

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., a Utah corporation to CLAYTON PROPERTIES GROUP II, INC., a Colorado corporation dba Oakwood Homes

December 24 2019

SUBURBAN LAND RESERVE, INC., a Utah corporation, a(n) individual/Utah limited liability company/Utah corporation ("Grantor"), and CLAYTON PROPERTIES GROUP II, INC., a Colorado corporation dba Oakwood Homes, a(n) individual/Colorado limited liability company/Colorado 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(64)(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.

[INSERT LEGAL DESCRIPTION] 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: Cindy Roleda
City Recorder

By: Daniel Hunt
Planning Director

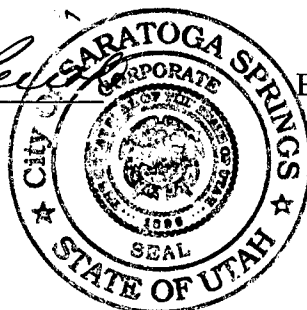


Exhibit "A"
Owner's Covenant

ENT898:2020 PG 1 of 4
Jeffery Smith
Utah County Recorder
2020 Jan 03 01:51 PM FEE 40.00 BY IP
RECORDED FOR First American Title Insurance Compan
ELECTRONICALLY RECORDED

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

SUBURBAN LAND RESERVE, INC., a Utah corporation ("Owner"), and its successor and assigns, hereby covenants as follows:

Owner acknowledges that the parcel(s) described in Exhibit A ("Parcel(s)") has/have been created with the approval of the City of Saratoga Springs, Utah in connection with Utah Code 10-9a-103(64)(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.

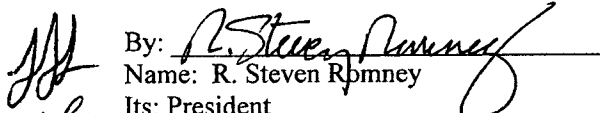
Owner is signing this Covenant as of the date set forth below and consenting to the recording of the foregoing Owner's Covenant on the Parcel.

(signature to follow)

IN WITNESS WHEREOF, Owner has executed this Owner's Covenant to be effective the date of recording.

OWNER:

SUBURBAN LAND RESERVE, INC.
a Utah corporation

By: 
Name: R. Steven Romney
Its: President

STATE OF UTAH)
 : ss.
COUNTY of SALT LAKE)

On this 23 day of December, 2019, before me personally appeared R. Steven Romney, whose identity is personally known to or proved to me on the basis of satisfactory evidence, and who, being duly sworn (or affirmed), did say that he is the President of SUBURBAN LAND RESERVE, INC., a Utah corporation, and that the foregoing document was signed by him on behalf of said corporation in his capacity as President.

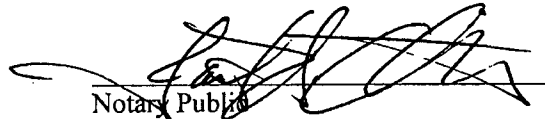

Notary Public



EXHIBIT A

Legal Description of the Property

Parcel A

Beginning at a point on the Quarter Section Line, said point lies North 89°57'40" West 414.270 feet along said Quarter Section Line from the East Quarter Corner of Section 26, Township 5 South, Range 1 West, Salt Lake Base and Meridian and running thence along said Quarter Section Line North 89°57'40" West 182.103 feet; thence North 01°09'44" East 242.167 feet; thence South 89°55'54" West 310.000 feet; thence South 01°09'44" West 241.587 feet to a point on said Quarter Section Line; thence along said Quarter Section Line North 89°57'40" West 224.037 feet to a point on the Easterly right-of-way of Riverside Drive; thence along said Easterly right-of-way the following (3) courses: 1) North 00°00'08" East 35.311 feet to a point on a 28.500 foot radius non tangent curve to the right, (radius bears North 00°00'08" East, Chord: North 44°59'50" West 40.306 feet); 2) along the arc of said curve 44.768 feet through a central angle of 90°00'05"; 3) North 00°00'13" East 565.536 feet to the Southwest Corner of Jordan Promenade Village 1 Plat B-1 subdivision and a point on a 16.000 foot radius tangent curve to the right, (radius bears South 89°59'47" East, Chord: North 45°00'07" East 22.627 feet); thence along said Jordan Promenade Village 1 Plat B-1 the following (9) courses: 1) along the arc of said curve 25.132 feet through a central angle of 89°59'47"; 2) East 92.040 feet to a point on a 12.000 foot radius non tangent curve to the right, (radius bears South 00°00'08" East, Chord: South 45°00'04" East 16.971 feet); 3) along the arc of said curve 18.850 feet through a central angle of 90°00'08"; 4) East 59.000 feet; 5) North 24.210 feet; 6) South 89°59'47" East 200.000 feet; 7) East 59.000 feet; 8) North 4.020 feet; 9) East 306.543 feet to a point on the West Line of the Saratoga Springs Sports Complex subdivision; thence along said West Line South 00°00'02" East 662.051 feet to the point of beginning.

