

When Recorded Mail to:
Questar Gas Company
P.O. Box 45360, Right-of-Way
Salt Lake City, Utah 84145-0360
Caroline King; cc

3531602
BK 8270 PG 727

E 3531602 B 8270 P 727-731
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
06/06/2023 03:22:34 PM
FEE: \$40.00 Pgs: 5
DEP eCASH REC'D FOR: COTTONWOOD TITLE
INSURANCE AGENCY, INC.

Space above for County Recorder's use
PARCEL I.D.# 11-061-0173, 11-061-0227

PARTIAL RELEASE OF EASEMENTS

For the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, QUESTAR GAS COMPANY, A Utah corporation, dba DOMINION ENERGY UTAH, ("Dominion Energy") does hereby release to **Boulder Ranch, L.C.**, A Utah Limited Liability Company, the current property owner, its grantees, transferees, heirs, successors and assigns, the rights Dominion Energy holds pursuant to that certain Right-of-Way and Easement Grant dated September 28, 1984 and recorded as Entry # 686214, in Book 1011, Page 78 & 79, Davis County Recorder's office (the "Easement").

Dominion Energy only releases the portion of the Easement which is over the property commonly referred to as 189 South Main Street, Layton, Utah, Parcel Numbers 11-061-0173 & 11-061-0227, Phase 1 Layton Station Apartments in Layton City, Davis County, Utah, including but not limited to pipelines and related facilities, within the following described tract of land and depicted in the attached EXHIBIT A in Davis County, State of Utah, to-wit:

A PORTION OF THOSE CERTAIN EASEMENTS DESCRIBED IN THAT CERTAIN RIGHT OF WAY AND EASEMENT IN FAVOR OF MOUNTAIN FUEL SUPPLY COMPANY RECORDED IN THE OFFICE OF THE DAVIS COUNTY RECORDER OCTOBER 26, 1984, AS ENTRY NO.686214, SAID PORTIONS BEING LOCATED IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, LAYTON CITY, DAVIS COUNTY, STATE OF UTAH, SAID PORTIONS BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:

EASEMENT RELEASE 1: 13 FOOT WIDE EASEMENT PORTION

BEGINNING AT A POINT SOUTH 0°04'00" WEST ALONG THE SECTION 475.94 FEET MORE OR LESS, AND SOUTH 89°55'44" EAST 1621.72 FEET, MORE OR LESS FROM THE NORTHWEST CORNER OF SAID SECTION 28, AND RUNNING THENCE NORTH 1°50'12" WEST 128.37 FEET; THENCE NORTH 88°09'48" EAST 13.0 FEET, THENCE SOUTH 1°50'12" EAST 117.26 FEET; THENCE SOUTH 47°38'55" WEST 17.10 FEET TO THE POINT OF BEGINNING.

EASEMENT RELEASE 2: 16 FOOT WIDE EASEMENT PORTION

BEGINNING AT A POINT SOUTH 0°04'00" WEST ALONG THE SECTION 645.09 FEET MORE OR LESS, AND SOUTH 89°55'44" EAST 1436.61 FEET, MORE OR LESS FROM THE NORTHWEST CORNER OF SAID SECTION 28, AND RUNNING THENCE NORTH 1°55'48" WEST 150.57 FEET; THENCE NORTH 88°04'12" EAST 16.00 FEET; THENCE SOUTH 1°55'48" EAST 136.94 FEET; THENCE SOUTH 47°38'55" WEST 21.02 FEET TO THE POINT OF BEGINNING

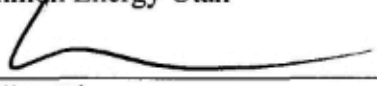
STATE PLAIN ROTATION, CLOCKWISE 0°21'19"

Nothing in this Release of Easement is intended to release, alter, or abandon any rights Dominion Energy obtained outside of the above-described area, or in any manner other than from the above described recorded Rights-of-way and Easement Grant.

