

14363644 B: 11559 P: 5662 Total Pages: 3
03/28/2025 09:13 AM By: dsalazar Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120 SALT LAKE CITY, UT 84121

Return to:

BGJ Industrial, L.C.
101 S. 200 E. Ste 200
Salt Lake City, UT 84121

File No.

Parcel Nos. 26-10-100-006

TERMINATION AND RELEASE OF EASEMENT

Reference is made to that certain Storm Drain Easement recorded May 2, 2023 in the records of the Salt Lake County Recorder as Entry No. 14100683 affecting the real property described in Exhibit A (burdened parcel) and Exhibit B (benefitted parcel) attached hereto (collectively, the "Property") and creating a Storm Drain easement (the "Easement") described as follows:

See Exhibits A & B

The current owner of the benefitted Property, BGJ Industrial L.C., a Utah limited liability company ("Owner"), no longer needs the Easement and desires to terminate it.

Accordingly, Owner hereby terminates and releases the Easement, and terminates and removes the effect of the Easement on the Property.

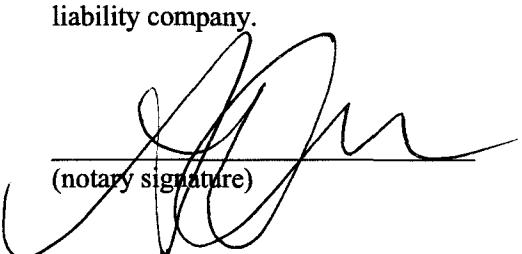
EXECUTED this 19TH day of MARCH, 2025.

BGJ Industrial, L.C., a Utah limited liability company


By: Christian Gardner
Its: Manager

STATE OF UTAH
COUNTY OF SALT LAKE

On MARCH 19, 2025, before me, a notary public, personally appeared CHRISTIAN GARDNER, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged that he/she executed the same on behalf of BGJ Industrial, L.C., a Utah limited liability company.


(notary signature)

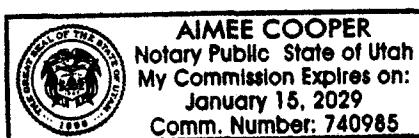


EXHIBIT "A"

Beginning at a point being North 01°06'59" East 957.16 feet and East 220.99 feet from the Center of Section 10, Township 3 South, Range 2 West, Salt Lake Base and Meridian, said Center of Section being South 01°06'59" West 2,676.58 feet from the North Quarter Corner of said Section 10; and running

thence North 30.00 feet;
thence East 36.32 feet;
thence North 00°26'48" East 339.02 feet;
thence South 89°42'10" East 281.53 feet;
thence South 87°59'14" East 100.20 feet;
thence South 89°42'10" East 589.59 feet;
thence South 01°06'00" West 25.00 feet;
thence North 89°42'10" West 589.62 feet;
thence North 87°59'14" West 100.20 feet;
thence North 89°42'10" West 251.22 feet;
thence South 00°26'48" West 343.86 feet;
thence West 66.09 feet to the point of beginning.

Contains 35,684 Square Feet or 0.819 Acres

EXHIBIT "B"

Grantee's Land

The following real property located in Salt Lake County, Utah:

Beginning at a point on the northerly right-of-way line 9800 South Street, said point also being the Center of Section 10, Township 3 South, Range 2 West, Salt Lake Base and Meridian, said Center of Section being South 01°06'59" West 2,676.58 feet from the North Quarter Corner of said Section 10; and running

thence North 89°33'12" West 602.14 feet along said northerly right-of-way line to the easterly right-of-way line of 6900 West Street

thence along said easterly right-of-way line the following two (2) courses:

(1) Northwesterly 25.01 feet along the arc of a 16.00 foot radius curve to the right (center bears North 00°26'48" East and the chord bears North 44°46'36" West 22.54 feet with a central angle of 89°33'12");

(2) North 936.28 feet;

thence East 923.72 feet;

thence South 00°26'48" West 889.33 feet;

thence North 89°33'12" West 10.00 feet;

thence South 00°26'48" West 70.00 feet to said northerly right-of-way line 9800 South Street;

thence North 89°33'12" West 288.26 feet along said northerly right-of-way line to the point of beginning.

Contains 878,517 Square Feet or 20.168 Acre

Tax Parcel Numbers: A portion of 26-10-100-006