



W2609643

To: Weber County Recorder
2431 Washington Blvd.
Ogden, Utah 84401

E# 2609653 PG 1 OF 3
ERNEST D ROWLEY, WEBER COUNTY RECORDER
07-DEC-12 150 PM FEE \$16.00 DEP TOT
REC FDR: FRANK S BLAIR

Attention: LeAnn

NOTICE TO VACATE EASEMENT

WHEREAS, the Frank S Blair Family Limited Partnership owns various pieces property in Weber County identified by parcel numbers ~~15031-0010~~¹⁵⁰³¹⁻⁰⁰¹⁰, 15034-0051, and 150310018 (the "Parcels"); and ^{15-031-0009 IX}

WHEREAS, easements affecting these Parcels for the benefit of Farr West Properties LLC were prepared on July 27, 2009 and recorded with the Weber County Recorder on November 9, 2009 as "Roadway Easements" A and B (the "Easements"); and

WHEREAS, the Easements state:

"If said road is not constructed within 3 years of the signing and dedication of this easement, said easement shall become null and void."

and;

WHEREAS, road construction was not begun on any of the Parcels prior to November 9, 2012; and

WHEREAS, by operation of the legal terms of the Easements, the Easements are now null and void;



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EH 2609653 PG 1 OF 3
ERNEST D ROWLEY, WEBER COUNTY RECORDER
07-DEC-12 150 PM FEE \$16.00 DEP TOT
REC FOR: FRANK S BLAIR

Attention: LeAnn

NOTICE TO VACATE EASEMENT

WHEREAS, the Frank S Blair Family Limited Partnership owns various pieces property in Weber County identified by parcel numbers 15031-0010, 15034-0051, and 150310018 (the "Parcels"); and

WHEREAS, easements affecting these Parcels for the benefit of Farr West Properties LLC were prepared on July 27, 2009 and recorded with the Weber County Recorder on November 9, 2009 as "Roadway Easements" A and B (the "Easements"); and

WHEREAS, the Easements state:

"If said road is not constructed within 3 years of the signing and dedication of this easement, said easement shall become null and void."

and;

WHEREAS, road construction was not begun on any of the Parcels prior to November 9, 2012; and

WHEREAS, by operation of the legal terms of the Easements, the Easements are now null and void;

NOW THEREFORE, the Frank S Blair Family Limited Partnership, by its General Partner Frank S. Blair:

1. Hereby submits to the Weber County Recorder this Notice to Vacate the above-referenced Easements; and
2. Requests that this Notice to Vacate be appropriately recorded in the land records of Weber County, such that all interested parties may, by search of the records, know that the above-referenced Easements are now null and void.

Frank S Blair

Frank S. Blair

General Partner

Frank S. Blair Family Ltd. Partnership

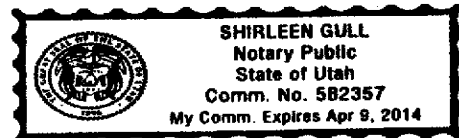
STATE OF UTAH

COUNTY OF DAVIS

On the 4TH day of DECEMBER, 2012 personally appeared before me FRANK S. BLAIR, the signer of this instrument, who duly acknowledged to me that he executed the same.

Shirleen Gull

Notary Public



NOW THEREFORE, the Frank S Blair Family Limited Partnership, by its General Partner Frank S. Blair:

1. Hereby submits to the Weber County Recorder this Notice to Vacate the above-referenced Easements; and
2. Requests that this Notice to Vacate be appropriately recorded in the land records of Weber County, such that all interested parties may, by search of the records, know that the above-referenced Easements are now null and void.

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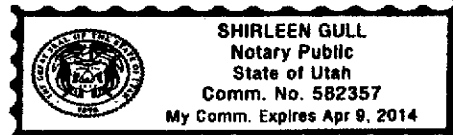
STATE OF UTAH

COUNTY OF DAVIS

On the 6th day of DECEMBER, 2012 personally appeared before me FRANK S. BLAIR, the signer of this instrument, who duly acknowledged to me that he executed the same.