Property contains 9.456 acres.

Checked by JTB 11 Dec. 2019

Also and together with the following described tract of land:

Parcel B

Beginning at a point on the North right-of-way of 400 South Street, said point lies North 89°57'40" West 2426.439 feet along the Quarter Section Line and North 38.692 feet from the East Quarter Corner of Section 26, Township 5 South, Range 1 West, Salt Lake Base and Meridian and running thence along said North right-of-way the following (2) courses: 1) South 89°56'07" West 141.735 feet; 2) North 47°07'25" West 33.755 feet to a point on the East right-of-way line of Redwood Road; thence along said East right-of-way line North 00°38'56" East 19.779 feet to a point on a 19934.999 foot radius tangent curve to the right, (radius bears South 89°21'04" East, Chord: North 00°50'15" East 131.395 feet); thence along the arc of said curve 131.395 feet through a central angle of 00°22'40"; thence South 88°58'25" East 43.716

feet; thence South 00°57'32" West 45.146 feet; thence South .57°02'15" East 144.593 feet; thence South 00°03'53" East 49.371 feet to the point of beginning.

Property contains 0.418 acres, 18192 square feet.

Ckd by JJB 11 Dec. 2019

Also and together with the following described tract of land:

Parcel C

Beginning at a point on the Westerly Line of Parcel B of the Jordan Promenade Subdivision Village 1 Phase 1, said point lies North 89°57'40" West 1936.899 feet along the Quarter Section Line and North 1204.860 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°59'47" West 623.900 feet to the East right-of-way line of Redwood Road; thence along said East right-of-way line the following (3) courses: 1) North 00°32'52" East 151.208 feet; 2) North 00°54'50" East 565.120 feet; 3) North 01°18'07" East 181.292 feet; thence South 89°59'48" East 481.213 feet; thence South 00°00'13" West 43.494 feet; thence South 89°59'47" East 119.000 feet; thence North 00°00'13" East 453.138 feet; thence East 349.523 feet to a point on a 2180.000 foot radius tangent curve to the left, (radius bears North, Chord: North 89°16'20" East 55.389 feet); thence along the arc of said curve 55.390 feet through a central angle of 01°27'21"; thence North 88°32'39" East 305.372 feet to the Westerly right-of-way line of Riverside Drive and a point on a 90.500 foot radius non tangent curve to the right, (radius bears South 87°52'44" West, Chord: South 01°03'32" East 3.356 feet); thence along said Westerly right-of-way line the following (2) courses: 1) along the arc of said curve 3.356 feet through a central angle of 02°07'28"; 2) South 00°00'13" West 473.843 feet to the Northeast Corner of Parcel B of Jordan Promenade Minor Subdivision Village 1 Phase 2; thence along said Parcel B of Jordan Promenade Minor Subdivision Village 1 Phase 2 the following (6) courses: 1) West 31.241 feet; 2) North 86°46'31" West 276.845 feet; 3) North 89°59'47" West 343.593 feet; 4) South 00°00'13" West 194.001 feet; 5) South 89°59'47" East 26.227 feet; 6) South 501.004 feet to a point on the Northerly Line of said Parcel B; thence along said Parcel B the following (4) courses: 1) North 89°59'47" West 88.098 feet; 2) South 00°00'13" West 59.000 feet to a point on a 12.000 foot radius non tangent curve to the right, (radius bears South 00°00'03" West, Chord: South 44°59'53" East 16.971 feet); 3) along the arc of said curve 18.850 feet through a central angle of 90°00'08"; 4) South 87.996 feet to the point of beginning.

