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08/04/2020 04:01 PM \$44.00
Book - 10992 Pg - 7952-7959
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
COTTONWOOD TITLE
1996 E 6400 S #120
SLC UT 84121
BY: TOA, DEPUTY - WI S P.

WHEN RECORDED, PLEASE RETURN TO:
CW Copper Rim 1, LLC
Attn: Legal Department
1222 W. Legacy Crossing Blvd., STE 6
Centerville, UT 84014

- Portions of APN: 20-26-101-002-0000
- 20-26-101-007-0000
- 20-26-176-001-0000
- 20-26-176-002-0000
- 20-26-326-014-0000
- 20-26-326-015-0000
- 20-26-326-016-0000
- 20-26-326-017-0000
- 20-26-326-018-0000
- 20-26-401-001-0000
- 20-26-401-002-0000
- 20-26-456-004-0000

PARTIAL RELEASE OF EASEMENT

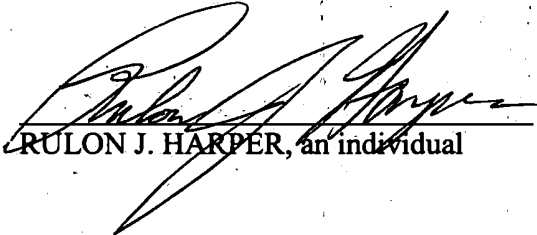
Partial Release Of Easement (the "Partial Release Of Easement"), dated as of February 14, 2020, made by RULON J. HARPER ("HARPER").

Pursuant to a certain Perpetual Non-Exclusive Sewer Line Easement (the "2019 Easement"), which was filed and recorded in the office of the Salt Lake County Recorder on August 8, 2019, under Entry Number 13047881, in Book 10814, at Pages 321-336 WEST BENCH, LLC, a Utah limited liability company, YELLOWSTONE LEGACY, LLC, a Utah limited liability company, and CW COPPER RIM 1, LLC, a Utah limited liability company, conveyed to HARPER a perpetual non-exclusive easement for the installation and maintenance of a sewer line and any appurtenances connected thereto upon, over, under, across, and through a certain tract of land (the "Aggregate Easement Property"), located in Salt Lake County, Utah, as such Aggregate Easement Property is more particularly described in such 2019 Easement.

HARPER no longer uses or intends to use portions of the Aggregate Easement Property (collectively, the "Released Easement Area"). The Released Easement Area is more particularly described on Exhibit "A" annexed hereto, and is depicted on Exhibit "B" annexed hereto. HARPER does, however, expressly intend to continue to use other portions of the Easement Property (collectively, the "Unreleased Easement Property") for the purposes described in the 2019 Easement, as such Unreleased Easement Property is more particularly described in Exhibit "C" and depicted in Exhibit "D" annexed hereto.

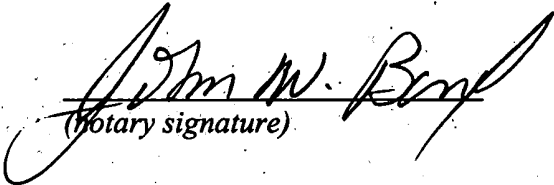
Based upon the foregoing, HARPER hereby releases, surrenders, and relinquishes all of HARPER's right, title, interest, duties, obligations, and responsibilities with respect to the Released Easement Area, including HARPER's right to utilize the Released Easement Area for the purposes described in the 2019 Easement. Notwithstanding HARPER's release of the Released Easement Area, HARPER expressly retains and maintains all of HARPER's right, title, and interest to use all portions of the Unreleased Easement Property for the easement purposes set forth in the 2019 Easement.

Executed and delivered this 14 day of February, 2020.


RULON J. HARPER, an individual


STATE OF UTAH)
 §
COUNTY OF SALT LAKE)

On this ___ day of February, 2020, before me _____, a notary public, personally appeared RULON J. HARPER, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged he executed the same.