Shirleen Gull

Notary Public





Hansen and Associates, Inc.
Consulting Engineers & Land Surveyors

July 27, 2009

Fair West Properties LLC Easement:

Narrative

15-031-0010
15-034-0051

This easement was written at the request of Fair West Properties LLC. The Point of beginning for Easement A is based on information provided by J.U.B. Engineering. The intent of Easement B is to be the North 30.00 Feet of Parcel 150310010. The Basis of Bearing is the West Line of Section 12, Township 6 North, Range 2 West, of the Salt Lake Base and Meridian. See exhibit drawing attached hereto and made a part thereof.

Roadway Easement A

A 60.00 foot wide Easement for Roadway purposes being 30.00 Feet right and 30.00 Feet left of the following described Centerline.

A part of the West Half of Section 12, Township 6 North, Range 2 West, of the Salt Lake Base and Meridian beginning at the intersection of the Centerline of Pioneer Road and a Future Road, Said Point Being Located North 00°12'36" West 1852.46 Feet Along the West Line of Said Section and North 90°00'00" East 367.33 Feet From the Southwest Corner of Said Section; Running Thence Perpendicular to said Pioneer Road North 33°07'17" East 110.29 Feet; Thence along the arc of a 200.00 foot Radius Curve to the Left 262.98 Feet, Having a Central Angle of 75°20'13", Chord Bears North 04°32'50" West 244.44 Feet; Thence Along the Arc of a 250.00 Foot Radius Curve to the Right 187.12 Feet, Having a Central Angle of 42°53'04", Chord Bears North 20°46'24" West 182.78 Feet; Thence North 00°40'08" East 1898.78 Feet to the Grantors North Property Line.

Roadway Easement B

15-031-0010

A 30.00 Foot Wide Easement for Roadway Purposes being 30.00 Feet South of the Following Described North Line.

A Part of the Northwest Quarter of Section 12, Township 6 North, Range 2 West, of the Salt Lake Base and Meridian.
Beginning at the Intersection of the East Right-of-Way Line of Interstate 15 and the North Line of Grantors Property (Tax Parcel 150310010) Said Point Being Located North 00°12'36" West 4259.20 Feet Along the West Line of Said Section and North 89°23'00" West 109.04 Feet From the Southwest Corner of Said Section; Running Thence Along Said Grantors North Property Line South 89°23'00" East 1589.71 Feet to the Grantors East Property Line and the Point of Termination.

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Hansen and Associates, Inc.
Consulting Engineers & Land Surveyors

July 27, 2009

Fair West Properties LLC Easement:

Narrative

15-031-0010
15-034-0051

This easement was written at the request of Fair West Properties LLC. The Point of beginning for Easement A is based on information provided by J.U.B. Engineering. The intent of Easement B is to be the North 30.00 Feet of Parcel 150310010. The Basis of Bearing is the West Line of Section 12, Township 6 North, Range 2 West, of the Salt Lake Base and Meridian. See exhibit drawing attached hereto as made a part thereof.

Roadway Easement A

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Roadway Easement B

15-031-0010

A 30.00 Foot Wide Easement for Roadway Purposes being 30.00 Feet South of the Following Described North Line.

A Part of the Northwest Quarter of Section 12, Township 6 North, Range 2 West, of the Salt Lake Base and Meridian. Beginning at the Intersection of the East Right-of-Way Line of Interstate 15 and the North Line of Grantors Property (Tax Parcel 150310010) Said Point Being Located North 00°12'36" West 4259.20 Feet Along the West Line of Said Section and North 89°23'00" West 109.04 Feet From the Southwest Corner of Said Section; Running Thence Along Said Grantors North Property Line South 89°23'00" East 1589.71 Feet to the Grantors East Property Line and the Point of Termination.

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