Boulder Ranch, L.C., acknowledges that it is familiar with and agrees to comply with all applicable local, state and federal environmental statutes, regulations and common law. **Boulder Ranch, L.C.**, agrees to indemnify, protect, defend (with counsel satisfactory to Dominion Energy) and hold Dominion Energy and its successors, assigns, parents and affiliates, and the directors, shareholders, employees, agents, and contractors of Dominion Energy and of Dominion Energy's successors, assigns, parents and affiliates harmless from any claims (including without limitation third party claims for personal injury), actions, administrative proceedings, judgments, damages, punitive damages, penalties, fines, costs, liabilities (including sums paid in settlement of claims), interest or losses, including reasonable attorneys' fees and expenses (collectively referred to as Claims) that arise directly or indirectly from the presence, suspected presence, release or threatened release of hazardous substances, as defined in 40 C.F.R. § 302.4, including but not limited to, asbestos, polychlorinated biphenyls (PCBs), heavy metals or liquid hydrocarbons. This indemnity expressly includes any Claims that may be brought under any applicable environmental laws including, but not limited to, the Clean Air Act, the Clean Water Act, the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), the Toxic Substance Control Act (TSCA), or the Occupational Safety and Health Act (OSHA). **Boulder Ranch, L.C.**, hereby expressly waives any immunity to which **Boulder Ranch, L.C.**, may otherwise be entitled under any industrial, worker's compensation or other laws with respect to this indemnification.

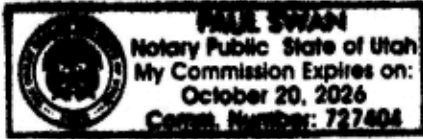
DATED this 31st day of May, 2023.

QUESTAR GAS COMPANY, A Utah corporation
dba Dominion Energy Utah


By: Caroline King
Its: Authorized Representative

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

On the 31st day of May, 2023 personally appeared before me Caroline King, who, being duly sworn, did say that she is an Authorized Representative for QUESTAR GAS COMPANY, dba Dominion Energy Utah, and that the foregoing instrument was signed on behalf of said corporation pursuant to a Delegation of Authority.



[Handwritten Signature]

Notary Public

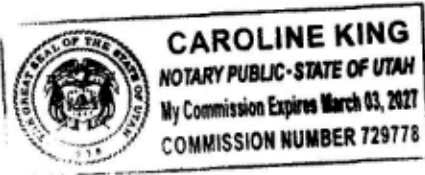
Accepted and agreed this 1st day of June, 2023.

[Handwritten Signature]

By: Mckay Winkler
Its: MANAGER

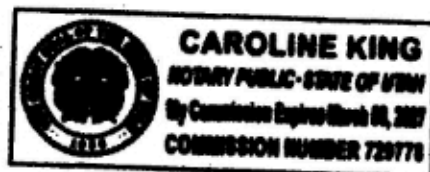
STATE OF UTAH)
) ss.
COUNTY OF Salt Lake)

On the 1st day of June, 2023 personally appeared before me Mckay Winkler who, being duly sworn, did say that he/she is the Manager of Boulder Ranch LLC, and that the foregoing instrument was signed on behalf of said company by authority of its Articles of Organization or its Operating Agreement.



[Handwritten Signature]

