

When recorded, return to:
Farmington City Attorney
160 S. Main St.
Farmington, UT 84025

RETURNED
OCT 23 2025

E 3639852 B 8860 P 1050-1051
KELLY A. SILVESTER
DAVIS COUNTY, UTAH RECORDER
10/23/2025 2:48 PM
FEE 40.00 Pgs: 2
DEP AAM REC'D FOR FARMINGTON
CITY CORP

AFFIDAVIT OF AGREEMENT TERMINATION

State of Utah)
) ss
County of Davis)

The undersigned, having been duly sworn, hereby deposes and says as follows:

1. I am a resident of Davis County, State of Utah, over the age of twenty-one years and in all respects competent to testify to the matters contained herein.
2. I am currently the Mayor of Farmington City, a municipal corporation and political subdivision of the state of Utah.
3. In 2009, the City and prior property owners and developers Gardner BTS Old Farm LLC and Gardner Old Farm, LLC, executed and recorded a Development Agreement for the Village at Old Farm, as Entry No. 2496611 in Book 4910 at Page 2640 (the "2009 Development Agreement").
4. The Development Agreement provided that failure to complete the development activities by November 15, 2014 gave the City the right to terminate the 2009 Development Agreement.
5. The City acquired all of the property indicated on this Affidavit, which was subject to the 2009 Development Agreement, in 2011.
6. As Mayor of Farmington City, I hereby declare and affirm that the 2009 Development Agreement is terminated by the City and is no longer in force or effect.
7. The complete legal description of parcels affected by this Affidavit, and which were subject to the 2009 Development Agreement, are as follows:

Parcel 08-043-0193:

BEG 12.43 CHAINS S & 731.94 FT E FR NW COR OF SW 1/4 SEC 12-T3N-R1W, SLM, SD PT BEING SW COR OF PPTY CONV TO STEPHEN L OWEN ETUX IN 135-249; W 424.60 FT, M/L, TO E'LY LINE OF US HWY 89; TH N 10°11'19" W 652.569 FT; TH N 28°29'28" W 231.97 FT, M/L, TO S'LY LINE OF PPTY CONV TO AGRI COLLEGE BY 1-D-561; TH N 64° E 316.215 FT ALG SD S'LY LINE; TH NE ALG A FENCE 100 FT; TH N 7°00' E 80 FT TO SW'LY LINE OF UTAH STATE ROAD #106; TH S 150 FT; TH E 137.80 FT, M/L, TO W'LY LINE OF SD STATE RD; TH SE'LY 82.57 FT & S 26°34'21" E 66.78 FT; TH S 88°10'36" E 7.04 FT ALG SD W'LY LINE TO NE COR OF PPTY CONV BY 424-555; TH S 63°12'50" W 180 FT; TH S 26°47'10" E 121 FT; TH N 63°12'50" E 180 FT TO W'LY LINE OF SD HWY AT A PT S 387.75 FT ALG SEC LINE & N 63°12'50" E 795.40 FT FR NW COR OF SD SW 1/4; TH SE'LY 342.20 FT, M/L, ALG W'LY LINE OF SD HWY TO THE N'LY LINE OF THE VILLAGE AT OLD FARM PH 1 COMMERCIAL SUB; TH ALG SD SUB 4 COURSES AS FOLLOWS: S 58°25'04" W 44.32 FT, SW'LY ALG THE ARC OF A 183.00 FT RAD CURVE TO THE LEFT 21.37 FT (LC BEARS S 55°04'22" W 21.36 FT), S 51°43'40" W 94.59 FT & SW'LY ALG THE ARC OF A 258.00 FT RAD CURVE TO THE LEFT 111.75 FT (LC BEARS S 39°19'10" W 110.88 FT); TH S 36°24'38" E 115.65 FT TO A POINT N OF THE POB; TH S 215 FT TO POB.
CONT. 11.354 ACRES

Parcel 08-043-0194:


A PARCEL OF LAND SIT IN THE SW 1/4 SEC 12-T3N-R1W, SLM, THE BNDRY OF SD PARCEL OF LAND ARE DESC AS FOLLOWS: BEG IN THE E'LY R/W LINE OF STATE ROUTE 89 AT A PT APPROXIMATELY OPPOSITE UDOT ENGINEER STATION 9+323.607, SD PT IS ALSO 1420.50 FT N 00°06'34" W ALG THE SEC LINE & 426.65 FT S 89°59'49" E FR THE SW COR OF SD SEC 12 (NOTE: BASIS OF BEARING IS N 89°45'50" E ALG THE SEC LINE FR THE FOUND WITNESS COR WITNESSING THE SW COR & THE S 1/4 COR OF SD SEC 12); & RUN TH N 16°18'17" W 417.94 FT ALG SD E'LY R/W LINE; TH S 89°59'49" E 422.50 FT; TH N 00°06'34" W 64.50 FT; TH N 00°00'11" E 150.41 FT TO THE W'LY LINE OF THE VILLAGE AT OLD FARM PHASE 1 COMMERCIAL SUB; TH ALG SD SUB, S 36°24'38" E 237.01 FT; TH SW'LY ALG THE ARC OF A 180.00 FT RAD CURVE TO THE LEFT 37.89 FT (LC BEARS S 7°34'19" W 38.81 FT); TH SW'LY ALG THE ARC OF A 200.00 FT RAD CURVE TO THE RIGHT 176.28 FT (LC BEARS S 11°27'00" W 170.63 FT); TH S 36°42'02" W 82.85 FT; TH SW'LY ALG THE ARC OF A 375.00 FT RAD CURVE TO THE RIGHT 246.13 FT (LC BEARS S 55°30'12" W 241.73 FT); TH S 74°18'22" W 163.33 FT TO THE POB.
CONT. 4.41 ACRES

Parcel 08-041-0088:

A TRACT OF LAND SIT IN THE SW 1/4 OF THE NW 1/4 OF SEC 12-T3N-R1W, SLB&M. THE BNDRY OF SD TRACT OF LAND ARE DESC AS FOLLOWS: BEG AT THE INTERSECTION OF THE W'LY BNDRY LINE OF SD TRACT & THE S'LY HWY R/W & LIMITED ACCESS LINE OF SR-106 (MAIN STR) WH IS 476.07 FT N 00°15'03" E ALG THE SEC LINE & 201.27 FT E FR THE W 1/4 COR OF SD SEC 12; & RUN TH S 17°15'07" E 355.90 FT TO THE GRANTORS SW'LY BNDRY LINE; TH N 64°00'58" E 59.73 FT; TH N 35°57'06" E 99.97 FT; TH N 07°00'58" E 80.00 FT TO SD S'LY HWY R/W & LIMITED ACCESS LINE OF SR-106; TH ALG SD S'LY HWY R/W & LIMITED ACCESS LINE (2) TWO COURSES & DISTANCE AS FOLLOWS: (1) N 56°02'51" W 190.79 FT, (2) N 56°00'11" W 83.77 FT TO THE POB.
CONT. 0.825 ACRES

Parcel 08-043-0017:

BEG AT PT S 387.75 FT ALG SEC LINE & N 63°12'50" E 615.40 FT FR NW COR OF THE SW 1/4 SEC 12-T3N-R1W, SLM; TH N 63°12'50" E 180 FT TO W'LY LINE OF STATE RD; TH N 26°47'10" W 121 FT ALG SD W'LY LINE; TH S 63°12'50" W 180 FT; TH S 26°47'00" E 121 FT TO POB.
CONT. 0.50 ACRES

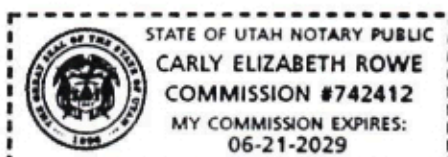


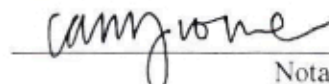
Mayor Brett Anderson
Farmington City



Attest, City Recorder, DeAnn Carlile

SUBSCRIBED AND SWORN before me this 21st day of October, 2025.





Notary Public