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2/26/2020 9:11:00 AM \$40.00
Book - 10901 Pg - 3404-3406
RASHELLE HOBBS
Recorder, Salt Lake County, UT
BACKMAN TITLE SERVICES
BY: eCASH, DEPUTY - EF 3 P.

When Recorded, Return To:

Keystone Land Development LLC
Attn: Tim Aalders
5306 W 10320 N
Highland, UT 84003

RELINQUISHMENT OF EASEMENT

1. Brian R. Peterson & Gina Peterson (the "Petersons"), currently own a parcel of real property in Salt Lake County, Utah and more particularly described as follows (the "Peterson Property"):

A parcel of land located in the Southwest Quarter of Section 3, Township 4 South, Range 2 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a brass cap marking the Southwest Corner of said Section 3, thence North 00° 16'42" East along the west section line of said Section 3 and the West property line of Parcel 32-03-300-006 Book 8456 Page 8210-8211 as officially recorded in the Salt Lake County Recorder's Office a distance of 262.27 feet; thence South 32°00'02" East a distance of 309.14 feet more or less to a point on the south section line of said Section 3 and the south boundary line of said Parcel 32-03-300-006; thence South 89°57'49" West along the south section line of said Section 3 and the south boundary line of said Parcel 32-03-300-006 a distance of 165.10 feet to the real point of beginning.

Tax Parcel No. 32-03-300-006

2. Tamara Rose Alder ("Alder") currently owns a parcel of real property in Salt Lake County, Utah and more particularly described as follows (the "Alder Property"):

Beginning at a point on the South line of Section 3, Township 4 South, Range 2 West, Salt Lake Base and Meridian, said point also being North 89°54'47" East 561.25 feet from the Southwest corner of said Section 3 and running thence North 00°13'41" East 333.624 feet; thence North 89°56'11" East 716.29 feet; thence South 00°07'31" West 90.053 feet to the Northerly right of way line of Rose Canyon Road; thence South 20°00'00" West 259.031 feet along said right of way line to the South line of said Section 3; thence South 89°54'47" West 628.828 feet to the point of beginning.

LESS AND EXCEPTING: Beginning at a point North 89°54'47" East 1270.66 feet along the section line and North 221.29 feet from the Southwest corner of Section 3, Township 4 South, Range 2 West, Salt Lake Base and Meridian and running thence Northwesterly 59.24 feet along the arc of a 100.00 foot radius curve to the right, chord bears North 16°50'48" West 58.38 feet; thence North 00°07'31" East 56.15 feet; thence North 89°56'11" East 25.00 feet; thence South 00°07'31" West 90.05 feet; thence South 19°59'30" West 23.41 feet to the point of beginning.

Tax Parcel No. 32-03-300-068

3. The Peterson Property currently has an easement across a portion of the Alder Property for a right-of-way pursuant to an Easement and Right-of-Way Agreement for Sky Haven Circle recorded in the office of the Salt Lake County Recorder on March 2, 2005 as Entry No. 9312813 (the "Current Easement").

4. The Petersons, on behalf of the Peterson Property, hereby forever relinquish any and all rights the Peterson Property may currently have in or to the Alder Property, including without limitation any right to a right-of-way easement over the following portion of the Alder Property pursuant to the Current Easement:

PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING N89°54'47"E ALONG THE SECTION LINE, 561.25 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 3; THENCE N00°13'41"E 333.62 FEET; THENCE N89°56'11"E 33.00 FEET; THENCE S00°13'41"W 283.61 FEET; THENCE N89°54'47"E 613.84 FEET; THENCE S20°00'06"W 53.24 FEET; THENCE S89°54'47"W 628.83 FEET TO THE POINT OF BEGINNING.

CONTAINING 41,249 SQUARE FEET OR 0.947 ACRES MORE OR LESS

5. A new public road, currently intended to be identified as Sky Haven Lane, shall be developed on the Alder Property, which shall provide ingress and egress to the Peterson Property.

6. This document, or any provision thereof, shall not be construed against any party due to the fact that this document, or any provision thereof, was drafted by such party or one of their agents, but rather this document shall be construed and interpreted as if it was the product of the joint efforts of all parties, with each party having equal input thereto.

7. This document shall be governed by and construed in accordance with the laws of the State of Utah.

8. This document constitutes the entire agreement between the parties with respect to the Current Easement, and the parties hereby acknowledge that there is no representation, promise, or agreement relating to the Current Easement which is not contained in this document.

9. No amendment, change, or other modification of this document (including without limitation any purported waiver as a result of the passage of time, any course of dealing between any of the parties, or in any manner whatsoever) shall be valid unless set forth in writing, signed on behalf of both the current owners of the Peterson Property and the Alder Property, and expressly stating that the parties specifically intended to amend, change, or otherwise modify this document thereby.

10. Any individual executing this document on behalf of an entity or trust hereby unconditionally represents and warrants that they are duly authorized to execute this document on behalf of such entity or trust and to cause such entity or trust to be legally bound thereby.

Dated: 2-14-20, 2020.

Brian Peterson
BRIAN R. PETERSON

Date: 2-14, 2020.

Gina Peterson
GINA PETERSON

Acknowledgements

State of Utah)
 : SS
County of Sanpete)

On Feb 14, 2020, personally appeared before me, BRIAN R. PETERSON, whose identity is personally known to me or has been proven on the basis of satisfactory evidence, and being first duly sworn, acknowledged that he executed the foregoing instrument of his own voluntary act for its stated purpose.



Janet Marie Johnson
Notary Public

State of Utah)
 : SS
County of Sanpete)

On Feb 14, 2019, personally appeared before me, GINA PETERSON, whose identity is personally known to me or has been proven on the basis of satisfactory evidence, and being first duly sworn, acknowledged that she executed the foregoing instrument of her own voluntary act for its stated purpose.



Janet Marie Johnson
Notary Public