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Date 05-Sep-2024 04:27PM
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Filed By: JM
BRENDA NELSON, Recorder
MORGAN COUNTY
For: HOLLAND & HART LLP - SLC
Recorded Electronically by Simplifile

WHEN RECORDED, RETURN TO:
Carley Herrick
Wasatch Peaks Ranch
36 South State Street, Suite 500
Salt Lake City, UT 84111

RELEASE AND TERMINATION OF EASEMENT

Wasatch Peaks Ranch, LLC, a Delaware limited liability company, whose address is 36 South State Street Suite 500, Salt Lake City, UT 84111 (“**WPR**”), and sole owner of the unencumbered beneficial interest granted pursuant to the Easement defined below, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby release and reconvey to the owner(s) of the servient estate the easement created pursuant to that certain Wasatch Peaks Ranch Plat 5 recorded in the official records of the Morgan County Utah Recorder on May 15, 2024, as Entry No. 165876 in Book 409 at Page 1359 the “**Plat**”) and that certain Master Declaration of Covenants, Conditions, Restrictions, and Reservation of Easements recorded May 3, 2022, as Entry No. 160853 in Book 391 at Page 402, as supplemented and amended by First Supplemental Declaration for Wasatch Peaks Ranch dated and recorded May 1, 2023, as Entry No. 163348 in Book 399 at Page 1242, Second Supplemental Declaration and First Amendment to Master Declaration for Wasatch Peaks Ranch dated and recorded May 1, 2023, as Entry No. 163355 in Book 399, at Page 1288, Third Supplemental Declaration and Second Amendment to Master Declaration for Wasatch Peaks Ranch recorded November 8, 2023 as Entry No. 164605 in Book 404 at Page 853, Fourth Supplemental Declaration to Master Declaration for Wasatch Peaks Ranch dated February 14, 2024, and recorded February 16, 2024, as Entry No. 165236, in Book 407, Page 15, and Fifth Supplemental Declaration for Wasatch Peaks Ranch recorded May 15, 2024 as Entry No. 165881 in Book 409, at Page 1378 in the Official Records (as supplemented and amended, the “**Declaration**”) (the “**Easement**”), which Easement covers real property as depicted on the Plat crossing Lot C38, and more particularly depicted and described in Exhibit “A” which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, this Release and Termination of Easement is executed as of the 5th day of September 2024.

[Signature Page Follows]

WPR:

WASATCH PEAKS RANCH, LLC, a Delaware limited liability company

By: Wasatch Peaks Ranch Management, LLC, its Manager

By: Ed Schultz 

Name: Ed Schultz

Its: Authorized Signatory

STATE OF UTAH)

) ss.

County of SALT LAKE)

This instrument was acknowledged before me on September 5, 2024, by Ed Schultz, as Authorized Signatory of Wasatch Peaks Ranch Management, LLC, manager of Wasatch Peaks Ranch, LLC.



Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

Heather L Grey 

Notary Public

My Commission Expires: 9/19/2024

Exhibit A
Description and Depiction of Easement

Shared Driveway

A parcel of land lying and situated in Section 2, Township 4 North, Range 1 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point being on the southerly line of Lot C38 as shown on Wasatch Peaks Ranch Plat 5, recorded May 15, 2024 as Entry No. 165876 in Book 409 at Pages 1359-1370 in the office of the Morgan County Recorder, said point is the southeast corner of said Lot C38 (common point to Lots C37 and C38), said point further being 1411.97 feet North $00^{\circ}27'24''$ East and 4385.99 feet West from the Southeast Corner of Section 2, Township 4 North, Range 1 East, Salt Lake Base and Meridian and running thence North $30^{\circ}55'53''$ West 13.98 feet; thence northwesterly 28.81 feet along the arc of a 70.00 foot radius curve to the right, through a central angle of $23^{\circ}35'03''$, chord bears North $19^{\circ}08'21''$ West 28.61 feet; thence North $07^{\circ}20'50''$ West 133.98 feet; thence northerly 13.09 feet along the arc of a 120.00 foot radius curve to the right, through a central angle of $6^{\circ}15'07''$, chord bears North $04^{\circ}13'16''$ West 13.09 feet; thence North $01^{\circ}05'43''$ West 41.57 feet; thence northwesterly 4.10 feet along the arc of a 2.00 foot radius curve to the left, through a central angle of $117^{\circ}33'53''$, chord bears North $59^{\circ}52'39''$ West 3.42 feet; thence southwesterly 4.31 feet along the arc of a 9.00 foot radius compound curve to the left, through a central angle of $27^{\circ}24'29''$, chord bears South $47^{\circ}38'10''$ West 4.26 feet; thence South $33^{\circ}55'55''$ West 62.21 feet; thence southwesterly 100.11 feet along the arc of a 484.00 foot radius curve to the left, through a central angle of $11^{\circ}51'04''$, chord bears South $28^{\circ}00'23''$ West 99.93 feet; thence South $22^{\circ}04'51''$ West 1.82 feet to the southerly line of said Lot C38; thence, along said southerly line of Lot C38, North $65^{\circ}28'24''$ West 32.03 feet; thence North $22^{\circ}04'51''$ East 0.46 feet; thence northeasterly 106.73 feet along the arc of a 516.00 foot radius curve to the right, through a central angle of $11^{\circ}51'04''$, chord bears North $28^{\circ}00'23''$ East 106.54 feet; thence North $33^{\circ}55'55''$ East 62.21 feet; thence northeasterly 37.82 feet along the arc of a 41.00 foot radius curve to the right, through a central angle of $52^{\circ}51'19''$, chord bears North $60^{\circ}21'35''$ East 36.50 feet; thence northeasterly 7.20 feet along the arc of a 5.00 foot radius reverse curve to the left, through a central angle of $82^{\circ}28'11''$, chord bears North $45^{\circ}33'09''$ East 6.59 feet; thence northerly 50.10 feet along the arc of a 116.00 foot radius reverse curve to the right, through a central angle of $24^{\circ}44'45''$, chord bears North $16^{\circ}41'26''$ East 49.71 feet; thence North $29^{\circ}03'49''$ East 100.61 feet; thence northeasterly 104.29 feet along the arc of a 216.00 foot radius curve to the right, through a central angle of $27^{\circ}39'51''$, chord bears North $42^{\circ}53'44''$ East 103.28 feet; thence North $56^{\circ}43'39''$ East 62.68 feet; thence northeasterly 70.64 feet along the arc of a 59.00 foot radius curve to the left, through a central angle of $68^{\circ}36'13''$, chord bears North $22^{\circ}25'33''$ East 66.50 feet; thence North $11^{\circ}52'34''$ West 52.23 feet; thence northerly 12.06 feet along the arc of a 116.00 foot radius curve to the right, through a central angle of $5^{\circ}57'26''$, chord bears North $08^{\circ}53'51''$ West 12.06 feet; thence North $05^{\circ}55'07''$ West 57.62 feet; thence northerly 9.67 feet along the arc of a 84.00 foot radius curve to the left, through a central angle of $6^{\circ}35'40''$, chord bears North $09^{\circ}12'57''$ West 9.66 feet; thence North $12^{\circ}30'47''$ West 30.02 feet to the northerly line of said Lot C38; thence, along said northerly line of Lot C38, the following two (2) courses: (1) East 18.19 feet, (2) North $70^{\circ}47'08''$ East 14.34 feet; thence South $12^{\circ}30'47''$ East 27.75 feet; thence southerly 13.35 feet along the arc of a 116.00 foot radius curve to the right, through a central angle of $6^{\circ}35'40''$, chord bears South $09^{\circ}12'57''$ East 13.34 feet; thence South $05^{\circ}55'07''$ East 57.62 feet; thence southerly 8.73 feet along the arc of a 84.00 foot radius curve to the left, through a central angle of $5^{\circ}57'26''$, chord bears South $08^{\circ}53'51''$ East 8.73 feet; thence South $11^{\circ}52'34''$ East 52.23 feet; thence southwesterly 108.96 feet along the arc of a 91.00 foot radius curve to the right, through a central angle of $68^{\circ}36'13''$, chord bears South $22^{\circ}25'33''$ West 102.57 feet; thence South $56^{\circ}43'39''$ West 62.68 feet; thence southwesterly 88.84 feet along the arc of a 184.00 foot radius curve to the left, through a central angle of $27^{\circ}39'51''$, chord bears South $42^{\circ}53'44''$ West 87.98 feet; thence South $29^{\circ}03'49''$ West 100.61 feet; thence southerly 34.88 feet along the arc of a 84.00 foot radius curve to the left,

through a central angle of $23^{\circ}47'21''$, chord bears South $17^{\circ}10'08''$ West 34.63 feet; thence South $12^{\circ}05'43''$ East 18.25 feet; thence South $01^{\circ}05'43''$ East 61.32 feet; thence southerly 8.73 feet along the arc of a 80.00 foot radius curve to the left, through a central angle of $6^{\circ}15'07''$, chord bears South $04^{\circ}13'16''$ East 8.72 feet; thence South $07^{\circ}20'50''$ East 133.98 feet; thence southeasterly 12.35 feet along the arc of a 30.00 foot radius curve to the left, through a central angle of $23^{\circ}35'03''$, chord bears South $19^{\circ}08'21''$ East 12.26 feet; thence South $30^{\circ}55'53''$ East 10.87 feet to the southerly line of said Lot C38; thence, along said southerly line of Lot C38, southwesterly 40.79 feet along the arc of a 65.00 foot radius curve to the left, through a central angle of $35^{\circ}57'08''$, chord bears South $54^{\circ}37'19''$ West 40.12 feet to the Point of Beginning.

Basis of Bearing for this easement is North $00^{\circ}27'24''$ East as measured between found the Southeast corner (2021 Morgan County alum. cap monument) and the Northeast corner (1952 BLM brass cap monument) of Section 2, Township 4 North, Range 1 East, Salt Lake Base and Meridian.

Parcel No. 00-0093-1126

Serial No. 12-WPR5C-0038