(notary signature)

(seal)



 JOHNEY WAYNE BOND
Notary Public, State of Utah
Commission # 693905
My Commission Expires On
March 13, 2021

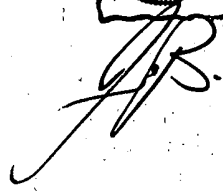


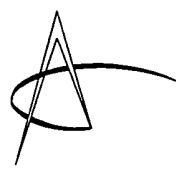
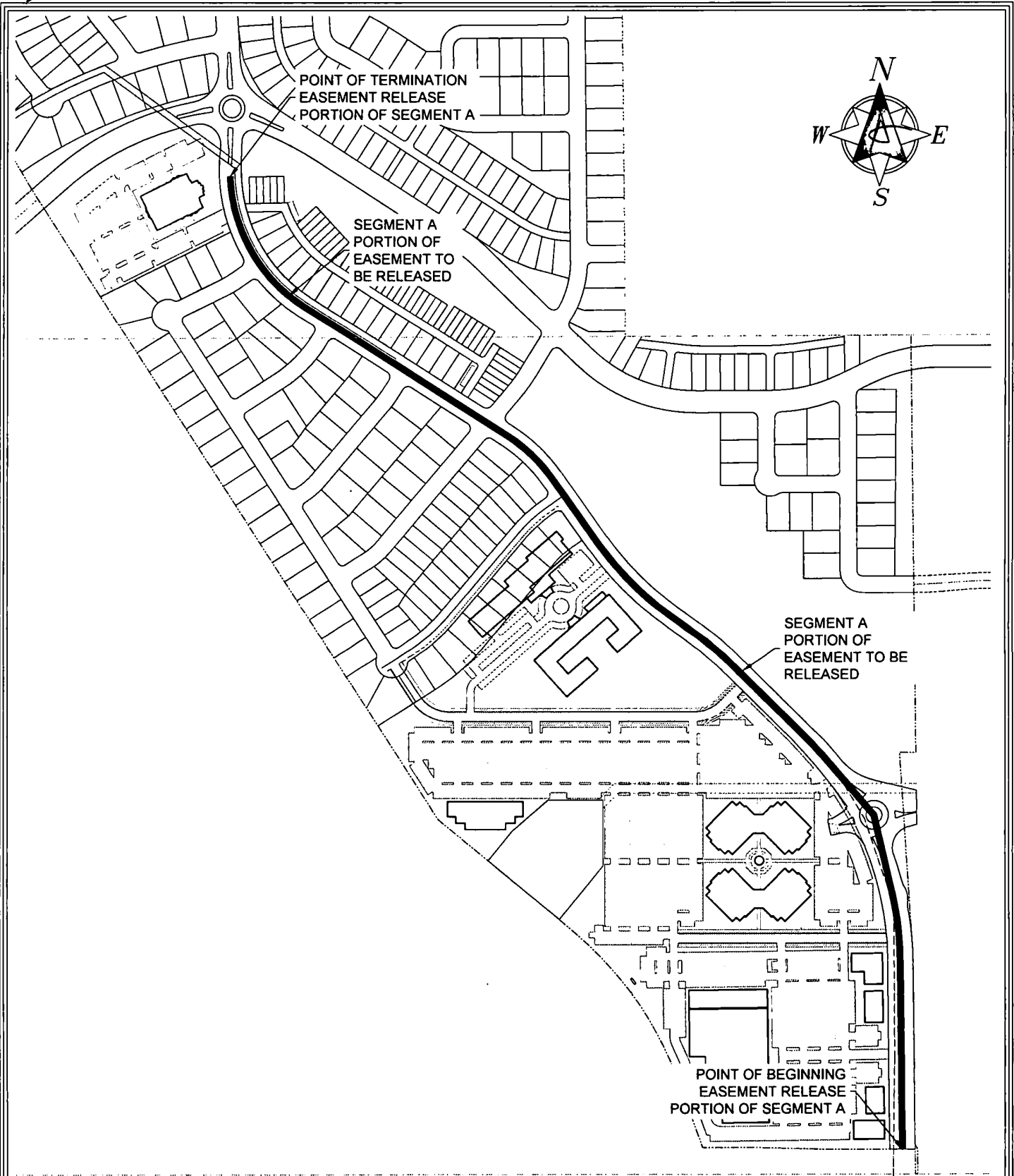
Exhibit "A"

Legal Description of the Released Easement Area (A portion of Segment 'A')

