685.26 FEET FROM THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S14°45'41"E 170.34 FEET; THENCE S12°37'19"E 127.80 FEET; THENCE S72°14'36"W 55.68 FEET; THENCE ALONG THE ARC OF A 541.50 FOOT RADIUS CURVE TO THE LEFT 681.51 FEET THROUGH A CENTRAL ANGLE OF 72°06'38" (CHORD: S36°11'17"W 637.42 FEET); THENCE S0°07'58"W 364.94 FEET; THENCE ALONG THE ARC OF A 12.00 FOOT RADIUS CURVE TO THE RIGHT 18.85 FEET THROUGH A CENTRAL ANGLE OF 90°00'05" (CHORD: S45°08'01"W 16.97 FEET); THENCE N89°51'57"W 223.33 FEET; THENCE N0°08'03"E 771.40 FEET; THENCE N54°41'01"E 422.56 FEET; THENCE N13°51'11"W 97.62 FEET; THENCE N72°14'36"E 284.58 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±7.83 ACRES
±340,863 SQ. FT.

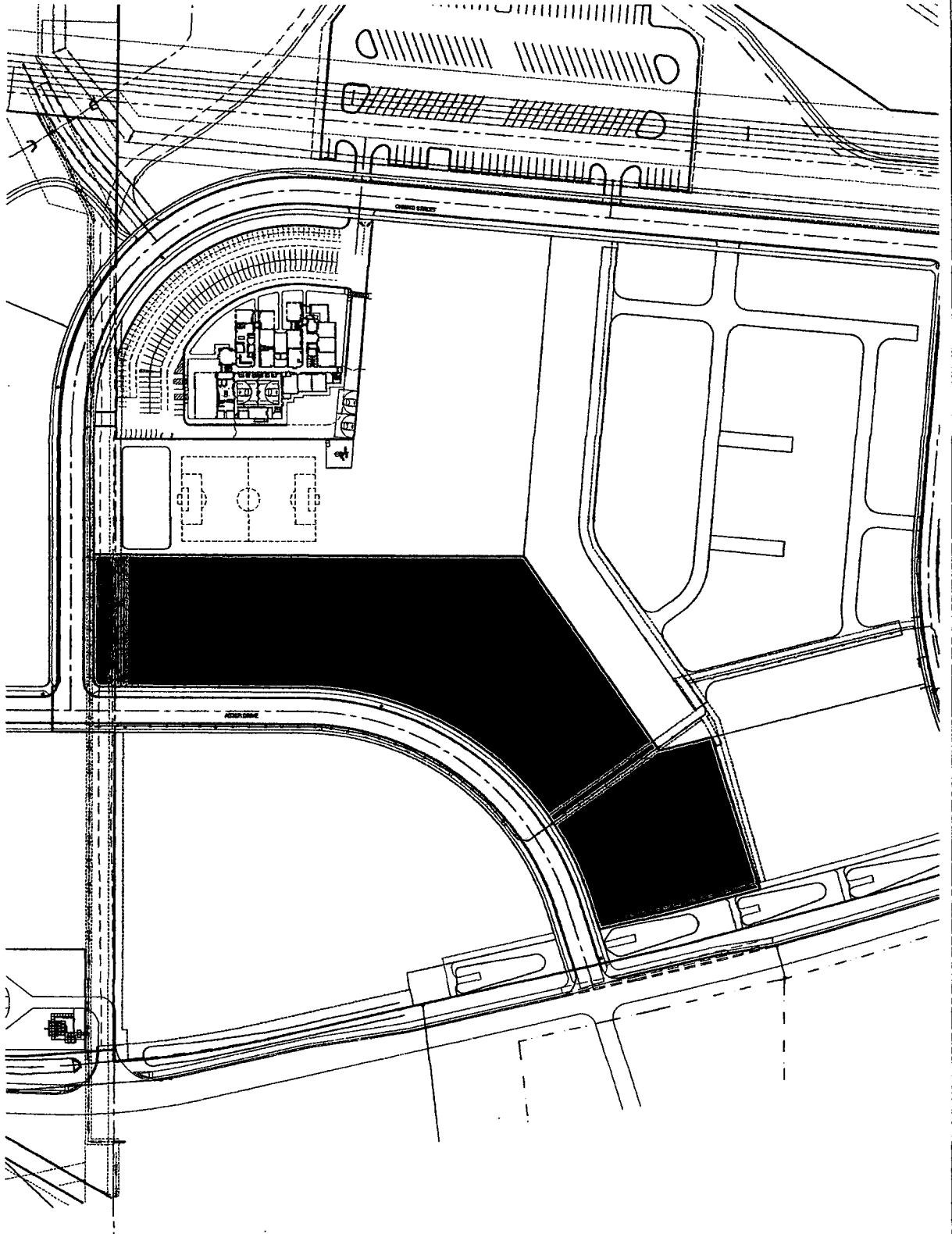
- Civil Engineering
- Structural Engineering
- Surveying
- Land Planning
- Landscape Architecture


www.lei-eng.com

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Salt Lake Office: 14441 South 980 West • Bruffdale, UT 84065
Boise Office: 2040 S. Eagle Road • Meridian, ID 83649

☎ 801.798.0555 ☐ 801.798.9393
☎ 801.495.2844 ☐ 801.495.2847
☎ 208.846.9600

The intent of submitting this Subdivision Exception Application, is to sell a portion of the parent parcel in Wildflower Village 2 to a commercial development entity. Our objective in selling off this portion of land is to bring to the Community a functional yet thoughtful commercial development that will enhance and bring much value to the Wildflower Community.



<p>1</p>	<p>DATE: 11/11/2021 TIME: 10:00 AM DRAWN BY: [Name] CHECKED BY: [Name] PROJECT: WILDFLOWER SHEET: 1 OF 1</p>	<p align="center">WILDFLOWER SARATOGA SPRINGS, UTAH</p> <hr/> <p align="center">VILLAGE 2 FLAT G-6 BOUNDARY</p>	<p align="center">  LBI ENGINEERS ARCHITECTS PLANNERS 2000 N. 2000 West Provo, UT 84601 (801) 771-1000 www.lbi.com</p>
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