

9.

WHEN RECORDED, PLEASE RETURN TO:  
CW Copper Rim 1, LLC  
Attn: Legal Department  
1222 W. Legacy Crossing Blvd., STE 6  
Centerville, UT 84014  
  
Portions of APN: 20-26-101-007-0000

13712311  
07/08/2021 03:21 PM \$40.00  
Book - 11203 Pg - 5405-5413  
RASHELLE HOBBS  
RECORDER, SALT LAKE COUNTY, UTAH  
CW LAND CO., L.L.C.  
BY: ADA, DEPUTY - WI 9 P.

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### PARTIAL RELEASE OF EASEMENT

Partial Release of Easement (the "Partial Release of Easement"), dated as of April \_\_\_\_, 2021, made by RULON J. HARPER ("HARPER").

Pursuant to a certain Perpetual Non-Exclusive Sewer Line Easement (the "2019 Easement"), which was filed and recorded in the office of the Salt Lake County Recorder on August 8, 2019, under Entry Number 13047881, in Book 10814, at Pages 321-336 WEST BENCH, LLC, a Utah limited liability company, YELLOWSTONE LEGACY, LLC, a Utah limited liability company, and CW COPPER RIM 1, LLC, a Utah limited liability company, conveyed to HARPER a perpetual non-exclusive easement for the installation and maintenance of a sewer line and any appurtenances connected thereto upon, over, under, across, and through a certain tract of land (the "Aggregate Easement Property"), located in Salt Lake County, Utah, as such Aggregate Easement Property is more particularly described in such 2019 Easement.

A prior partial release of said Easement was filed and recorded in the office of the Salt Lake County Recorder on August 4, 2020, under Entry Number 13350546, in Book 10992, at Pages 7952-7959.

HARPER no longer uses or intends to use portions of the Aggregate Easement Property (collectively, the "Released Easement Area"). The Released Easement Area is more particularly described on Exhibit "A" annexed hereto, and is depicted on Exhibit "B" annexed hereto. HARPER does, however, expressly intend to continue to use other portions of the Easement Property (collectively, the "Unreleased Easement Property") for the purposes described in the 2019 Easement, as such Unreleased Easement Property is more particularly described in Exhibit "C" and depicted in Exhibit "D" annexed hereto.



**Exhibit "A"**

Legal Description of the Released Easement Area (A portion of Segment 'A')

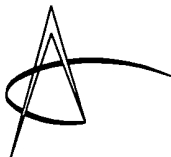
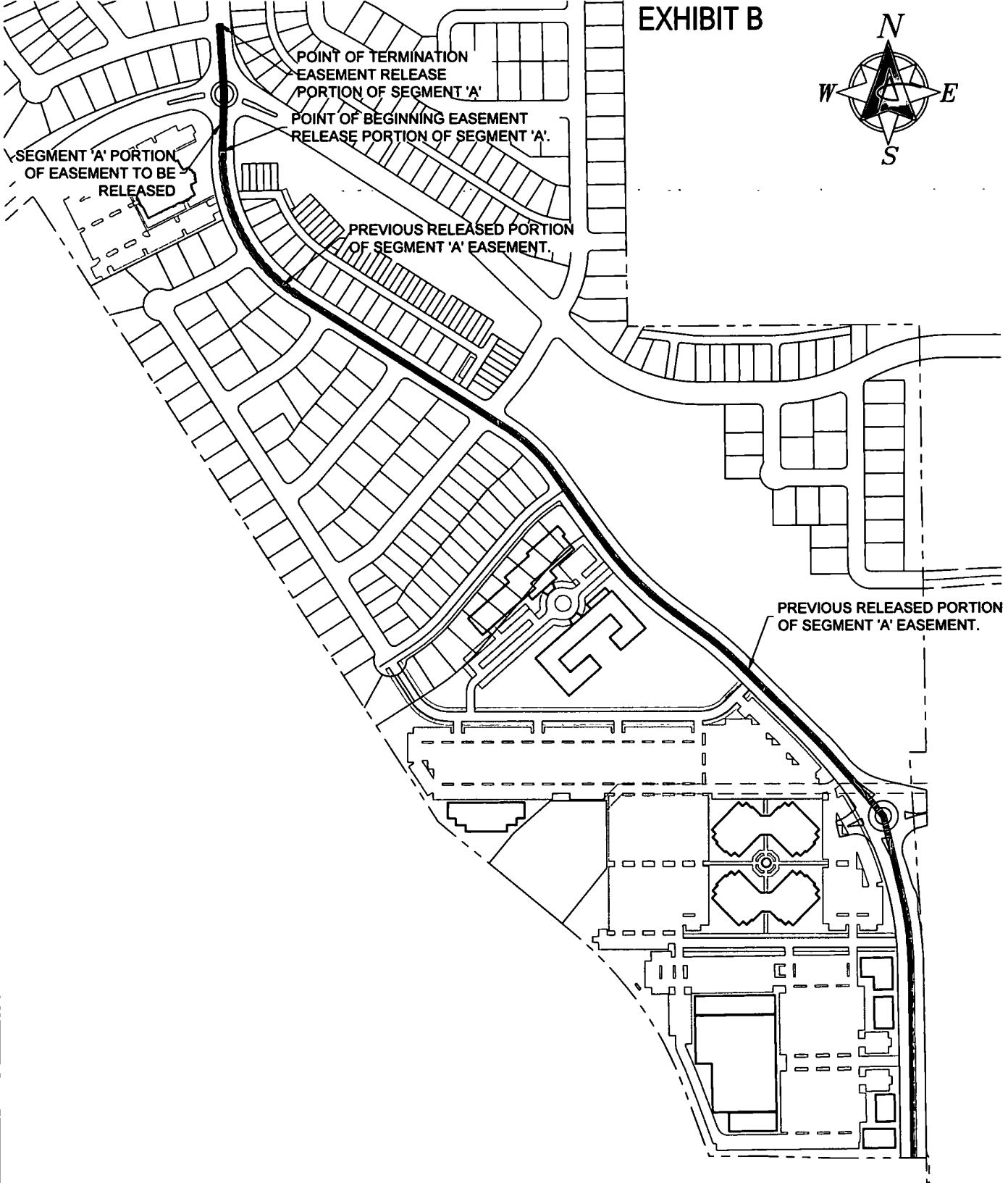
**A STRIP OF LAND 20.00 FEET IN WIDTH SITUATE IN SECTION 26, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, THE SIDELINES OF WHICH ARE OFFSET 10.00 FEET PARALLEL AND CONCENTRIC WITH THE FOLLOWING DESCRIBED CENTERLINE:**

