

WHEN RECORDED, RETURN TO:

LLC & M, LLC

601 W Main Ave Suite 714  
Spokane WA 99201

13596224  
3/12/2021 2:55:00 PM \$40.00  
Book - 11135 Pg - 6478-6481  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 4 P.

**TERMINATION OF EASEMENT  
(Access Easement for Ingress and Egress)**

This Termination of Easement (Access Easement for Ingress and Egress) (this "Termination of Easement"), dated for purposes of identification only as of March 12, 2021, (the "Date of Termination of Easement"), is made by LLC & M, LLC, a Utah Limited Liability Company ("LLC & M").

- A. "LLC & M" is the developer of that certain residential project known as Hope's Creekside Court Subdivision as recorded on March 5, 2020 as Entry No. 13210266 in Book 2020-P at Page 46 of Official Records. Said plat is incorporated as Exhibit "A" attached hereto.
- B. Historically the land now encompassing Lots 1, 2 & 3 of said subdivision had been subject to a thirty (30) foot wide ingress and egress easement. Said easement is shown on the plat as "to be vacated" Subsequent to the development of said subdivision, new access points were created for Lots fronting on Cottonwood Lane which includes Lot 3. Access to Lots 1 & 2 continue from Walker Lane and have now been separated. Therefore the historic thirty foot right-of-way is no longer required for access by any of the lots within said subdivision.
- C. "LLC & M" is (at the date herein) the record owner of the remaining lots subjected to said right-of-way, and by the recording of this instrument hereby intends to terminate the same in its entirety as per the requirements of the development.

**NOW THEREFORE, FOR AND IN CONSIDERATION OF THE PROMISES, COVENANTS AND CONDITIONS CONTAINED HEREIN, LLC & M, LLC AGREES AS FOLLOWS:**

1. **Termination of the Access Easement for Ingress and Egress.** The Thirty (30) foot wide Access Easement for Ingress and Egress as shown within Lots 1, 2 & 3, of the recorded plat of Hope's Creekside Court Subdivision is hereby terminated in its entirety.
2. **Possible remaining utility company interests.** The easement area as defined by said recorded plat shall remain subject to the effects of any possible utility interest which may have been previously acquired from time to time to allow for the continued maintenance, repair, inspection, replacement and/or removal of the same.

3. **Binding Effect.** The covenants and conditions contained in this Termination of Easement shall run with the land and shall be binding upon and inure to the benefit of the owners of each of Lots 1, 2 & 3 as shown on the recorded plat of Hope's Creekside Court Subdivision, and their respective heirs, personal representatives, transferees, successors and assigns.

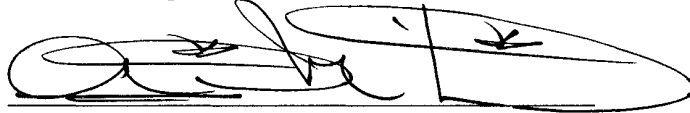
DATED this 12 day of March, 2021.

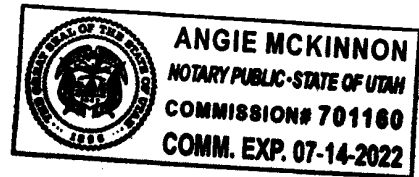
LLC & M, LLC, a Utah limited liability company

  
By: Sonny Tangaro  
Its: Authorized Signor

State of Utah            )  
                                  :SS.  
County of Salt Lake    )

The foregoing instrument was acknowledged before me this 12, March 2021 by Sonny Tangaro, the Authorized Signor of LLC & M, LLC.

