

Return to:
Brixton Park Improvement Association No. 1
10771 S. Rippling Bay
South Jordan, Utah 84009
File No. 171683-DMP

Parcel No. 58:041:0296

RELEASE OF LIEN

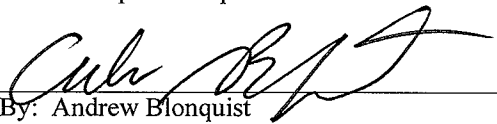
Brixton Park Improvement Association No. 1 ("**Claimant**") caused a Homeowner Association Notice of Lien to be recorded on December 15, 2021 as Entry No. 207294:2021 in the records of the Utah County Recorder (the "**Notice**"). Pursuant to the Notice, Claimant claimed a continuing lien for unpaid assessments and charges pursuant to the lien created by the recorded Declaration of Covenants, Condition, and Restrictions for Brixton Park Improvement Association No. I (the "**Lien**") in certain real property located in Utah County more particularly described in the aforementioned Notice, including the real property described in Exhibits A and B hereto (the "**Property**").

In exchange for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, UMB Bank, N.A. (the "**Bond Trustee**") and Claimant hereby release and discharge the Property as described in Exhibits A and B hereto from the encumbrance, Lien, assessment, and charge of the Notice, including all covenants, conditions, restrictions, rights, reservations, and equitable servitudes set forth in the said Notice such that the Notice shall no longer affect the Released Property in any respect.

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

EXECUTED this 17 day of July, 2024.


Brixton Park Improvement Association No. 1,
a Utah nonprofit corporation


By: Andrew Blonquist
Miller Harrison, LLC
Association Trustee and Attorneys for Lien Clamant

STATE OF UTAH

COUNTY OF Salt Lake

On July 17th, 2024, before me, a notary public, personally appeared Andrew Blonquist who proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged that he/she executed the same on behalf of Brixton Park Improvement Association No. 1, a Utah nonprofit corporation.


(notary signature)

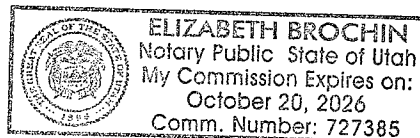


EXHIBIT A
(LEGAL DESCRIPTION)

BRIXTON PARK PLAT B PHASE 7 LENNAR 44 LOTS

A PORTION OF PROPOSED BRIXTON PARK PLAT B PHASE 7, BEING A PORTION OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34 AND THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, CITY OF SARATOGA SPRINGS, UTAH COUNTY, STATE OF UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY BOUNDARY OF BRIXTON PARK PLAT A, PHASE 1 SUBDIVISION, FILED IN THE UTAH COUNTY RECORDER'S OFFICE AUGUST 30, 2023, ENTRY NUMBER 57186-2023, MAP NUMBER 18899, SAID POINT BEING 1047.92 FEET SOUTH 89°50'07" EAST ALONG THE QUARTER SECTION LINE AND 868.75 FEET ALONG SAID WESTERLY BOUNDARY SOUTH 00°00'00" EAST FROM THE WEST QUARTER CORNER OF SAID SECTION 34; RUNNING THENCE CONTINUING ALONG SAID WESTERLY BOUNDARY SOUTH 00°00'00" EAST, 541.45 FEET; THENCE NORTH 90°00'00" WEST, 73.32 FEET; THENCE SOUTH 73°51'00" WEST, 167.36 FEET; THENCE SOUTH 58°38'14" WEST, 58.03 FEET; THENCE NORTH 32°18'00" WEST, 67.59 FEET; THENCE SOUTH 57°42'00" WEST, 59.00 FEET TO THE BEGINNING OF A 15.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE 23.56 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD BEARS NORTH 77°18'00" WEST, 21.21 FEET); THENCE SOUTH 57°42'00" WEST, 235.00 FEET TO THE BEGINNING OF A 15.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE 23.56 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD BEARS SOUTH 12°42'00" WEST, 21.21 FEET); THENCE SOUTH 57°42'00" WEST, 77.00 FEET TO THE BEGINNING OF A 15.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE 23.56 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD BEARS NORTH 77°18'00" WEST, 21.21 FEET); THENCE SOUTH 57°42'00" WEST, 70.00 FEET TO THE BEGINNING OF A 15.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE 23.56 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD BEARS SOUTH 12°42'00" WEST, 21.21 FEET); THENCE SOUTH 57°42'00" WEST, 59.00 FEET; THENCE SOUTH 32°18'00" EAST, 85.00 FEET; THENCE SOUTH 57°42'00" WEST, 28.23 FEET TO THE BEGINNING OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE 11.32 FEET, THROUGH A CENTRAL ANGLE OF 32°25'34" (CHORD BEARS SOUTH 73°54'47" WEST, 11.17 FEET); THENCE NORTH 89°52'26" WEST, 573.66 FEET TO THE BEGINNING OF A 350.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE 7.68 FEET, THROUGH A CENTRAL ANGLE OF 01°15'23" (CHORD BEARS NORTH 89°14'45" WEST, 7.68 FEET); THENCE NORTH 00°07'34" EAST, 65.96 FEET TO THE BEGINNING OF A 15.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE 10.79 FEET, THROUGH A CENTRAL ANGLE OF 41°13'46" (CHORD BEARS NORTH 20°29'19" WEST, 10.56 FEET) TO THE BEGINNING OF A 61.50 FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE ALONG SAID CURVE 144.71 FEET, THROUGH A CENTRAL ANGLE OF 134°49'19" (CHORD BEARS NORTH 26°18'27" EAST, 113.56 FEET); THENCE NORTH 21°35'58" WEST, 67.71 FEET; THENCE

