



W3268732

WHEN RECORDED, RETURN TO:

Howland Partners, Inc.
Attn: Gary L. Howland
9450 South Redwood Road
South Jordan, Utah 84095

E# 3268732 PG 1 OF 6
Leann H. Kilts, WEBER COUNTY RECORDER
30-Dec-22 1203 PM FEE \$40.00 DEP DAC
REC FOR: BACKMAN OREM
ELECTRONICALLY RECORDED

APNs: 19-125-0002

**TERMINATION OF
PROTECTIVE COVENANTS**

THIS TERMINATION OF PROTECTIVE COVENANTS (this "*Termination Agreement*") is made and entered into as of the 27 day of December __, 2022 by and among Pleasant View Pointe, LC, a Utah limited liability company (the "*Owner*").

RECITALS

A. The Owner owns all of the parcels of real property that are subject to (i) those certain Protective Covenants, recorded June 3, 1998, as Entry No. 1549558 in Book 1932 beginning at Page 2871, in the Official Records of Weber County (the "*Protective Covenants*"), Utah, and (ii) that certain Supplemental Declaration of Protective Covenants and Restrictions for Parkland Business Center Subdivision, Phase I, recorded October 14, 1998, as Entry No. 1580773 in Book 1962 beginning at Page 2019, in the Official Records of Weber County, Utah (the "*Supplemental Declaration*," and together with the Protective Covenants, the "*Declarations*").

B. The Declarations imposed certain restrictions and obligations benefitting and burdening the parcels of real property legally described on the attached Exhibit A (collectively the "*Property*").

C. The Owner now desires to terminate the Declarations.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing recitals, the parties hereto agree as follows:

1. **Termination of Declaration.** The Declarations are hereby terminated in its entirety and shall have no further force or effect.

2. **Termination of Review Board and Owners Association.** In connection with the termination of the Declarations, the Review Board and the Owners Association are hereby terminated, including any and all rights, powers or obligations associated therewith.

3. **Miscellaneous Provisions.**

(a) The parties hereto covenant and agree to execute such other instruments or documents and to take such further action as may be reasonably necessary or appropriate to give full effect to the intent of this Termination Agreement.

(b) The headings and captions herein are inserted for convenient reference only, and the same shall not limit or construe the paragraphs or sections to which they apply or otherwise affect the interpretation hereof.

(c) This Termination Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

[Remainder of page intentionally left blank.]

EXHIBIT A

The following described real property located in the City of Pleasant View, Weber County, Utah:

EXHIBIT 'A'
BOUNDARY DESCRIPTION

A PORTION OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 25;
THENCE SOUTH 89°46'42" WEST A DISTANCE OF 53.79 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING ON THE CENTER LINE OF 2700 NORTH STREET;

THENCE CONTINUING ALONG SAID CENTER LINE OF 2700 NORTH STREET SOUTH 89°46'42" WEST A DISTANCE OF 782.27 FEET;
THENCE NORTH 00°33'24" EAST A DISTANCE OF 1849.59 FEET;
THENCE NORTH 29°26'57" EAST A DISTANCE OF 127.97 FEET TO A FENCE POST, SAID FENCE POST BEING THE SOUTHEAST CORNER OF PARCEL 1, PER WEBER COUNTY SURVEY MAP NO. 1289;
THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL 1 THE FOLLOWING COURSES:

NORTH 89°47'54" WEST A DISTANCE OF 1069.93 FEET;
NORTH 08°32'06" WEST A DISTANCE OF 64.94 FEET;
THENCE SOUTH 84°59'29" WEST A DISTANCE OF 149.07 FEET TO THE EAST RIGHT-OF-WAY LINE OF THE OLD CENTRAL PACIFIC RAILROAD;
THENCE ALONG SAID EAST RIGHT-OF-WAY LINE NORTH 18°08'29" WEST A DISTANCE OF 729.30 FEET TO THE NORTH LINE OF PARCEL 3 OF SAID SURVEY MAP NO. 1289;
THENCE ALONG THE BOUNDARY OF SAID PARCEL 3 THE FOLLOWING COURSES:

SOUTH 89°18'21" EAST A DISTANCE OF 874.01 FEET;
NORTH 01°11'48" EAST A DISTANCE OF 69.98 FEET;
THENCE SOUTH 89°17'30" EAST A DISTANCE OF 322.44 FEET;
THENCE NORTH 00°42'24" EAST A DISTANCE OF 19.36 FEET;
THENCE SOUTH 89°17'36" EAST A DISTANCE OF 449.68 FEET;
TO SAID BOUNDARY OF PARCEL 3;
THENCE SOUTH 00°42'24" WEST ALONG SAID BOUNDARY A DISTANCE OF 639.35 FEET TO A WEBER COUNTY SURVEYOR MONUMENT, SAID MONUMENT BEING REFERENCED AS THE POINT OF BEGINNING OF PARCEL 1 PER WEBER COUNTY SURVEY MAP NO. 1289;
THENCE SOUTH 94°57'39" WEST A DISTANCE OF 129.38 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 427.66 FEET, SAID POINT HAVING A RADIAL BEARING FROM THE RADIUS POINT OF NORTH 46°55'29" EAST;
THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°36'48", A DISTANCE OF 280.56 FEET TO A POINT ON SAID NON-TANGENT CURVE, SAID POINT HAVING A RADIAL BEARING FROM THE RADIUS POINT OF NORTH 84°31'18" EAST;
THENCE SOUTH 87°43'42" EAST A DISTANCE OF 388.32 FEET TO A GREAT BASIN MONUMENT, SAID MONUMENT BEING AN ANGLE POINT ON THE EASTERLY BOUNDARY OF PARCEL 2 PER WEBER COUNTY SURVEY MAP NO. 1289;
THENCE SOUTH 00°39'48" WEST A DISTANCE OF 1399.39 FEET TO A GREAT BASIN MONUMENT, SAID MONUMENT BEING AN ANGLE POINT ON THE EASTERLY BOUNDARY OF PARCEL 2 PER WEBER COUNTY SURVEY MAP NO. 1289;
THENCE SOUTH 88°53'58" EAST A DISTANCE OF 200.00 FEET;
THENCE SOUTH 09°48'52" WEST A DISTANCE OF 340.42 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS 53.84 ACRES

19-122-0001 thru 0004
19-121-0001 thru 0004

EXHIBIT "A"

19-121-0008 thru 0013
19-122-0006 thru 0010

ALL OF LOTS 1-11, AND LOTS 14-26, PARKLAND BUSINESS CENTER SUBDIVISION, PHASE I, IN PLEASANT VIEW CITY, WEBER COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF.

ALL OF LOT 2 AND 3, WASATCH VIEW ESTATES SUBDIVISION, IN PLEASANT VIEW CITY, WEBER COUNTY, UTAH, ACCORDING TO THE OFFICAL PLAT THEREOF.

19-125-0002, 0003