Property contains 21.157 acres.

Ckd by JJB 11 Dec. 2019

Parcel No: 58-037-0059, 58-038-0054
58-035-0105

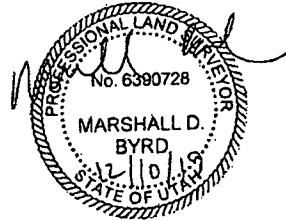


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Created by JJD 11 Dec. 2019

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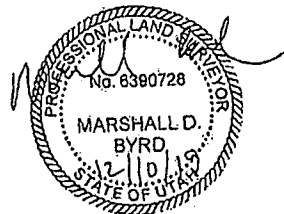
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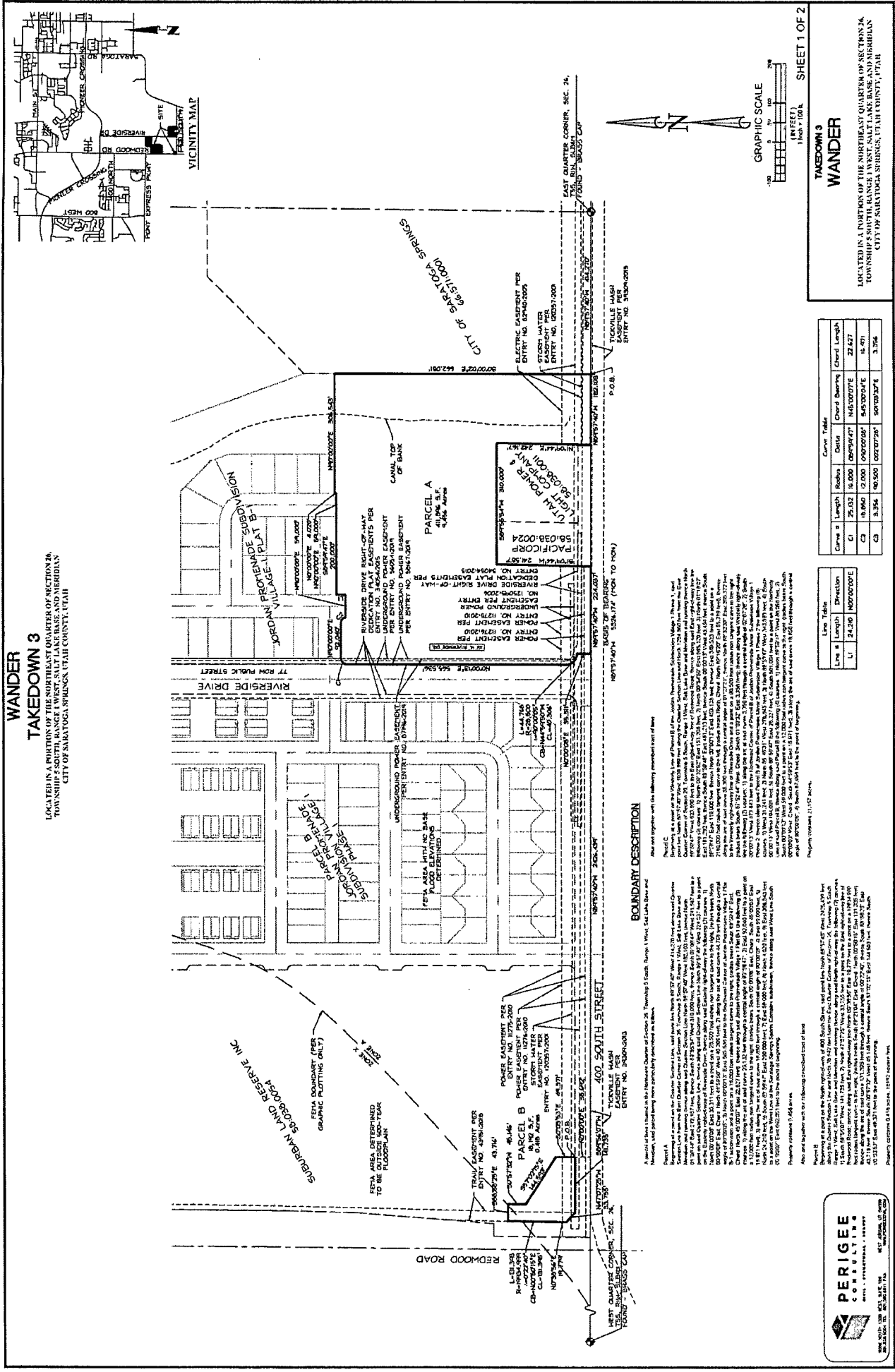
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Cked by JJB 11 Dec. 2019

