



ENT 89807:2018 PG 1 of 5
JEFFERY SMITH
UTAH COUNTY RECORDER
2018 Sep 19 10:39 am FEE 20.00 BY SM
RECORDED FOR EDGE HOMES

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, an individual/Utah limited liability company/Utah corporation (“Owner”) and its successor and assigns, hereby covenants as follows:

Owner acknowledges that the parcel(s) 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 29 day of August, 2018, 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/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.

Shelley King
Notary Public

Commission expires:
Residing at:

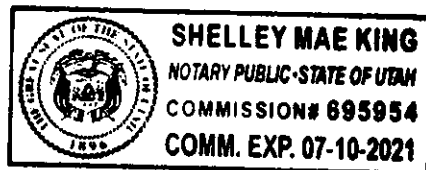


Exhibit "A"
Legal Description

LEGAL DESCRIPTIONS
PREPARED FOR
EDGE HOMES (MT. SARATOGA)
Job No. 14-1664
(August 27, 2018)



ENGINEERS
SURVEYORS
PLANNERS

ADDITIONAL (37) LOTS FOR TRAUNCH #5 PURCHASE IN VILLAGE 2

A PORTION 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 N4°48'00"E 461.12 FEET; THENCE N85°12'00"W 385.83 FEET; THENCE S4°48'00"W 76.84 FEET; THENCE S29°26'00"W 442.43 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 1090.50 FEET TO THE SECTION LINE; THENCE S0°21'55"W ALONG THE SECTION LINE 792.25 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±12.97 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



ENGINEERS
SURVEYORS
PLANNERS

**LEGAL DESCRIPTIONS
PREPARED FOR
EDGE HOMES (MT. SARATOGA)
Job No. 14-1664
(August 24, 2018)**

TRANCHE 5- VILLAGE 1, NEIGHBORHOOD 3 CONDO (WEST PARCEL)

A PORTION OF SECTION 21, 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°17'59"E 1736.11 FEET AND WEST 1412.86 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE N86°29'27"W 197.84 FEET; THENCE N0°00'38"E 248.23 FEET; THENCE EAST 57.67 FEET; THENCE S81°42'41"E 137.40 FEET; THENCE S3°30'33"W 18.10 FEET; THENCE S86°35'09"E 18.50 FEET; THENCE S3°30'33"W 56.08 FEET; THENCE ALONG THE ARC OF A 19.00 FOOT RADIUS CURVE TO THE RIGHT 31.43 FEET THROUGH A CENTRAL ANGLE OF 94°46'45" (CHORD: S50°53'56"W 27.97 FEET); THENCE S8°17'19"W 40.00 FEET; THENCE S81°42'41"E 6.52 FEET; THENCE ALONG THE ARC OF A 19.00 FOOT RADIUS CURVE TO THE RIGHT 28.26 FEET THROUGH A CENTRAL ANGLE OF 85°13'15" (CHORD: S39°06'04"E 25.73 FEET); THENCE S3°30'33"W 87.42 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±1.13 ACRES

TRANCHE 5- VILLAGE 1, NEIGHBORHOOD 3 CONDO (EAST PARCEL)

A PORTION OF SECTION 21, 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°17'59"E 2162.01 FEET AND WEST 550.44 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE N79°28'49"W 357.94 FEET; THENCE WEST 58.73 FEET; THENCE S7°04'48"E 221.84 FEET; THENCE S82°42'32"W 107.41 FEET; THENCE SOUTH 31.67 FEET; THENCE S86°14'58"W 138.84 FEET; THENCE S0°19'26"W 0.84 FEET; THENCE S87°42'22"W 3.35 FEET; THENCE N85°32'48"W 16.82 FEET; THENCE N2°33'45"E 130.94 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 1480.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: N2°33'45"E) 88.92 FEET THROUGH A CENTRAL ANGLE OF 3°26'32" (CHORD: S89°09'31"E 88.90 FEET); THENCE NORTH 198.38 FEET; THENCE S81°16'07"E 167.40 FEET; THENCE S76°38'12"E 185.42 FEET; THENCE S76°16'38"E 214.01 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±1.40 ACRES

- Civil Engineering
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