

When Recorded Mail to:
Meridian Title Company
64 East 6400 South, Suite 100
Salt Lake City, UT 84108
MTC File No. 339175

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02/25/2025 04:02 PM By: BGORDON Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: MERIDIAN TITLE COMPANY
64 E WINCHESTER ST SALT LAKE CITY, UT 841075600

PARTIAL RELEASE OF LEASE

The undersigned, for good and valuable consideration received hereby releases and cancels that the certain Memorandum of Lease described as follows:

Memorandum of Lease, including the terms, covenants, conditions and provisions of the lease identified therein;

Dated: November 22, 2016

Lessor: Big Rock Properties, LLC

Lessee: Ridge Rock, Inc.

Recorded: November 29, 2016 as Entry No. 12422790 in Book 10505 at Page 2712 of Public Records.

A portion of the property covered by the Memorandum of Lease is hereby released. The property released hereby is located in Salt Lake County and is more particularly described as follows:

Parcel 1:

A parcel of land in fee to facilitate the widening of 14600 South in Bluffdale, Utah, being part of an entire tract of property situate in the N1/4SE1/4 of Section 11, Township 4 South, Range 1 West, Salt Lake Base & Meridian. The boundaries of said parcel of land are described as follows:

Beginning at a point on the northerly line of said entire tract, said point being on the southeasterly right of way line of 14600 South Street, which point lies 170.09 feet North 89°52'26" East along the Quarter Section line and 70.90 feet South 00°07'34" East from the Center Quarter corner of said Section 11, and point of curve of a 289.50 foot radius nontangent curve to the right; and running thence Southwesterly 170.72 feet along the arc of said curve through a central angle of 33°47'16" (Chord to said curve bears South 27°39'31" West 168.26 feet) to a point of curve of a 210.50 foot radius reverse curve to the left; thence southerly 143.89 feet along the arc of said curve through a central angle of 39°09'54" (Chord to said curve bears South 24°58'11" West 141.10 feet) to the easterly right of way line of 1000 West Street; thence along said easterly line an said southeasterly line of 14600 South Street the following four (4) courses: 1) North 01°12'46" East 168.56 feet to a point of curve of a 92.48 foot radius curve to the right; 2) thence northeasterly 134.02 feet along the arc of said curve through a central angle of 83°02'05" (Chord bears North 42°43'48" East 122.60 feet) to a point of curve of a 92.98 foot radius reverse curve to the left; 3) thence northeasterly 34.16 feet along the arc of said curve through a central angle of 21°02'55" (Chord to said curve bears North 73°43'23" East 33.97 feet) to a point of curve of a 582.36 foot radius non-tangent curve to

the left; 4) thence northeasterly 20.34 feet along the arc of said curve through a central angle of 02°00'05" (Chord to said curve bears North 64°11'58" East 20.34 feet) to the Point of Beginning.

Also:

A parcel of land in fee to facilitate the widening of 14600 South in Bluffdale, Utah, being part of an entire tract of property situate in the N1/4SE1/4 of Section 11, Township 4 South, Range 1 West Salt Lake Base & Meridian. The Boundaries of said parcel of land are described as follows:

Beginning at a point on the Northerly line of said entire tract, said point being on the Southerly right of way line 14600 South Street, which point lies 279.08 feet North 89°52'26" East along the Quarter Section line and 33.38 feet South 00°07'34" East from the Center Quarter corner of said Section 11, and point of curve of a 582.36 foot radius non-tangent curve to the right; and running thence along said Southerly right of way line the following two (2) courses: 1) Easterly 1.69 feet along the arc of said curve through a central angle of 00°09'58" (Chord to said curve bears North 76°38'32" East 1.69 feet); 2) thence North 89°52'26" East 117.83 feet; thence South 88°25'53" West 37.54 feet; thence North 89°44'08" West 81.94 feet to the point of beginning.

Parcel 2:

A temporary construction easement to facilitate the construction of 14600 South in Bluffdale, Utah, being part of an entire tract of property situate in the NE1/4 SE1/4 of Section 11, Township 4 South, Range 1 West, Salt Lake Base & Meridian. The boundaries of said parcel of land are described as follows:

Beginning at a point on the easterly line of said entire tract, which point lies 426.44 feet North 89°52'26" East along the Quarter Section line and 32.99 feet South 00°07'34" East from the Center Quarter corner of said Section 11, and running thence along said easterly line of said entire tract South 00°21'08" West 24.67 feet; thence South 88°25'53" West 45.32 feet; thence North 01°36'48" West 15.36 feet; thence South 88°25'53" West 19.42 feet; thence North 89°44'08" West 82.05 feet; thence South 70°55'44" West 105.89 feet to a point of curve of a 299.50 foot radius nontangent curve to the right; thence southwesterly 171.54 feet along the arc of said curve through a central angle of 32°49'01" (Chord bears South 28°08'38" West 169.21 feet) to a point of curve of a 200.50 foot radius reverse curve to the left; thence southerly 151.75 feet along the arc of said curve through a central angle of 43°21'54", (Chord bears South 22°52'12" West 148.15 feet); thence South 01°11'15" West 10.00 feet; thence North 88°48'45" West 9.45 feet to the easterly right of way line of 1000 West Street; thence along said easterly line North 01°12'46" East 25.42 feet to a point of curve of a 210.50 foot radius nontangent curve to the right; thence northeasterly 143.89 feet along the arc of said curve through a central angle of 39°09'54" (Chord bears North 24°58'11" East 141.10 feet) to a point of curve of a 289.50 foot radius reverse curve to the left; thence northeasterly 170.72 feet along the arc of said curve through a central angle of 33°47'16", (Chord bears North 27°39'31" East 168.26 feet) to a point of curve of a 582.36 radius non-tangent reverse curve to the right;

thence northeasterly 115.46 feet along the arc of said curve through a central angle of 11°21'33" (Chord bears North 70°52'47" East 115.27 feet); thence South 89°44'08" East 81.94 feet; thence North 88°25'53" East 37.54 feet; thence North 89°52'26" East 27.89 feet to the Point of Beginning.

Tax ID: 33-11-402-002

[Signatures On Following Page]

Executed this 13 day of January, 2025.

Ridge Rock Inc

By

Name: Kimball T. Anderson

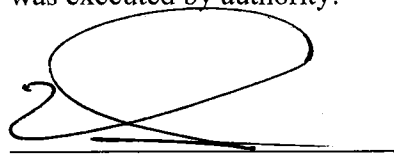
Title: Manager

STATE OF UTAH)

: ss.

COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this ____ day of January, 2025 by Kimball T. Anderson of Ridge Rock Inc., who duly acknowledged to me that said instrument was executed by authority.



Notary Public