A STRIP OF LAND 20.00 FEET IN WIDTH SITUATE IN SECTION 26, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, THE SIDELINES OF WHICH ARE TO BE SHORTENED OR EXTENDED SO AS TO BEGIN AND END ON THE BOUNDS OF THE GRANTORS PROPERTY, SAID SIDELINES ARE OFFSET 10.00 FEET PARALLEL AND CONCENTRIC WITH THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT NORTH 89°58'45" EAST 849.59 FEET ALONG THE SOUTH SECTION LINE AND NORTH 0°38'32" WEST 78.36 FEET FROM THE SOUTH 1/4 CORNER OF SAID SECTION 26; AND RUNNING THENCE NORTH 0°38'32" WEST 591.41 FEET TO A POINT ON A NON TANGENT 999.68 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 218.64 FEET HAVING A CHORD OF NORTH 06°54'24 WEST 218.20 FEET); THENCE NORTH 13°10'21" WEST 247.81 FEET; THENCE NORTH 41°00'46" WEST 247.73 FEET TO A POINT ON A NON TANGENT 1000.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 71.57 FEET (HAVING A CHORD OF NORTH 43°03'18" WEST 71.56 FEET): THENCE NORTH 45°06'20" WEST 330.00 FEET TO A POINT ON A 1000.00 FOOT RADIUS CURVE TO THE LEFT, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 156.49 FEET (HAVING A CHORD OF NORTH 49°35'18" WEST 156.33 FEET); THENCE NORTH 54°04'17" WEST 97.92 FEET TO A POINT ON A 1000.00 FOOT RADIUS CURVE TO THE RIGHT, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 327.65 FEET (HAVING A CHORD OF NORTH 44° 41'08" WEST 326.18 FEET); THENCE NORTH 35°17'56" WEST 251.91 FEET TO A POINT ON A 510.00 FOOT RADIUS CURVE TO THE LEFT, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 196.32 FEET (HAVING A CHORD OF NORTH 46°19'35" WEST 195.11 FEET); THENCE NORTH 57°21'14" WEST 764.13 FEET TO A POINT ON A 510.00 FOOT RADIUS CURVE TO THE RIGHT, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 527.21 FEET (HAVING A CHORD OF NORTH 27°44'22" WEST 504.04 FEET TO THE POINT OF TERMINATION FOR THIS DESCRIPTION.

Exhibit "B"
Depiction of the Released Easement Area (A portion of Segment 'A')



Ward Engineering Group
 Planning ✦ Engineering ✦ Surveying
 231 West 800 South
 Salt Lake City, Utah 84101
 Phone: (801)487-8040 Fax: (801)487-8668

SEWER EASEMENT EXHIBIT
SEGMENT A RELEASE PORTION
 LOCATED IN SECTION 26, TOWNSHIP 2 SOUTH,
 RANGE 2 WEST, SLB&M
 WEST JORDAN, SALT LAKE COUNTY, UTAH

DATE: 1/27/20
 SCALE: NTS
 DRAWN BY: FWH
 SHEET NO.: 1 OF 1

Exhibit "C"

Legal Description of the Unreleased Easement Property (A portion of Segment 'A')

