

Ent 515132 Bk 1397 Pg 569 - 575  
MARCY M. MURRAY, Recorder  
WASATCH COUNTY CORPORATION  
2022 Feb 14 11:19AM Fee: \$40.00 TC  
For: Cottonwood Title Insurance Agency, In  
ELECTRONICALLY RECORDED

**When Recorded Return to:**

R&D Benloch Ranch, LLC  
c/o Maxim Capital Management  
1055 Ashbury Street  
San Francisco, CA 94117

---

Space above for Recorder's use

**PARTIAL RELEASE AND PARTIAL TERMINATION OF ENCUMBRANCE OF  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR  
BENLOCH RANCH IMPROVEMENT ASSOCIATION NO. 1**

Dated as of December 17, 2021

**EXECUTED BY:**

**BENLOCH RANCH IMPROVEMENT ASSOCIATION NO. 1**

**AND**

**UMB BANK, N.A.**

TAX ID NO.: 00-0020-9372, 00-0020-9572, 00-0021-5554, 00-0021-5555, 00-0021-5556 and 00-0021-5557 (for reference purposes only)

149054-WHP

**PARTIAL RELEASE AND PARTIAL TERMINATION OF  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR  
BENLOCH RANCH IMPROVEMENT ASSOCIATION NO. 1**

THIS PARTIAL RELEASE AND PARTIAL TERMINATION OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR BENLOCH RANCH IMPROVEMENT ASSOCIATION NO. 1 (the "Instrument"), effective as of December 17, 2021, is from UMB BANK, N.A., a national banking association ("Bond Trustee") and from BENLOCH RANCH IMPROVEMENT ASSOCIATION NO. 1, a Utah nonprofit corporation (the "Association").

BENLOCH RANCH LAND COMPANY, LLC, a Utah limited liability company ("Developer") and BENLOCH RANCH DEVELOPMENT GROUP, LLC, a Utah limited liability company ("Declarant") executed and delivered to Bond Trustee and the Association that certain Declaration of Covenants, Conditions and Restrictions for Benloch Ranch Improvement Association No. 1 dated July 2, 2020 and recorded in the Official Records of Wasatch County, Utah on July 6, 2020, as **Entry No. 480407, Book 1300, Page 671**, as amended by that certain First Amendment to Declaration of Covenants, Conditions and Restrictions for Benloch Ranch Improvement Association No. 1 dated April 5, 2021 and recorded February April 7, 2021 as **Entry No. 497615 in Book 1348, at Page 624** (collectively and as amended, the "Declaration"). The Assessed Property (as defined in the Declaration) included, among other property, the real property described on Exhibit A to this Instrument (the "Released Property") and was given as security for the payment and performance of certain Assessments (as defined in the Declaration), obligations, indebtedness and liabilities in favor of the Association and Trustee as more particularly described in the Declaration. Capitalized terms not otherwise defined in this Instrument shall have the meaning ascribed to them in the Declaration.

In exchange for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Bond Trustee and Association, hereby release and discharge the Released Property from the encumbrance, Lien, Assessment, and charge of the Declaration, including all covenants, conditions, restrictions, rights, reservations, and equitable servitudes set forth in the said Declaration such that the Declaration shall no longer affect the Released Property in any respect.

This release shall not impair the effect of the Declaration as to the lands, not released hereby.

[Signature Page to Follow]



**BENLOCH RANCH IMPROVEMENT  
ASSOCIATION NO. 1,  
a Utah nonprofit corporation**

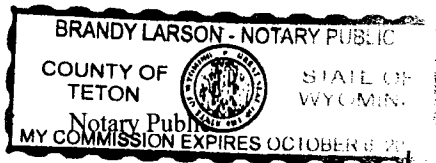
By: Benloch Ranch Development Group, LLC  
a Utah limited liability company

By: Jamie Mackay  
Name: Jamie Mackay  
Title: President

THE STATE OF Wyoming )  
 ) ss.

