

01218260 B: 2815 P: 0706

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**WHEN RECORDED RETURN TO:**  
Christopher P. Gamvroulas  
Ivory Development, LLC  
978 East Woodoak Lane  
Salt Lake City, Utah 84117  
(801) 747-7000

Rhonda Francis Summit County Recorder  
04/16/2024 12:14:46 PM Fee \$132.00  
By COTTONWOOD TITLE INSURANCE AGENCY, INC.  
Electronically Recorded

FT-53-A  
FT-53-A-6  
FC-1-1 thru 30  
FC-1-A  
FC-2-201 thru 209  
FC-3-301 thru 314

**NOTICE OF TERMINATION OF SUBDIVISION SERVICES AGREEMENT  
FOR  
FRANCIS COMMONS SUBDIVISION**

This Notice of Termination of Subdivision Services Agreement for Francis Commons Subdivision ("Notice") is executed by IVORY DEVELOPMENT, LLC., of 978 East Woodoak Lane, Salt Lake City, Utah 84117 (the "Declarant")

**RECITALS**

- A. Declarant is the owner of that certain real property located in Francis City, Summit County, Utah and described with particularity on Exhibit "A" and depicted on Exhibit "B" attached hereto and incorporated herein by this reference (the "Property").
- B. Declarant previously executed and recorded that certain Subdivision Services Agreement for Francis Commons Subdivision dated March 8, 2024 and recorded March 12, 2014 as Entry 01216832 Book 2811 Page 1517 in the Office of the Summit County Recorder ("Agreement") to ensure cost sharing of the snow removal service on certain public streets located within the Property and the maintenance for the park and drainage canal.
- C. Declarant has not yet sold any of the Property.
- D. Declarant's intentions regarding the cost sharing of services to be provided within the Property have changed.
- E. Declarant desires to provide notice that the Agreement has been terminated.

**NOTICE**

**Declarant hereby terminates the Agreement and provides notice to all its successors and assigns that the Agreement is terminated, and the obligations and rights therein are of no further force or effect.**

[signature on following page]

IN WITNESS WHEREOF, the Association has executed this instrument the 11<sup>th</sup> day of April 2024

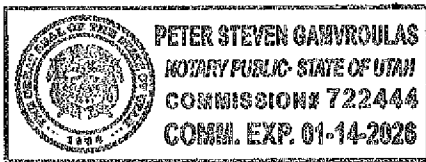
DECLARANT: IVORY DEVELOPMENT, LLC

By: [Signature]  
Name: KEVIN ANGLESEY  
Its: SECRETARY

STATE OF UTAH                    )  
  :SS  
COUNTY OF SALT LAKE        )

On this 11<sup>th</sup> day of April, 2024, personally appeared before me KEVIN ANGLESEY, personally known to me to be an Authorized Agent of IVORY DEVELOPMENT, LLC, a Utah limited liability company, who acknowledged before me that he signed the foregoing instrument as SECRETARY for IVORY DEVELOPMENT, LLC a Utah limited liability corporation; and that said instrument is the free and voluntary act of said corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument on behalf of said corporation and that said corporation executed the same.

WITNESS my hand and official seal.



[Signature]  
Notary Public for the State of Utah

EXHIBIT "A"

Legal Description

PARCEL 1:

