



ENT 16649-2024 PG 1 of 9  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2024 Mar 15 12:50 PM FEE 0.00 BY NG  
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 Suburban Land Reserve, Inc. to Clayton Properties Group II, Inc.*

*March 14, 2024*

*Suburban Land Reserve, Inc.* a Utah corporation (“Grantor”), and *Clayton Properties Group II, Inc.* (“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 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. (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

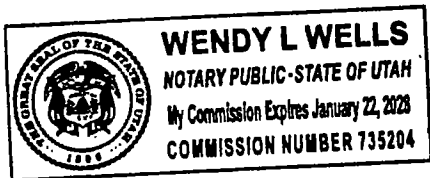
By:

*[Signature]*  
City Recorder



By:

*[Signature]*  
Planning Director



State of Utah County of Utah ss  
On this 14<sup>th</sup> day of March, in the year 2024,  
before me, Wendy L. Wells, a notary public  
personally appeared Sarah Carroll.  
I 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.

**Exhibit "A"**  
**Owner's Covenant**

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

ENT 16649=2024 PG 4 of 9

~~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. Bushnell RJ3

Subdivision Exception pg. 5

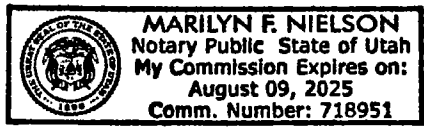
Its:

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

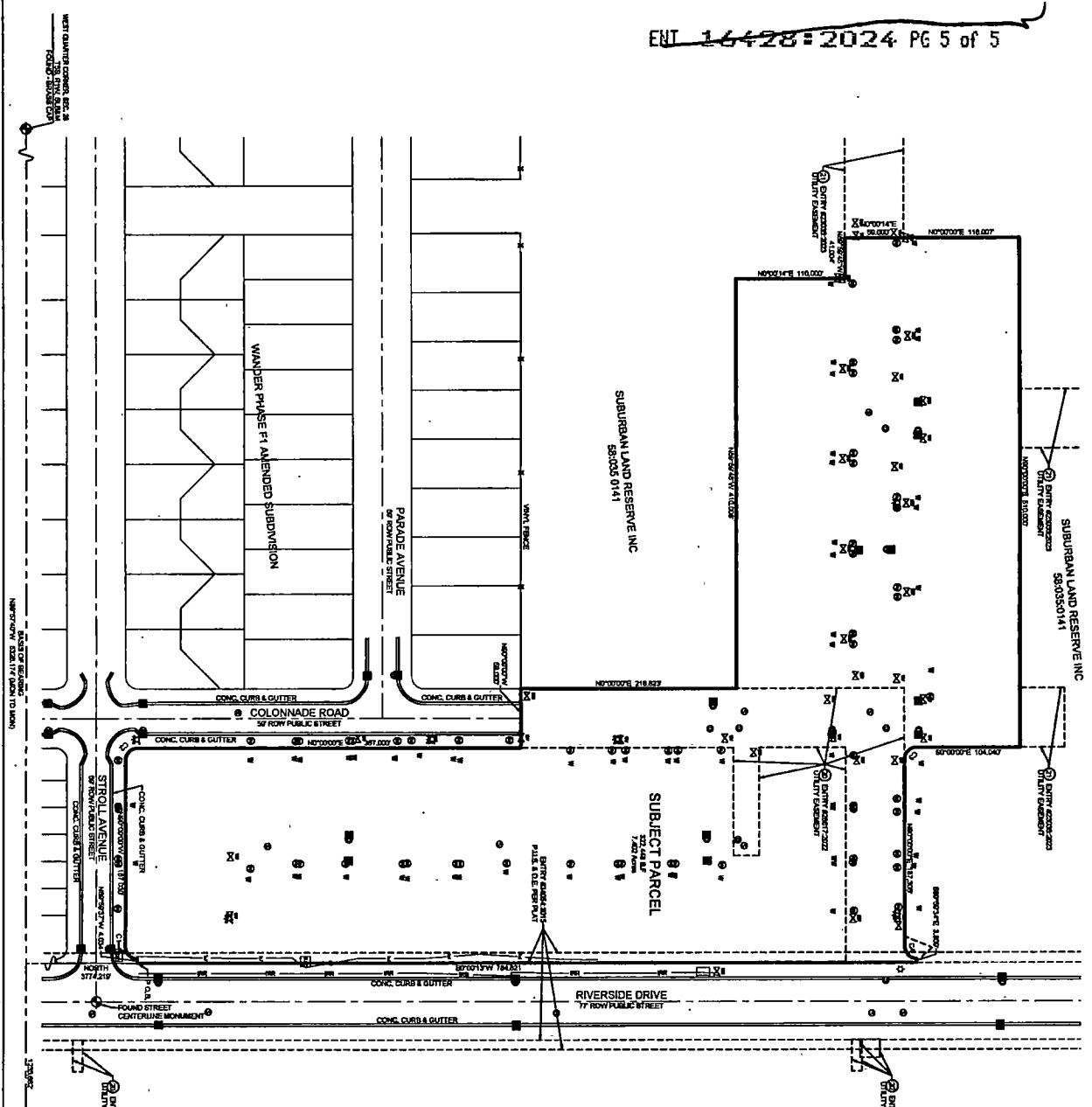
Commission expires: Aug 9, 2025  
Residing at: Bountiful, UT

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:

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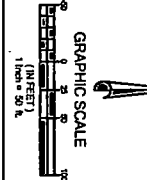


ALTA / NSPS LAND TITLE SURVEY  
 PREPARED FOR  
 OAKWOOD HOMES  
 BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 24,  
 TOWNSHIP 46 NORTH, RANGE 14 WEST,  
 SALT LAKE BASIN & MERIDIAN

Curve #	Length	Radius	Chord	Chord Bearing	Chord Length
C1	14.84	12.00	10.8727	S87°01'30"	14.84
C2	14.80	12.00	10.8727	S44°59'58"	14.80
C3	14.80	12.00	10.8727	S02°00'00"	14.80
C4	14.84	12.00	10.8727	S87°01'30"	14.84

**SYMBOL LEGEND**

- 1. STREET LIGHT
- 2. WATER VALVE
- 3. WATER METER
- 4. FIRE HYDRANT
- 5. WIRELESS TELEPHONE
- 6. FURNACE
- 7. SEWER MANHOLE
- 8. SEWER LATERAL STUB
- 9. SEWER MANHOLE
- 10. MONUMENT AS MARKED
- 11. ELECTRICAL BOX
- 12. ELEC. PANEL
- 13. ELEC. PANEL
- 14. ELEC. PANEL
- 15. ELEC. PANEL
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- 49. ELEC. PANEL
- 50. ELEC. PANEL



ALTA / NSPS LAND TITLE SURVEY PREPARED FOR OAKWOOD HOMES

2 OF 2

ALTA

PERIGEE CONSULTING

CIVIL • SURVEYING • DESIGN

1000 SOUTH 1200 WEST, SUITE 100, SALT LAKE CITY, UT 84115

801.488.1111

DATE: 08/20/24

TIME: 10:00 AM

PROJECT: ALTA

SCALE: 1" = 50'



**Exhibit "B"**  
**Legal Description**

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