NORTH 57°42'00" EAST, 103.56 FEET; THENCE SOUTH 32°18'00" EAST, 24.19 FEET; THENCE NORTH 57°42'00" EAST, 174.00 FEET; THENCE SOUTH 32°18'00" EAST, 0.45 FEET; THENCE NORTH 57°42'00" EAST, 105.00 FEET; THENCE SOUTH 32°18'00" EAST, 27.31 FEET; THENCE NORTH 57°42'00" EAST, 361.00 FEET; THENCE SOUTH 32°18'00" EAST, 7.44 FEET; THENCE NORTH 57°42'00" EAST, 140.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF PROPOSED GLAMBERT LANE; THENCE ON SAID WESTERLY RIGHT OF WAY LINE NORTH 32°18'00" WEST, 142.86 FEET; THENCE NORTH 70°10'02" EAST, 60.42 FEET TO THE EASTERLY RIGHT OF WAY LINE OF PROPOSED GLAMBERT LANE; THENCE ON SAID EASTERLY RIGHT OF WAY LINE NORTH 32°18'00" WEST, 76.96 FEET TO THE BEGINNING OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE 23.56 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD BEARS NORTH 12°42'00" EAST, 21.21 FEET) TO THE SOUTHERLY RIGHT OF WAY LINE OF PROPOSED FREMONT STREET; THENCE ON SAID SOUTHERLY RIGHT OF WAY LINE NORTH 57°42'00" EAST, 210.00 FEET TO THE BEGINNING OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE 23.56 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD BEARS SOUTH 77°18'00" EAST, 21.21 FEET) TO THE WESTERLY RIGHT OF WAY LINE OF PROPOSED CHOKECHERRY STREET; THENCE ON SAID WESTERLY RIGHT OF WAY LINE SOUTH 32°18'00" EAST, 77.18 FEET; THENCE NORTH 73°49'11" EAST, 61.41 FEET; THENCE NORTH 90°00'00" EAST, 320.71 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 658,619 SQ. FT. OR 15.120 ACRES, MORE OR LESS.