A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN AND HAVING A BASIS OF BEARING TAKEN AS NORTH BETWEEN THE SOUTHEAST CORNER AND THE EAST QUARTER CORNER OF SAID SECTION 29, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 681.09 FEET FROM THE SOUTHEAST CORNER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°58'59" WEST 1316.83 FEET ALONG A FENCE LINE TO THE EASTERLY OF PARCEL FT-49; THENCE NORTH 288.89 FEET ALONG SAID LINE TO A REBAR WITH CAP STAMPED PLS 5152644 BEING ON A FENCE LINE AT THE EASTERLY LINE OF PARCEL FT-50; THENCE NORTH 00°11'00" EAST 317.37 FEET ALONG SAID LINE TO A REBAR WITH CAP STAMPED PLS 5152644; THENCE NORTH 12°58'03" WEST 70.11 FEET ALONG SAID LINE TO A REBAR WITH CAP STAMPED PLS 5152644 BEING ON THE SOUTHERLY LINE OF WILD WILLOW SUBDIVISION, PHASE 2D; THENCE SOUTH 89°37'10" EAST 14.15 FEET TO THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE NORTH 00°22'37" EAST 0.69 FEET ALONG THE EASTERLY LINE OF SAID SUBDIVISION TO A FENCE LINE; THENCE SOUTH 89°56'50" EAST 872.35 FEET ALONG A FENCE LINE ON THE SOUTHERLY LINE OF PARCEL FT-2037; THENCE SOUTH 01°27'11" EAST 249.28 FEET ALONG A FENCE LINE; THENCE SOUTH 89°56'50" EAST 438.73 FEET ALONG A FENCE LINE AND EXTENSION OF FENCE TO THE EASTERLY LINE OF SECTION 29; THENCE SOUTH 424.39 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE BOUNDS OF STATE ROUTE 32 ALONG THE EASTERLY BOUNDARY OF SAID LAND.

ALSO LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE BOUNDS OF FRANCIS COMMONS SUBDIVISION PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED JANUARY 22, 2024 AS ENTRY NO. 1214797 IN THE OFFICE OF THE SUMMIT COUNTY RECORDER.

ALSO LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE BOUNDS OF FRANCIS COMMONS SUBDIVISION PHASE 2, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED NOVEMBER 28, 2023 AS ENTRY NO. 1212840 IN THE OFFICE OF THE SUMMIT COUNTY RECORDER.

ALSO LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE BOUNDS OF FRANCIS COMMONS SUBDIVISION PHASE 3, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED NOVEMBER 28, 2023 AS ENTRY NO. 1212841 IN THE OFFICE OF THE SUMMIT COUNTY RECORDER.

ALSO LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE BOUNDS OF FRANCIS COMMONS SUBDIVISION PHASE 2 LOTS 209 & 210 AMENDED, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED MARCH 8, 2024 AS ENTRY NO. 1216619 IN THE OFFICE OF THE SUMMIT COUNTY RECORDER.

ALSO LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE BOUNDS OF FRANCIS COMMONS SUBDIVISION PHASE 3 LOTS 301-306 & 311-314 AMENDED, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED MARCH 8,

2024 AS ENTRY NO. 1216620 IN THE OFFICE OF THE SUMMIT COUNTY RECORDER.

PARCEL 2:

ALL OF LOTS 1 THROUGH 30, INCLUSIVE, AND PARCEL A, FRANCIS COMMONS SUBDIVISION PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED JANUARY 22, 2024 AS ENTRY NO. 1214797 IN THE OFFICE OF THE SUMMIT COUNTY RECORDER.

PARCEL 3:

ALL OF LOTS 201 THROUGH 208, INCLUSIVE, FRANCIS COMMONS SUBDIVISION PHASE 2, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED NOVEMBER 28, 2023 AS ENTRY NO. 1212840 IN THE OFFICE OF THE SUMMIT COUNTY RECORDER.

PARCEL 4:

ALL OF LOTS 307 THROUGH 310, INCLUSIVE, FRANCIS COMMONS SUBDIVISION PHASE 3, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED NOVEMBER 28, 2023 AS ENTRY NO. 1212841 IN THE OFFICE OF THE SUMMIT COUNTY RECORDER.

PARCEL 5:

LOT 209, FRANCIS COMMONS SUBDIVISION PHASE 2 LOTS 209 & 210 AMENDED, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED MARCH 8, 2024 AS ENTRY NO. 1216619 IN THE OFFICE OF THE SUMMIT COUNTY RECORDER.

PARCEL 6:

ALL OF LOTS 301 THROUGH 306, INCLUSIVE, AND LOTS 311 THROUGH 314, INCLUSIVE, FRANCIS COMMONS SUBDIVISION PHASE 3 LOTS 301-306 & 311-314 AMENDED, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED MARCH 8, 2024 AS ENTRY NO. 1216620 IN THE OFFICE OF THE SUMMIT COUNTY RECORDER.

EXHIBIT "B"  
SITE MAP