  
Notary Public

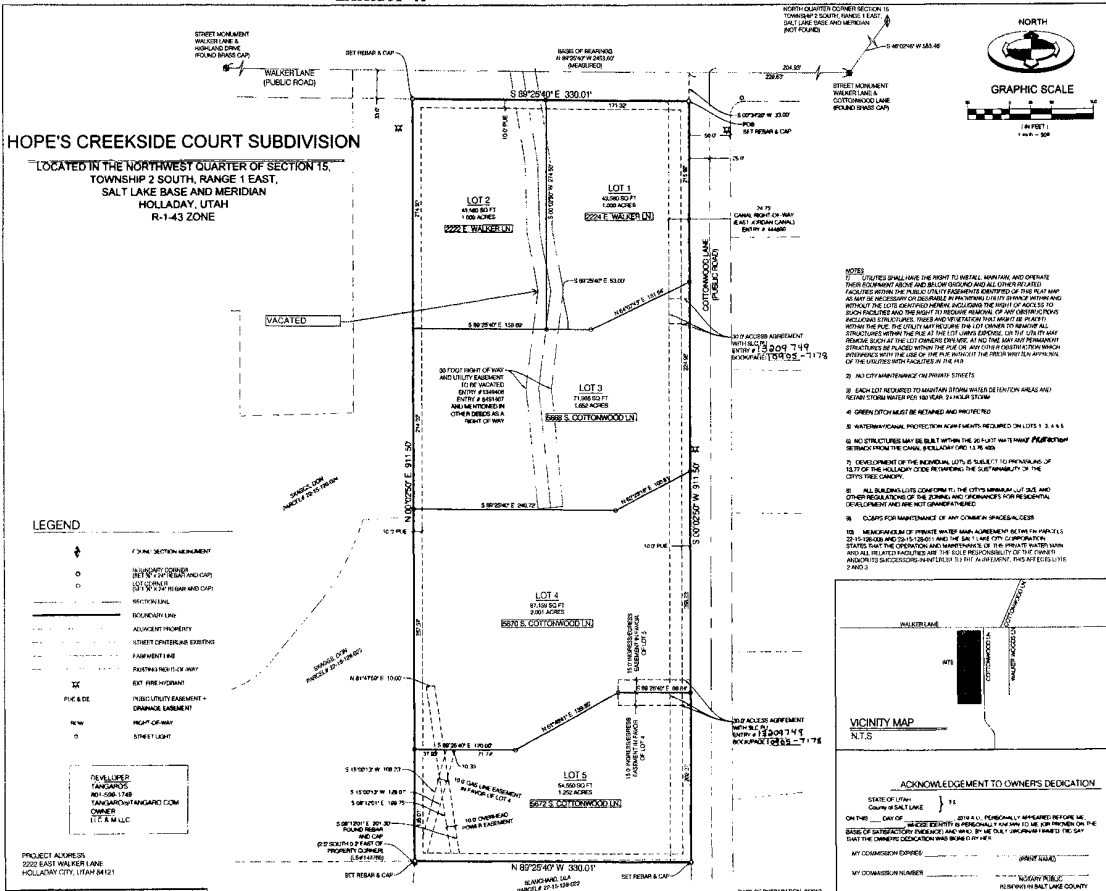


**EXHIBIT A  
PROPERTY DESCRIPTION**

Lots 1, 2 and 3, HOPE'S CREEKSIDE COURT SUBDIVISION, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder.

Tax Id No.: 22-15-128-026, 22-15-128-027, 22-15-128-028

EXHIBIT "A"



**SURVEYOR'S CERTIFICATE**  
 I, LORNA A. LINDA, DO HEREBY CERTIFY THAT THE ABOVE MAP WAS MADE AND PARTIALLY CORRECTED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF UTAH. I HAVE BEEN A LICENSED SURVEYOR SINCE 1988. I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAN AND THE ADJACENT TRACTS OF LAND SHOWN ON THE PLAN AND THE SURVEY HAS BEEN MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTAH SURVEYING ACT AND THE REQUIREMENTS OF THE UTAH PROFESSIONAL SURVEYING BOARD. I HAVE BEEN A LICENSED SURVEYOR SINCE 1988. I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAN AND THE ADJACENT TRACTS OF LAND SHOWN ON THE PLAN AND THE SURVEY HAS BEEN MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTAH SURVEYING ACT AND THE REQUIREMENTS OF THE UTAH PROFESSIONAL SURVEYING BOARD.

**OWNERS DEDICATION**  
 I, LORNA A. LINDA, DO HEREBY DEDICATE TO THE PUBLIC THE TRACT OF LAND SHOWN ON THIS PLAN AND THE ADJACENT TRACTS OF LAND SHOWN ON THE PLAN AND THE SURVEY HAS BEEN MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTAH SURVEYING ACT AND THE REQUIREMENTS OF THE UTAH PROFESSIONAL SURVEYING BOARD.

**ACKNOWLEDGEMENT TO OWNERS DEDICATION**  
 I, LORNA A. LINDA, DO HEREBY ACKNOWLEDGE THE DEDICATION OF THE TRACT OF LAND SHOWN ON THIS PLAN AND THE ADJACENT TRACTS OF LAND SHOWN ON THE PLAN AND THE SURVEY HAS BEEN MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTAH SURVEYING ACT AND THE REQUIREMENTS OF THE UTAH PROFESSIONAL SURVEYING BOARD.

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<b>BENCHMARK CIVIL</b> BENCHMARK ENGINEERING & LAND SURVEYING	<b>PLANNING COMMISSION</b> APPROVED THIS 20th DAY OF JANUARY, 2015	<b>HEALTH DEPARTMENT</b> APPROVED THIS 20th DAY OF JANUARY, 2015	<b>CITY ENGINEER</b> APPROVED THIS 20th DAY OF JANUARY, 2015	<b>COMMUNITY DEVELOPMENT</b> APPROVED THIS 20th DAY OF JANUARY, 2015	<b>CITY OF HOLLADAY</b> APPROVED AND ACCEPTED THIS 20th DAY OF JANUARY, 2015	<b>CITY ATTORNEY</b> APPROVED THIS 20th DAY OF JANUARY, 2015	<b>SALT LAKE COUNTY</b> RECORDED # 1324 0266
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