COUNTY OF Teton )

This instrument was acknowledged before me on this 21<sup>st</sup> day of January 2022, by Jamie Mackay, President of Benloch Ranch Development Group, LLC, a Utah limited liability company, the Declarant of BENLOCH RANCH IMPROVEMENT ASSOCIATION NO. 1, a Utah nonprofit corporation, for and on behalf of said company.



Brandy Larson

OCTOBER 6, 2022

Exhibit A  
Legal Description

PART OF THE NORTH HALF OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 5 EAST, AND PART OF THE SOUTH HALF OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF S.R. 32, SAID POINT BEING N89°31'27"E 7546.18 FEET AND N00°28'33"W 332.51 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING S89°31'27"W 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF S.R. 32 THE FOLLOWING FIVE (5) COURSES: (1) N69°06'21"E 582.54 FEET; (2) N69°12'39"E 422.32 FEET; (3) S88°26'59"E 300.00 FEET; (4) N89°39'42"E 324.08 FEET; (5) N82°24'02"E 125.85 FEET; THENCE SOUTH 281.62 FEET; THENCE S16°33'38"W 196.36 FEET; THENCE S73°26'22"E 300.00 FEET; THENCE S16°33'38"W 60.00 FEET; THENCE SOUTH 859.71 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF BENLOCH RANCH ROAD; THENCE ALONG SAID NORTHERLY RIGHT OF WAY THE FOLLOWING FIVE (5) COURSES: (1) N73°50'33"W 177.91 FEET; (2) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 620.00 FEET, AN ARC LENGTH OF 377.39 FEET, A DELTA ANGLE OF 34°52'31", A CHORD BEARING OF S88°43'12"W, AND A CHORD LENGTH OF 371.59 FEET; (3) S71°16'56"W 805.33 FEET; (4) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1205.00 FEET, AN ARC LENGTH OF 591.33 FEET, A DELTA ANGLE OF 28°07'00", A CHORD BEARING OF S85°20'26"W, AND A CHORD LENGTH OF 585.41 FEET; AND (5) N80°36'04"W 388.71 FEET TO THE EASTERLY RIGHT OF WAY LINE OF FIRESIDE DRIVE; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING THIRTEEN (13) COURSES: (1) N09°23'56"E 13.88 FEET; (2) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 95.00 FEET, AN ARC

LENGTH OF 76.64 FEET, A DELTA ANGLE OF  $46^{\circ}13'13''$ , A CHORD BEARING OF  $N32^{\circ}30'33''E$ , AND A CHORD LENGTH OF 74.57 FEET; (3)  $N55^{\circ}37'09''E$  115.57 FEET; (4) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 190.00 FEET, AN ARC LENGTH OF 317.88 FEET, A DELTA ANGLE OF  $95^{\circ}51'29''$ , A CHORD BEARING OF  $N07^{\circ}41'25''E$ , AND A CHORD LENGTH OF 282.08 FEET; (5)  $N40^{\circ}14'20''W$  81.39 FEET; (6)

ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 120.00 FEET, AN ARC LENGTH OF 103.96 FEET, A DELTA ANGLE OF  $49^{\circ}38'16''$ , A CHORD BEARING OF  $N15^{\circ}25'12''W$ , AND A CHORD LENGTH OF 100.74 FEET; (7)  $N09^{\circ}23'56''E$  56.96 FEET; (8) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 170.00 FEET, AN ARC LENGTH OF 188.66 FEET, A DELTA ANGLE OF  $63^{\circ}35'09''$ , A CHORD BEARING OF  $N41^{\circ}11'31''E$ , AND A CHORD LENGTH OF 179.13 FEET; (9)  $N72^{\circ}52'40''E$  359.41 FEET; (10) ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 155.00 FEET, AN ARC LENGTH OF 422.46 FEET, A DELTA ANGLE OF  $156^{\circ}09'47''$ , A CHORD BEARING OF  $N05^{\circ}03'41''W$ , AND A CHORD LENGTH OF 303.32 FEET; (11)  $N83^{\circ}08'34''W$  80.15 FEET; (12) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 70.00 FEET, AN ARC LENGTH OF 71.15 FEET, A DELTA ANGLE OF  $58^{\circ}14'16''$ , A CHORD BEARING OF  $N54^{\circ}01'27''W$ , AND A CHORD LENGTH OF 68.13 FEET; AND (13)  $N24^{\circ}54'19''W$  84.46 FEET TO THE POINT OF BEGINNING.