BEGINNING AT A POINT NORTH 89°58'36" EAST 1390.67 FEET, ALONG THE SOUTH SECTION LINE AND NORTH 3190.09 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 26; AND RUNNING THENCE NORTH 1°52'30" EAST 174.99 FEET; THENCE NORTH 3°24'08" WEST 216.85 FEET TO THE POINT OF TERMINATION FOR THIS DESCRIPTION.

**Exhibit "B"**

Depiction of the Released Easement Area (A portion of Segment 'A')

**EXHIBIT B**



**Ward Engineering Group**

Planning • Engineering • Surveying

231 West 800 South  
Salt Lake City, Utah 84101

Phone: (801)487-8040 Fax: (801)487-8668

**SEWER EASEMENT EXHIBIT  
SEGMENT 'A' RELEASE PORTION**

LOCATED IN SECTION 26, TOWNSHIP 2 SOUTH,  
RANGE 2 WEST, SLB&M  
WEST JORDAN, SALT LAKE COUNTY, UTAH

DATE: 4/05/21  
SCALE: NTS  
DRAWN BY: FWH  
SHEET NO.: 1 OF 1

**EXHIBIT B**

**Exhibit "C"**  
Legal Description of the Unreleased Easement Property

**SEWER LINE 'B' EASEMENT DESCRIPTION:**

**A STRIP OF LAND 53.50 FEET IN WIDTH SITUATE IN THE NORTH HALF OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, THE SIDELINES OF WHICH ARE TO BE SHORTENED OR EXTENDED SO AS TO BEGIN AND END ON THE BOUNDS OF THE GRANTORS PROPERTY, SAID SIDELINES ARE 26.75 FEET PARALLEL AND CONSENT WITH THE FOLLOWING DESCRIBED CENTERLINE:**

BEGINNING AT A POINT SOUTH 89°58'36" WEST 1284.82 FEET, ALONG THE SOUTH SECTION LINE AND NORTH 3571.44 FEET FROM THE SOUTH 1/4 OF SAID SECTION 26; AND RUNNING THENCE WESTERLY ALONG AN NON TANGENT ARC TO THE LEFT 750.97 FEET; THE RADIUS OF SAID ARC BEING 1675.60 FEET (HAVING A CHORD OF SOUTH 69°29'42" WEST 744.70 FEET) TO A POINT OF TERMINATION FOR THIS DESCRIPTION.

