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Book - 10237 Pg - 6547-6551
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
SANDY CITY
10000 CENTENNIAL PARKWAY
SANDY UT 84070
BY: SMA, DEPUTY - WI 5 P.

6
WHEN RECORDED RETURN TO:
Sandy City Recorder
10000 S. Centennial Parkway Suite No. 311
Sandy, Utah 84070

Parcel Nos. 27-12-453-035, 27-12-453-036,
27-12-453-037, 27-12-453-042

PARTIAL RELEASE AND TERMINATION OF EASEMENT

THIS PARTIAL RELEASE AND TERMINATION OF EASEMENT is made and entered into this 12th day of June, 2014, by SANDY CITY ("Sandy City"), a Utah municipal corporation, and the REDEVELOPMENT AGENCY OF SANDY CITY ("RDA").

RECITALS:

WHEREAS, an easement ("2001 Easement") was created by that certain Easement Agreement dated December 28, 2001, by and between Sandy Centennial Partners, L.C. and Sandy City, and recorded on January 11, 2002, as Entry No. 8118279 in Book 8553, at Page 3854 of the Official Records of the Salt Lake County Recorder; and

WHEREAS, the 2001 Easement encumbers (together with other properties) the real property described in Exhibit "A" attached hereto ("Exchange Parcel"), which part of the 2001 Easement is herein called the "Subject Easement;" and

WHEREAS, the 2001 Easement was granted for the purpose of described in the 2001 Easement and is no longer needed on the Exchange Parcel; and

WHEREAS, the Sandy City Redevelopment Agency ("RDA") acquired the Exchange Parcel as part of a larger parcel, and now wishes to convey the Exchange Parcel to Boyer SouthTowne II, L.C. ("Boyer"), free and clear of the Subject Easement, in exchange for property of Boyer needed for the extension of Monroe Street south from Sego Lily Drive; and

WHEREAS, Sandy City and RDA desire to release, terminate, extinguish and forever abandon the Subject Easement,


NOW THEREFORE, for and in consideration of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Sandy City and RDA, each for itself, its successors and assigns, hereby, without warranty, releases, terminates, extinguishes, and forever abandons the Subject Easement and any and all rights relating to or arising out of the Subject Easement, and releases and discharges all property encumbered or otherwise affected by the Subject Easement, including without limitation, the Exchange Parcel, from any and all effects, servitudes and impacts of the Subject Easement. This Partial Release and Termination of Easement is made with the express and specific intent to release, discharge, terminate, extinguish, and forever abandon the Subject Easement.

IN WITNESS WHEREOF, Sandy City and RDA have executed this Partial Release and Termination of Easement as of the day and year first above written.

SANDY CITY

ATTEST:

[Signature]
Tom Dolan, Mayor

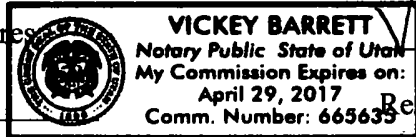
[Signature]


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

On the 10 day of June, 2014, personally appeared before me Tom Dolan, who being duly sworn, did say that he is the Mayor of Sandy City Corporation, and that the foregoing instrument was signed on behalf of said City.

My Commission Expires:

4/29/17



[Signature]
NOTARY PUBLIC
Residing at Salt Lake County

REDEVELOPMENT AGENCY OF SANDY CITY

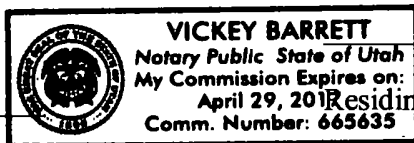
[Signature]
Tom Dolan, Executive Director

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

On the 10 day of June, 2014, personally appeared before me Tom Dolan, who being duly sworn, did say that he is the Executive Director of the Redevelopment Agency of Sandy City, and that the foregoing instrument was signed on behalf of said Agency by authority of its Board of Directors, and acknowledged to me that the Redevelopment Agency of Sandy City executed the same.