Parcel No: 58-037-0054, 58-038-0054
58-035-0105



Images included for reference



WANDER TAKEDOWN 3
 LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 26,
 TOWNSHIP 35 NORTH, RANGE 12 WEST, MERIDIAN
 CITY OF SARATOGA, SWINGEN, UTAH COUNTY, UTAH

PERIGE CONSULTING
 CIVIL - ELECTRICAL - MECHANICAL
 2020 NORTH 200 WEST 200 SOUTH
 SUITE 1000 SALT LAKE CITY, UTAH 84143
 801.488.1100
 WWW.PERIGEC.COM

PROJECT INFORMATION
 PROJECT NO: 21-017
 SHEET NO: 10 OF 11

BOUNDARY DESCRIPTION
 ALL AREAS SHOWN ARE THE PROPERTY OF THE CITY OF SARATOGA, SWINGEN, UTAH COUNTY, UTAH.

LEGEND
 --- POWER EASEMENT PER
 --- WATER EASEMENT PER
 --- SEWER EASEMENT PER
 --- STORM EASEMENT PER
 --- ENCROACHMENT PER
 --- ENCROACHMENT PER
 --- ENCROACHMENT PER

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	29.032	16,000	088°54'47"	N45°00'00"E	22.827
C2	18.860	2,000	090°00'00"	S45°00'00"E	14.971
C3	3.354	80,500	002°07'24"	S0°00'00"E	3.356

Line #	Length	Direction
L1	24.300	N00°00'00"E

GRAPHIC SCALE
 1" = 100'
 1" = 200'
 1" = 400'

TAKEDOWN 3
WANDER

LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 26,
 TOWNSHIP 35 NORTH, RANGE 12 WEST, MERIDIAN
 CITY OF SARATOGA, SWINGEN, UTAH COUNTY, UTAH

