

Return to:

Gardner Group  
201 S Main Street, Suite 2000  
Salt Lake City, UT 84111

Parcel Nos. 41:840:0099 and 41:840:0101

ENT 82509:2024 PG 1 of 3  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2024 Nov 22 09:10 AM FEE 40.00 BY CS  
RECORDED FOR Cottonwood Title Insurance  
ELECTRONICALLY RECORDED

### TERMINATION AND RELEASE OF EASEMENT

Reference is made to the Hardman Lehi Subdivision Plat 'A' (the "**Plat**") recorded October 26, 2016 with the Utah County Recorder as Entry No. 107107:2016, Map 15274. The Plat created an easement over Lot 2 shown on the Plat (the "**Burdened Property**") for the benefit of Lot 1 on the Plat (the "**Benefitted Property**"). Legal descriptions of the Burdened Property and Benefitted Property are set forth in Exhibit A hereto. The legal description of the easement area (the "Easement") within Lot 2 is set forth in Exhibit B hereto.

The current owner of the Benefitted Property, Westerly Properties, LLC, a Delaware limited liability company ("**Owner**") (which also currently owns the Burdened Property), 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 Burdened Property and Benefitted Property.

EXECUTED this 19<sup>th</sup> day of November, 2024.

WESTERLY PROPERTIES, LLC  
a Delaware limited liability company

By Kylene Pace  
Kylene Pace  
Manager

STATE OF UTAH  
COUNTY OF UTAH

On November 19<sup>th</sup>, 2024, before me, a notary public, personally appeared Kylene Pace, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged that he executed the same on behalf of Westerly Properties, LLC.

[Signature]  
(notary signature)

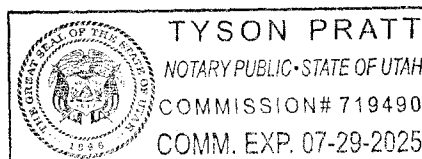


Exhibit A

The Benefitted Property:

Lot 1, HARDMAN LEHI SUBDIVISION PLAT "A", according to the official plat thereof as recorded in the office of the Utah County Recorder.

The Burdened Property:

Lot 2, HARDMAN LEHI SUBDIVISION PLAT "A", according to the official plat thereof as recorded in the office of the Utah County Recorder.

## Exhibit B

### Access Easement in Favor of Lot 1

Beginning at a point being North 89°48'50" East 1,302.62 feet along the section line and South 1,009.15 feet from the West Quarter Corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence East 36.09 feet;

thence Southeasterly 35.76 feet along the arc of a 4,850.00 foot radius curve to the right (center bears South 46°15'17" West and the chord bears South 43°32'03" East 35.76 feet with a central angle of 00°25'21");

thence Southeasterly 189.03 feet along the arc of a 250.00 foot radius curve to the right (center bears South 46°40'38" West and the chord bears South 21°39'41" East 184.56 feet with a central angle of 43°19'22");

thence South 43.71 feet;

thence South 89°52'02" West 62.00 feet;

thence North 71.14 feet;

thence Northwesterly 187.17 feet along the arc of a 250.00 foot radius curve to the left (center bears West and the chord bears North 21°26'51" West 182.82 feet with a central angle of 42°53'42") to the point of beginning.

Contains 12,780 Square Feet or 0.293 Acres