My Commission Expires:

4/29/17



[Signature]
NOTARY PUBLIC
Residing at Salt Lake County

EXHIBIT "A"

LEGAL DESCRIPTION – EXCHANGE PARCEL

The land referred to herein is described as follows: situated in Salt Lake County, State of Utah, to-wit:

PARCEL 1:

A parcel of land located in the Southeast Quarter of Section 12, Township 3 South, Range 1 West, Salt Lake Base and Meridian, in the City of Sandy, Salt Lake County, Utah, described by metes and bounds as follows: BEGINNING at a point on the easterly line of Lot 6, **SANDY CITY CENTRE FINAL PLAT FIRST AMENDMENT AND EXTENDED**, according to the official plat thereof which was recorded October 27, 2004 as Entry No. 9207823, in Book 2004P of Plats, at Page 315 in the office of the Salt Lake County Recorder, said point lies North 89°51'37" East (shown as South 89°51'37" East in some documents of record) 92.36 feet to a monument marking the centerline of State Street, North 0°08'34" West along the monument line in State Street, 1296.656 feet, South 89°56'30" West 1408.819 feet to the westerly right-of-way line of Centennial Parkway, South 0°00'36" West along said westerly right-of-way line, 488.186 feet, and North 89°59'24" West 337.37 feet from the Southeast Corner of Section 12, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running thence along the boundary line of said Lot 6 the following three (3) courses: (1) South 0°00'36" West 41.45 feet; (2) North 89°59'24" West 113.63 feet; (3) Northwesterly 11.024 feet along the arc of a tangent curve to the right having a radius of 25.00 feet, a central angle of 25°15'54" and a chord bearing and length of North 77°21'27" West 10.935 feet; thence Northeasterly 39.121 feet along the arc of a curve to the right whose center bears South 89°25'08" East 461.50 feet, has a central angle of 4°51'25" and a chord bearing and length of North 3°00'34" East 39.109 feet; thence South 89°59'24" East 122.26 feet to the point of beginning.

[FOR REFERENCE ONLY: Part of Salt Lake County Assessor's Parcel No. 27-12-453-035]

PARCEL 2:

A parcel of land located in the Southeast Quarter of Section 12, Township 3 South, Range 1 West, Salt Lake Base and Meridian, in the City of Sandy, Salt Lake County, Utah, described by metes and bounds as follows: BEGINNING at a point on the easterly line of Lot 5, **SANDY CITY CENTRE FINAL PLAT FIRST AMENDMENT AND EXTENDED**, according to the official plat thereof which was recorded October 27, 2004 as Entry No. 9207823, in Book 2004P of Plats, at Page 315 in the office of the Salt Lake County Recorder, said point lies North 89°51'37" East (shown as South 89°51'37" East in some documents of record) 92.36 feet to a monument marking the centerline of State Street, North 0°08'34" West along the monument line in State Street, 1296.656 feet, South 89°56'30" West 1408.819 feet to the westerly right-of-way line of Centennial Parkway, South 0°00'36" West along said westerly right-of-way line, 488.186 feet, and North 89°59'24" West 109.91 feet from the Southeast Corner of Section 12, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running thence along the boundary of said Lot 5 the following five (5) courses: (1) South 0°00'36" West 16.15 feet; (2) South 71°38'13" West 35.82 feet; (3) Southwesterly 21.994 feet along the arc of a curve to the right whose center bears West 14.00 feet, has a central angle of 90°00'36" and a chord bearing and length of South 45°00'18" West 19.801 feet to a point of tangency; (4) North 89°59'24" West 179.47 feet; (5) North 0°00'36" East 41.45 feet; thence South 89°59'24" East 227.46 feet; to the point of beginning.