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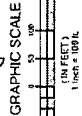
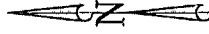
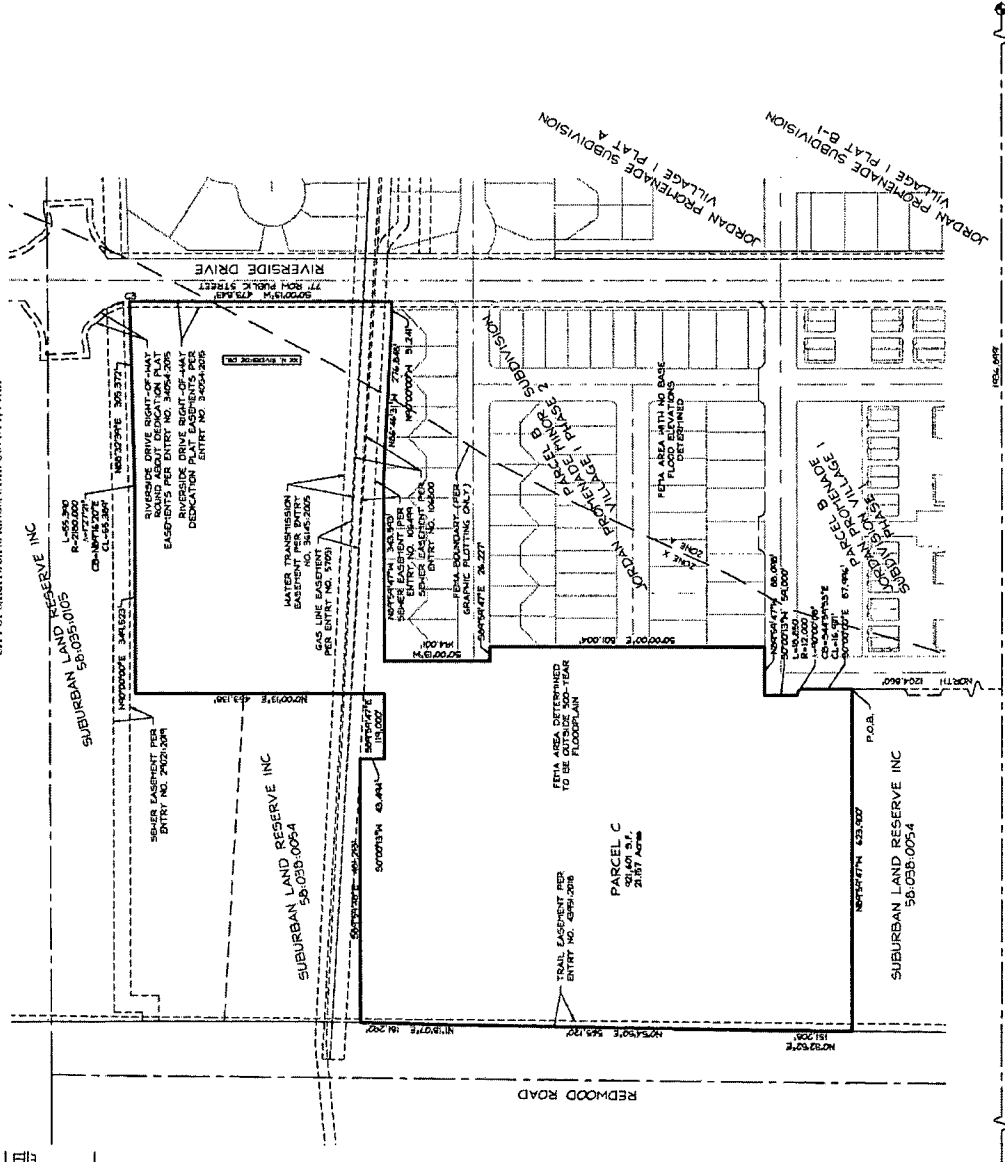
LEGEND
 --- POWER EASEMENT PER
 --- WATER EASEMENT PER
 --- SEWER EASEMENT PER
 --- STORM EASEMENT PER
 --- ENCROACHMENT PER
 --- ENCROACHMENT PER
 --- ENCROACHMENT PER

VICINITY MAP

BOUNDARY DESCRIPTION

Parcel A is bounded by the County Section Line, and part by the...
Parcel B is bounded by the North-south line of the...
Parcel C is bounded by the West-southwest corner of the...

WANDER
TAKEDOWN 3
LOCATED IN A PART OF THE AREAS OF SECTION 34, TOWNSHIP SOUTH RANGE 1 WEST, MOUNTAIN BASE AND MERIDIAN CITY OF SARATOGA SPRINGS, TREAD COUNTY, UTAH



SHEET 2 OF 2

TAKEDOWN 3
WANDER

LOCATED IN A PART OF THE AREAS OF SECTION 34, TOWNSHIP SOUTH RANGE 1 WEST, MOUNTAIN BASE AND MERIDIAN CITY OF SARATOGA SPRINGS, TREAD COUNTY, UTAH

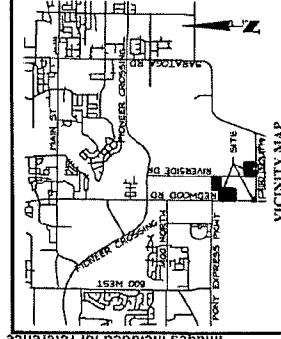


Table with 2 columns: Line #, Length, Width, Area. Row 1: U, 24.20, 140.00, 3388.00.

Table with 4 columns: Curve #, Length, Radius, Chord Bearing, Chord Length. Rows 1-3: C1, C2, C3 with various measurements.

POINTS OF BEGINNING
EAST QUARTER CORNER, SEC. 34, T34N, R10W, S34E
FOUND BY SURVEYOR

WEST QUARTER CORNER, SEC. 34, T34N, R10W, S34E
FOUND BY SURVEYOR

PERIGE CONSULTING logo and contact information: 435 S. JORDAN BLVD, SUITE 100, SARATOGA SPRINGS, UT 84055