CONTAINS: 40,949 SQUARE FEET OR 0.94 ACRE

**SEWER LINE 'C' EASEMENT DESCRIPTION:**

**A STRIP OF LAND 53.50 FEET IN WIDTH SITUATE IN THE NORTH HALF OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, THE SIDELINES OF WHICH ARE TO BE SHORTENED OR EXTENDED SO AS TO BEGIN AND END ON THE BOUNDS OF THE GRANTORS PROPERTY, SAID SIDELINES ARE 26.75 FEET PARALLEL AND CONSENT WITH THE FOLLOWING DESCRIBED CENTERLINE:**

BEGINNING AT A POINT SOUTH 89°58'36" WEST 15824.79 FEET, ALONG THE SOUTH SECTION LINE AND NORTH 3503.32 FEET FROM THE SOUTH 1/4 OF SAID SECTION 26; AND RUNNING THENCE NORTHWESTERLY ALONG A NON TANGENT ARC TO THE LEFT 164.40 FEET; THE RADIUS OF SAID ARC BEING 1040.00 FEET (HAVING A CHORD OF NORTH 37°07'59" WEST 164.23 FEET) TO A POINT ON A NON TANGENT 216.84 FOOT RADIUS CURVE TO THE RIGHT, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 65.38 FEET (HAVING A CHORD OF NORTH 32°51'38" WEST 65.13 FEET) THENCE NORTH 23°38'39" WEST 264.41 FEET TO A POINT ON A 55.00 FOOT RADIUS CURVE TO THE RIGHT, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 3.94 FEET (HAVING A CHORD OF NORTH 21°35'37" WEST 3.94 FEET); THENCE NORTH 19°32'35" WEST 343.77 FEET TO A POINT OF TERMINATION FOR THIS DESCRIPTION.

CONTAINS: 45,041 SQUARE FEET OR 1.04 ACRES

**SEWER LINE 'D' EASEMENT DESCRIPTION:**

**A STRIP OF LAND 53.50 FEET IN WIDTH SITUATE IN THE NORTH HALF OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, THE SIDELINES OF WHICH ARE TO BE SHORTENED OR EXTENDED SO AS TO BEGIN AND END ON THE BOUNDS OF THE GRANTORS PROPERTY, SAID SIDELINES ARE 26.75 FEET PARALLEL AND CONSENT WITH THE FOLLOWING DESCRIBED CENTERLINE:**

BEGINNING AT A POINT SOUTH 89°58'36" WEST 1854.45 FEET, ALONG THE SOUTH SECTION LINE AND NORTH 3387.04 FEET, FROM THE SOUTH 1/4 OF SAID SECTION 26; AND RUNNING THENCE NORTHWESTERLY ALONG A NON TANGENT ARC TO THE LEFT 70.46 FEET; THE RADIUS OF SAID ARC BEING 750.11 FEET (HAVING A CHORD OF NORTH 38°59'23" WEST 70.44 FEET) TO A POINT ON A NON TANGENT 498.03 FOOT RADIUS CURVE TO THE RIGHT, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 157.42 FEET (HAVING A CHORD OF NORTH 32°39'45" WEST 156.77 FEET) THENCE NORTH 23°38'36" WEST 273.70 FEET; THENCE NORTH 21°35'35" WEST 3.94 FEET; THENCE NORTH 19°32'35" WEST 54.15 FEET TO A POINT OF TERMINATION FOR THIS DESCRIPTION.

CONTAINS: 45,961 SQUARE FEET OR 1.06 ACRES

**SEWER LINE 'E' EASEMENT DESCRIPTION:**

**A STRIP OF LAND 53.50 FEET IN WIDTH SITUATE IN THE NORTH HALF OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, THE SIDELINES OF WHICH ARE TO BE SHORTENED OR EXTENDED SO AS TO BEGIN AND END ON THE BOUNDS OF THE GRANTORS PROPERTY, SAID SIDELINES ARE 26.75 FEET PARALLEL AND CONSENT WITH THE FOLLOWING DESCRIBED CENTERLINE:**

BEGINNING AT A POINT SOUTH 89°58'36" WEST 1930.81 FEET, ALONG THE SOUTH SECTION LINE AND NORTH 4233.72 FEET FROM THE SOUTH 1/4 OF SAID SECTION 26; AND RUNNING THENCE SOUTH 70°27'25" WEST 290.00 FEET TO A POINT OF TERMINATION FOR THIS DESCRIPTION.

CONTAINS: 15,515 SQUARE FEET OR 0.36 ACRE

**SEWER LINE 'F' EASEMENT DESCRIPTION:**

**A STRIP OF LAND 53.50 FEET IN WIDTH SITUATE IN THE NORTH HALF OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, THE SIDELINES OF WHICH ARE TO BE SHORTENED OR EXTENDED SO AS TO BEGIN AND END ON THE BOUNDS OF THE GRANTORS PROPERTY, SAID SIDELINES ARE 26.75 FEET PARALLEL AND CONSENT WITH THE FOLLOWING DESCRIBED CENTERLINE:**