[FOR REFERENCE ONLY: Part of Salt Lake County Assessor's Parcel No. 27-12-453-036]

(Continued)

LEGAL DESCRIPTION CONTINUED

PARCEL 3:

A parcel of land located in the Southeast Quarter of Section 12, Township 3 South, Range 1 West, Salt Lake Base and Meridian, in the City of Sandy, Salt Lake County, Utah, described by metes and bounds as follows: BEGINNING at the southeast corner of Lot 4, **SANDY CITY CENTRE FINAL PLAT FIRST AMENDMENT AND EXTENDED**, according to the official plat thereof which was recorded October 27, 2004 as Entry No. 9207823, in Book 2004P of Plats, at Page 315 in the office of the Salt Lake County Recorder, said point lies North 89°51'37" East (shown as South 89°51'37" East in some documents of record) 92.36 feet to a monument marking the centerline of State Street, North 0°08'34" West along the monument line in State Street, 1296.656 feet, South 89°56'30" West 1408.819 feet to the westerly right-of-way line of Centennial Parkway, and South 0°00'36" West along said westerly right-of-way line, 500.086 feet from the Southeast Corner of Section 12, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running thence along the southerly line of said Lot 4 the following two (2) courses: (1) South 79°04'57" West 94.98 feet; (2) Northwesterly 24.661 feet along the arc of a tangent curve to the right having a radius of 14.00 feet, a central angle of 100°55'39" and a chord bearing and length of North 50°27'14" West 21.594 feet to a point of tangency; thence along the westerly line of said Lot 4, North 0°00'36" East 16.15 feet; thence South 89°59'24" East 109.91 feet to the westerly right-of-way line of Centennial Parkway; thence along said westerly right-of-way line, South 0°00'36" West 11.90 feet to the point of beginning.

[FOR REFERENCE ONLY: Part of Salt Lake County Assessor's Parcel No. 27-12-453-037]

(Continued)

LEGAL DESCRIPTION CONTINUED

PARCEL 4:

A parcel of land located in the Southeast Quarter of Section 12, Township 3 South, Range 1 West, Salt Lake Base and Meridian, in the City of Sandy, Salt Lake County, Utah, described by metes and bounds as follows: BEGINNING at the most southeasterly corner of Lot A, **SANDY CITY CENTRE FINAL PLAT FIRST AMENDMENT AND EXTENDED**, according to the official plat thereof which was recorded October 27, 2004 as Entry No. 9207823, in Book 2004P of Plats, at Page 315 in the office of the Salt Lake County Recorder, said point lies North 89°51'37" East (shown as South 89°51'37" East in some documents of record) 92.36 feet to a monument marking the centerline of State Street, North 0°08'34" West along the monument line in State Street, 1296.656 feet, South 89°56'30" West 1408.819 feet to the westerly right-of-way line of Centennial Parkway, and South 0°00'36" West along said westerly right-of-way line, 559.186 feet from the Southeast Corner of Section 12, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running thence along the boundary of said subdivision and the southerly line of Lot A, North 89°59'24" West 461.76 feet; thence North 0°08'41" East 28.43 feet to a point of curvature; thence Northeasterly 3.514 feet along the arc of a tangent curve to the right having a radius of 461.50 feet, a central angle of 0°26'11" and a chord bearing and length of North 0°21'47" East 3.514 feet; thence Southeasterly 11.024 feet along the arc of a curve to the left whose center bears North 25°16'30" East 25.00 feet, has a central angle of 25°15'54" and a chord bearing and length of South 77°21'27" East 10.935 feet to a point of tangency; thence along the boundary of said Lot A the following six (6) courses; (1) South 89°59'24" East 293.10 feet; (2) Northeasterly 21.994 feet along the arc of a tangent curve to the left having a radius of 14.00 feet, a central angle of 90°00'36" and a chord bearing and length of North 45°00'18" East 19.801 feet; (3) North 71°38'13" East 35.82 feet; (4) Southeasterly 24.661 feet along the arc of a curve to the left whose center bears South 89°59'24" East 14.00 feet, has a central angle of 100°55'39" and a chord bearing and length of South 50°27'14" East 21.594 feet to a point of tangency; (5) North 79°04'57" East 94.98 feet to the westerly right-of-way line of Centennial Parkway; (6) South 0°00'36" West 59.10 feet to the point of beginning.

[FOR REFERENCE ONLY: Part of Salt Lake County Assessor's Parcel No. 27-12-453-042]