



ENT 75309:2019 PG 1 of 4
JEFFERY SMITH
UTAH COUNTY RECORDER
2019 Aug 08 11:58 am FEE 40.00 BY LT
RECORDED FOR JARAN NICHOLLS

After recording please return to:

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

OWNER'S COVENANT

Edge Homes Utah, LLC, a Utah limited liability company ("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.

Edge Homes Utah, LLC
Utah limited liability company

By: Steve Maddox
Name: Steve Maddox
Its: Manager

STATE OF UTAH)
 :SS
COUNTY OF UTAH)

On the 9 day of July, 2019, personally appeared before me, Steve Maddox, who being by me duly sworn, did say that he is the Manager of Edge Homes 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: 7/10/2021
Residing at: Lehi, UT



EXHIBIT A



ENGINEERS
SURVEYORS
PLANNERS

LEGAL DESCRIPTION
PREPARED FOR ENT 75309:2019 PG 4 of 4
EDGE HOMES (MT. SARATOGA)
Job No. 14-1664
 (July 8, 2019)

THE RIDGE AT MT. SARATOGA PLAT E

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, LOCATED IN SARATOGA SPRINGS, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N0°21'55"E ALONG THE SECTION LINE 286.18 FEET FROM THE SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE N85°12'00"W 320.74 FEET; THENCE N4°48'00"E 72.76 FEET; THENCE N85°12'00"W 56.00 FEET; THENCE WEST 329.88 FEET; THENCE ALONG THE ARC OF A 572.00 FOOT RADIUS CURVE TO THE RIGHT 236.25 FEET THROUGH A CENTRAL ANGLE OF 23°39'51" (CHORD: N78°10'05"W 234.57 FEET); THENCE S29°26'00"W 20.90 FEET; THENCE N60°34'00"W 256.00 FEET; THENCE N29°26'00"E 301.45 FEET; THENCE N37°30'46"E 116.82 FEET; THENCE N17°46'40"W 93.36 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 180.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: S17°46'40"E) 23.37 FEET THROUGH A CENTRAL ANGLE OF 7°26'22" (CHORD: S68°30'09"W 23.36 FEET); THENCE N25°13'02"W 208.05 FEET; THENCE S85°12'00"E 935.26 FEET; THENCE N5°03'00"E 599.09 FEET; THENCE N42°16'59"W 657.12 FEET; THENCE N47°43'01"E 342.92 FEET; THENCE S46°39'59"E 408.36 FEET TO THE EAST LINE OF SAID SECTION 16; THENCE S0°21'55"W ALONG THE SECTION LINE 1838.67 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±24.81 ACRES

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

Corporate Office: 3302 N. Main Street • Spanish Fork, UT 84660
Salt Lake Office: 14441 South 980 West • Bluffdale, UT 84065
Boise Office: 2040 S. Eagle Road • Meridian, ID 83642

☎ 801.798.0555 📠 801.798.9393
 ☎ 801.495.2844 📠 801.495.2847
 ☎ 208.846.9600