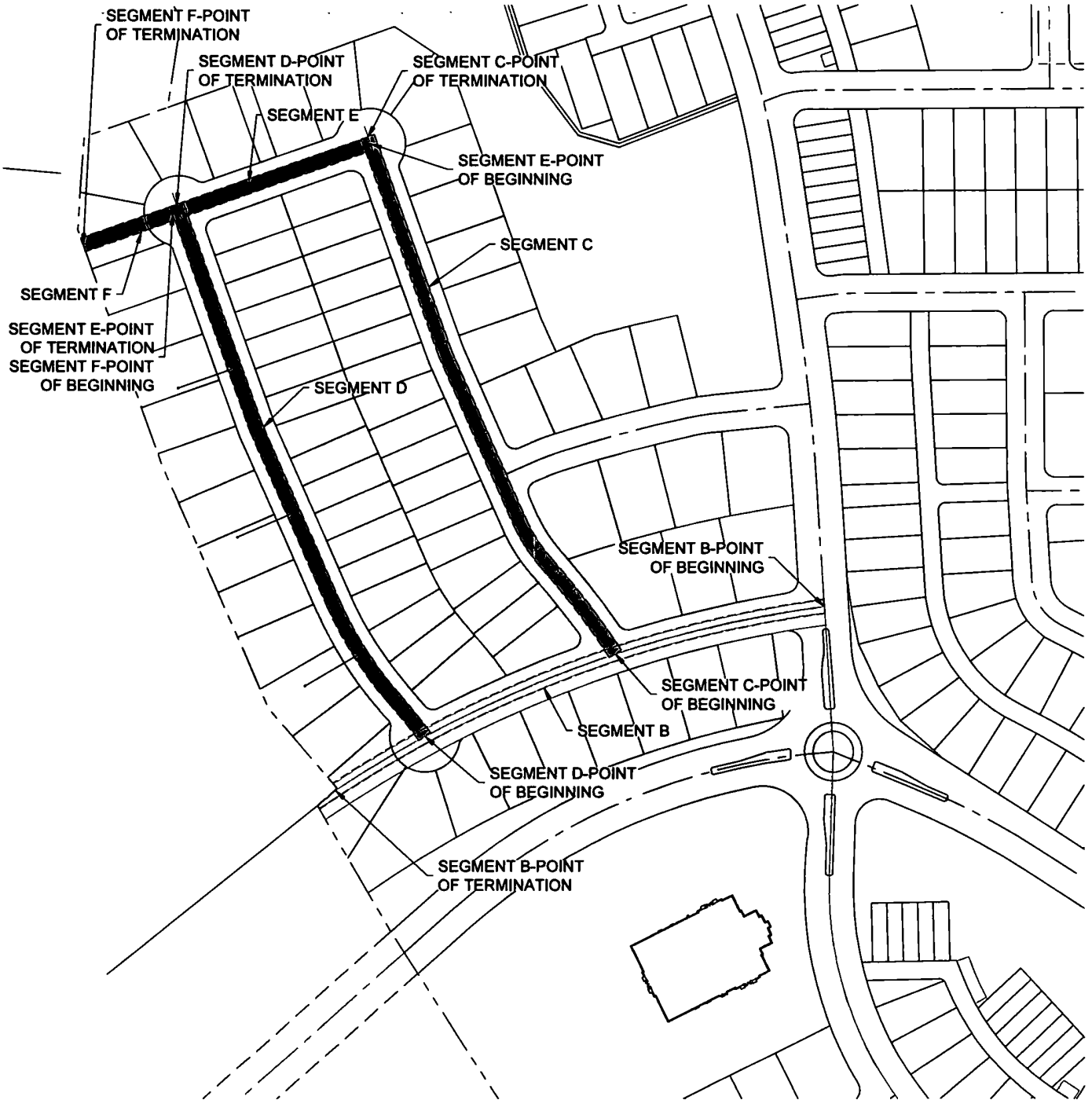
BEGINNING AT A POINT SOUTH 89°58'36" WEST 2204.10 FEET, ALONG THE SOUTH SECTION LINE AND NORTH 4136.83 FEET FROM THE SOUTH 1/4 OF SAID SECTION 26; AND RUNNING THENCE SOUTH 70°27'25" WEST 145.00 FEET TO A POINT OF TERMINATION FOR THIS DESCRIPTION.

CONTAINS: 7,754 SQUARE FEET OR 0.18 ACRE

**Exhibit "D"**  
Depiction of the Unreleased Easement Areas



# EXHIBIT D



 **Ward Engineering Group**  
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231 West 800 South  
Salt Lake City, Utah 84101  
Phone: (801)487-8040 Fax: (801)487-8668

**SEWER EASEMENT EXHIBIT**  
**UNRELEASED PORTIONS**  
LOCATED IN SECTION 26, TOWNSHIP 2 SOUTH,  
RANGE 2 WEST, SLB&M  
WEST JORDAN, SALT LAKE COUNTY, UTAH

DATE: 4/05/21  
SCALE: NTS  
DRAWN BY: FWH  
SHEET NO.: 1 OF 1  
**EXHIBIT D**