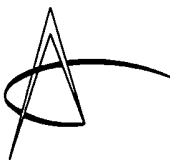
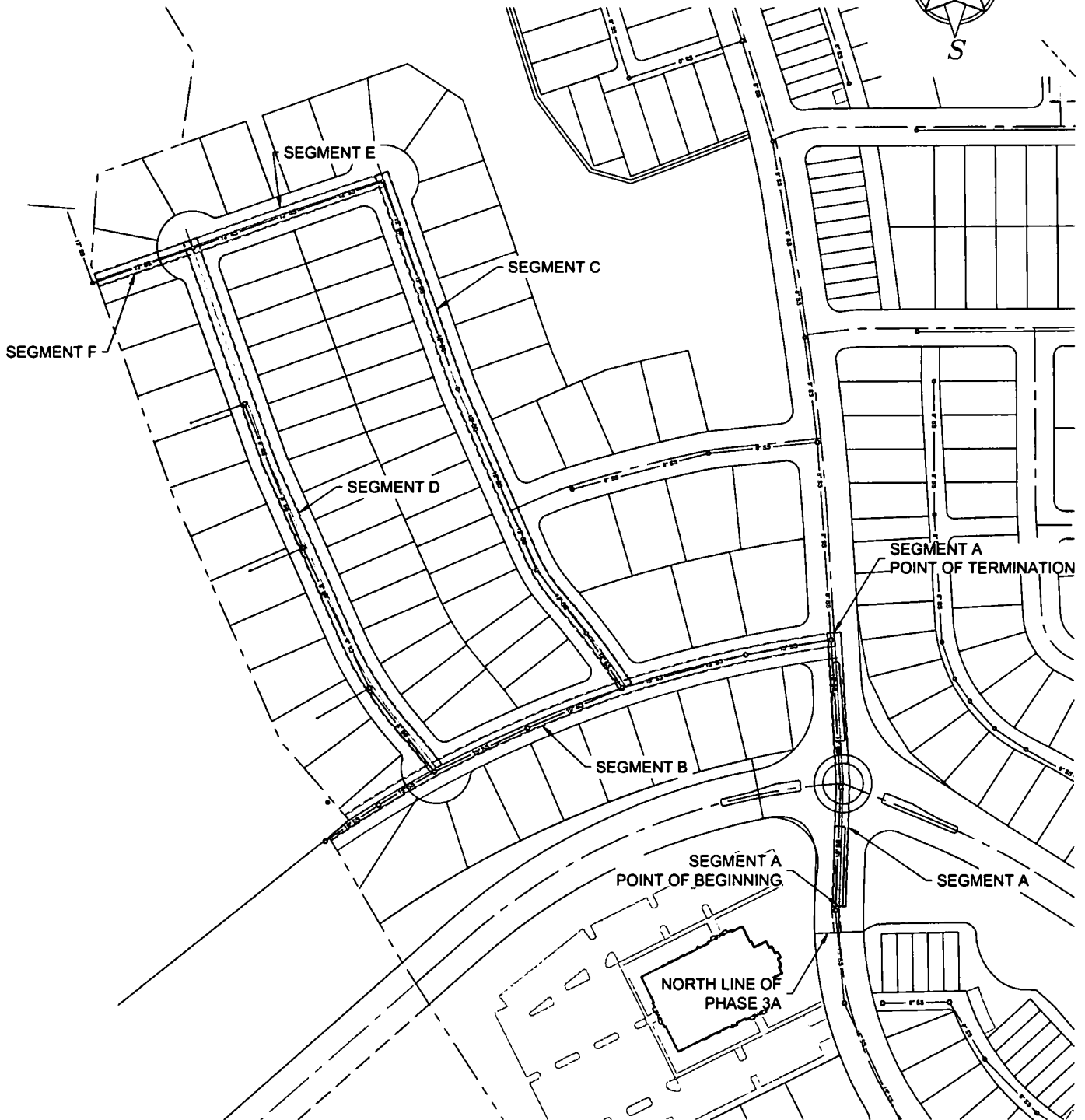
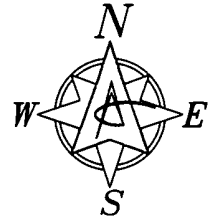
A STRIP OF LAND 20.00 FEET IN WIDTH SITUATE IN SECTION 26, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, THE SIDELINES OF WHICH ARE TO BE SHORTENED OR EXTENDED SO AS TO BEGIN AND END ON THE BOUNDS OF THE GRANTOR'S PROPERTY, SAID SIDELINES ARE OFFSET 10.00 FEET PARALLEL AND CONCENTRIC WITH THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT NORTH 89°58'36" EAST 1390.67 FEET, ALONG THE SOUTH SECTION LINE AND NORTH 3190.09 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE NORTH 1°52'30" EAST 174.99 FEET; THENCE NORTH 3°24'08" WEST 216.85 FEET TO THE POINT OF TERMINATION FOR THIS DESCRIPTION.

Exhibit ‘D’

Depiction of the Unreleased Easement Areas (Including a portion of Segment ‘A’)

EXHIBIT D



Ward Engineering Group

Planning * Engineering * Surveying

231 West 800 South
Salt Lake City, Utah 84101

Phone: (801)487-8040 Fax: (801)487-8668

SEWER EASEMENT EXHIBIT

SEGMENT A

LOCATED IN SECTION 26, TOWNSHIP 2 SOUTH,
RANGE 4 WEST, SALT LAKE BASE AND WEST
WEST JORDAN, SALT LAKE COUNTY, UTAH

DATE: 1/27/20
SCALE: NTS
DRAWN BY: FWH
SHEET NO.: 1 OF 1

EXHIBIT D