Notary Public



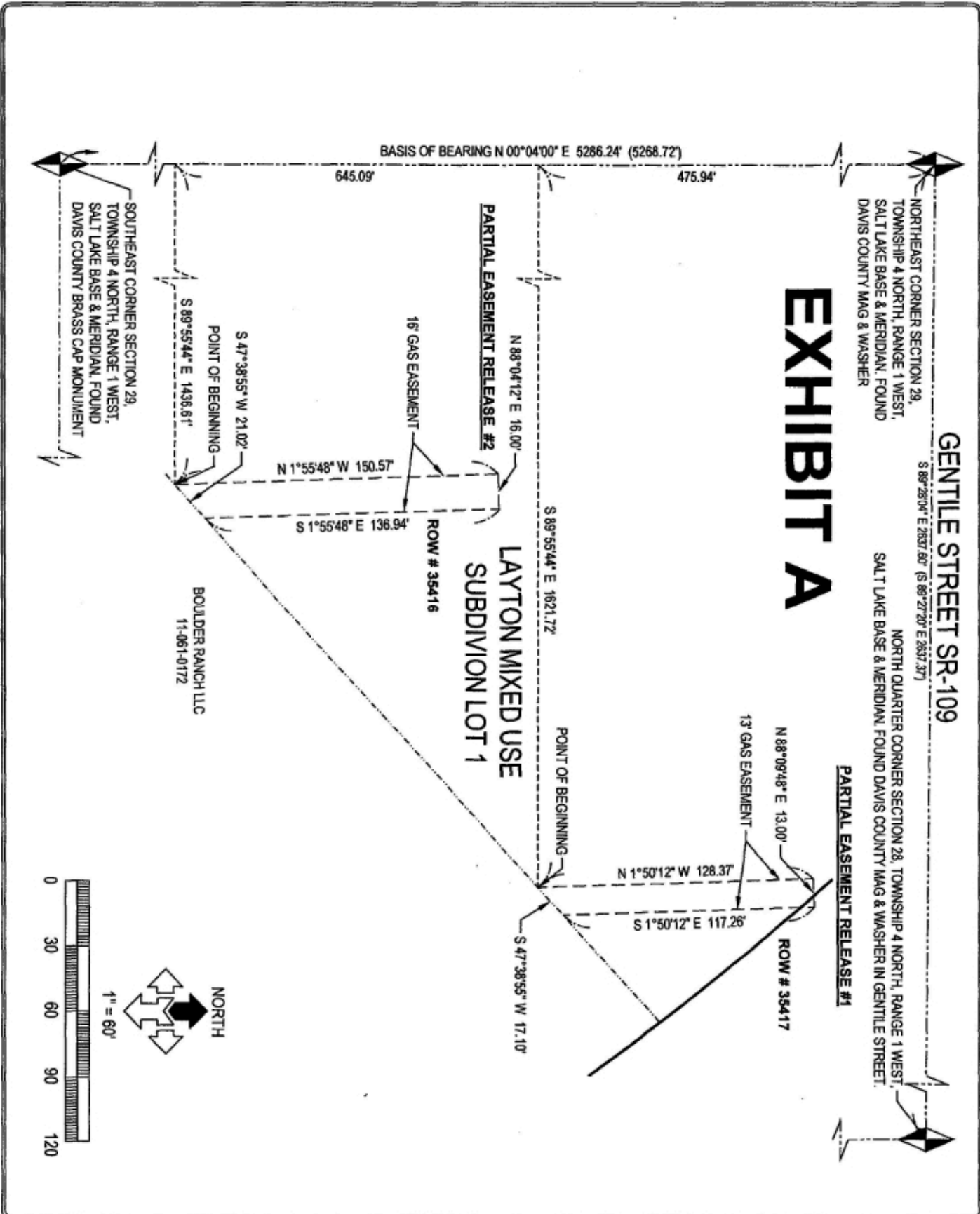
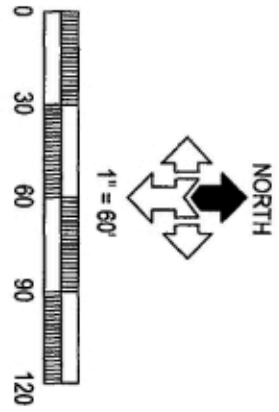


EXHIBIT A



PROJECT NO: 20735
CHECKED BY: DBD
DRAWN BY: NSL
DATE: 5-18-22

MOUNTAIN FUEL EASEMENT VACATION
MAIN STREET
LAYTON CITY, UTAH
LOCATED IN THE NW 1/4 OF SEC 28, T 4 N, R 1 W, S.L.B.&M.

McNEIL ENGINEERING™
Economic and Sustainable Design, Professionals You Know and Trust
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcrellengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

Parcel ID: 110610173

PROPERTY OWNERSHIP

Owner: BOULDER RANCH LLC

Mailing Address: 3651 NORTH 100 EAST STE 125

Mailing City: PROVO

Mailing State: UT

Mailing Zip: 84604

GENERAL INFO

Parcel ID: 110610173

Site Address:

Site City:



Parcel ID: 110610227

PROPERTY OWNERSHIP

Owner: BOULDER RANCH LC

Mailing Address: 3651 NORTH 100 EAST STE 125

Mailing City: PROVO

Mailing State: UT

Mailing Zip: 84604

GENERAL INFO

Parcel ID: 110610227

Site Address: 189 S MAIN ST

Site City: LAYTON

Site Zip: 84041