Exhibit A  
Legal Description

PART OF THE NORTH HALF OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 5 EAST, AND PART OF THE SOUTH HALF OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF S.R. 32, SAID POINT BEING N89°31'27"E 7546.18 FEET AND N00°28'33"W 332.51 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING S89°31'27"W 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF S.R. 32 THE FOLLOWING FIVE (5) COURSES: (1) N69°06'21"E 582.54 FEET; (2) N69°12'39"E 422.32 FEET; (3) S88°26'59"E 300.00 FEET; (4) N89°39'42"E 324.08 FEET; (5) N82°24'02"E 125.85 FEET; THENCE SOUTH 281.62 FEET; THENCE S16°33'38"W 196.36 FEET; THENCE S73°26'22"E 300.00 FEET; THENCE S16°33'38"W 60.00 FEET; THENCE SOUTH 859.71 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF BENLOCH RANCH ROAD; THENCE ALONG SAID NORTHERLY RIGHT OF WAY THE FOLLOWING FIVE (5) COURSES: (1) N73°50'33"W 177.91 FEET; (2) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 620.00 FEET, AN ARC LENGTH OF 377.39 FEET, A DELTA ANGLE OF 34°52'31", A CHORD BEARING OF S88°43'12"W, AND A CHORD LENGTH OF 371.59 FEET; (3) S71°16'56"W 805.33 FEET; (4) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1205.00 FEET, AN ARC LENGTH OF 591.33 FEET, A DELTA ANGLE OF 28°07'00", A CHORD BEARING OF S85°20'26"W, AND A CHORD LENGTH OF 585.41 FEET; AND (5) N80°36'04"W 388.71 FEET TO THE EASTERLY RIGHT OF WAY LINE OF FIRESIDE DRIVE; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING THIRTEEN (13) COURSES: (1) N09°23'56"E 13.88 FEET; (2) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 95.00 FEET, AN ARC LENGTH OF 76.64 FEET, A DELTA ANGLE OF 46°13'13", A CHORD BEARING OF N32°30'33"E, AND A CHORD LENGTH OF 74.57 FEET; (3) N55°37'09"E 115.57 FEET; (4) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 190.00 FEET, AN ARC LENGTH OF 317.88 FEET, A DELTA ANGLE OF 95°51'29", A CHORD BEARING OF N07°41'25"E, AND A CHORD LENGTH OF 282.08 FEET; (5) N40°14'20"W 81.39 FEET; (6) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 120.00 FEET, AN ARC LENGTH OF 103.96 FEET, A DELTA ANGLE OF 49°38'16", A CHORD BEARING OF N15°25'12"W, AND A CHORD LENGTH OF 100.74 FEET; (7) N09°23'56"E 56.96 FEET; (8) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 170.00 FEET, AN ARC LENGTH OF 188.66 FEET, A DELTA ANGLE OF 63°35'09", A CHORD BEARING OF N41°11'31"E, AND A CHORD LENGTH OF 179.13 FEET; (9) N72°52'40"E 359.41 FEET; (10) ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF

155.00 FEET, AN ARC LENGTH OF 422.46 FEET, A DELTA ANGLE OF  $156^{\circ}09'47''$ , A CHORD BEARING OF  $N05^{\circ}03'41''W$ , AND A CHORD LENGTH OF 303.32 FEET; (11)  $N83^{\circ}08'34''W$  80.15 FEET; (12) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 70.00 FEET, AN ARC LENGTH OF 71.15 FEET, A DELTA ANGLE OF  $58^{\circ}14'16''$ , A CHORD BEARING OF  $N54^{\circ}01'27''W$ , AND A CHORD LENGTH OF 68.13 FEET; AND (13)  $N24^{\circ}54'19''W$  84.46 FEET TO THE POINT OF BEGINNING.

18003302\_v2