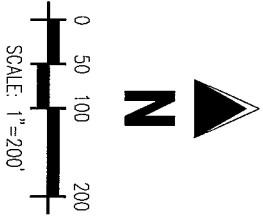
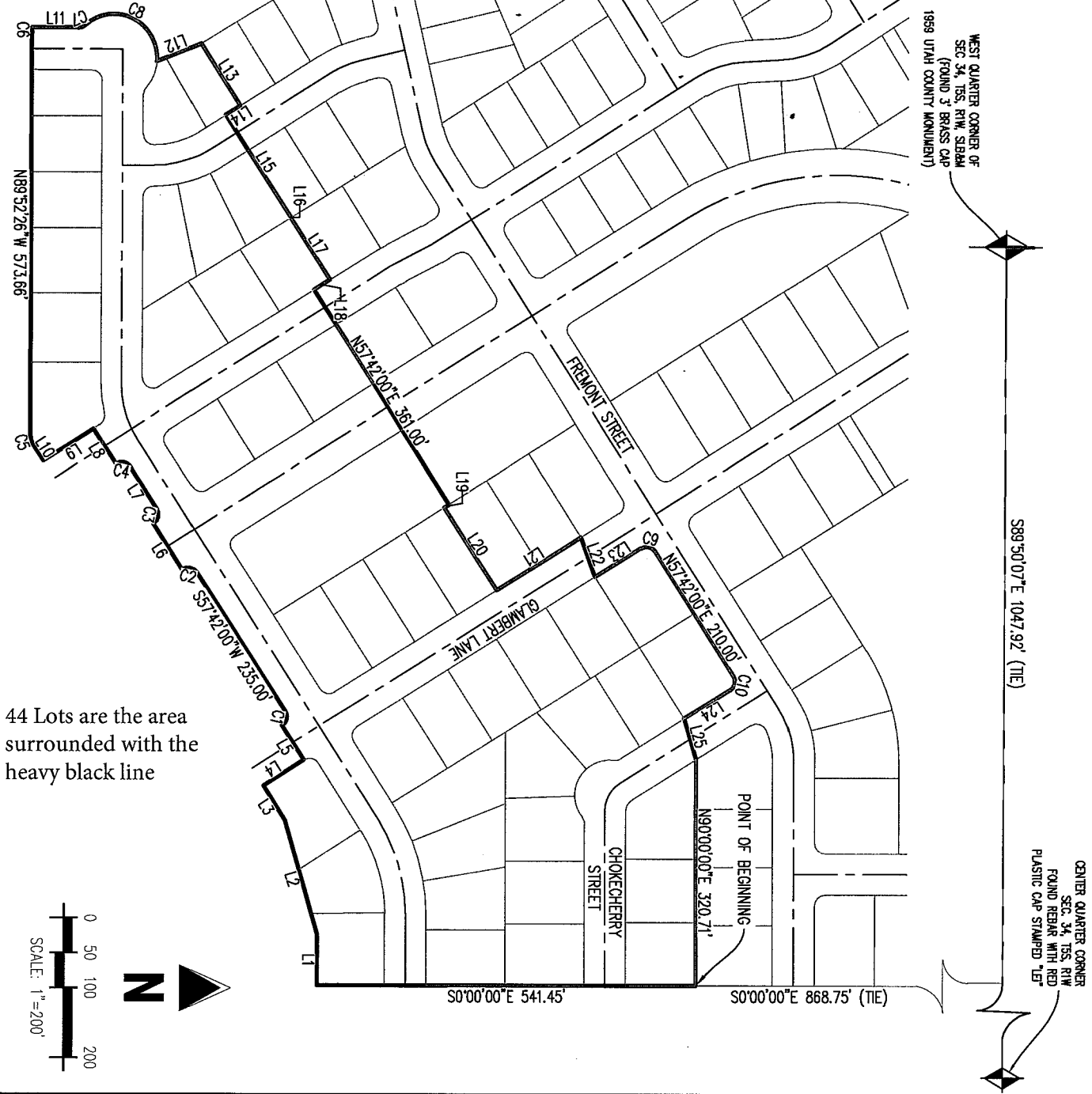
EXHIBIT B IS ATTACHED HERETO AND IS ONLY INTENDED TO DEPICT EXHIBIT A - LEGAL DESCRIPTION. IN THE EVENT THAT EXHIBIT A CONTAINS AN AMBIGUITY, EXHIBIT B MAY BE USED TO RESOLVE SAID AMBIGUITY.

PREPARED FOR AND ON BEHALF OF GALLOWAY
BY TODD W. OSBORN, PLS# 4938746

EXHIBIT B

(BRIXTON PARK PLAT B PHASE 7 AREA DRAWING)

Area in red
NOT
included in
the 44 lots



H:\SIS\Sanatoga 282 Partners\UT_Sanatoga - STP000001 - Brixton Park\MS\PLAT\CADD\Exhibit\2024\0508 Brixton B-7 Lenar 44 lots.dwg - Greg Shumaker - 5/9/2024

**BRIXTON PARK PLAT B PHASE 7
LENAR 44 LOTS**

Project No:	STP00001.10
Drawn By:	GJS
Checked By:	TWO
Date:	05/09/2024

Galloway

1221 S. Valley Grove Way, Suite 140
 Pleasant Grove, UT 84062
 385.248.0460
 GallowayUS.com

PARCEL LINE SEGMENT TABLE		
LINE TAG #	BEARING	LENGTH (FT)
L1	N90°00'00"W	73.32
L2	S73°51'00"W	167.36
L3	S58°38'14"W	58.03
L4	N32°18'00"W	67.59
L5	S57°42'00"W	59.00
L6	S57°42'00"W	77.00
L7	S57°42'00"W	70.00
L8	S57°42'00"W	59.00
L9	S32°18'00"E	85.00
L10	S57°42'00"W	28.23
L11	N0°07'34"E	65.96
L12	N21°35'58"W	67.71
L13	N57°42'00"E	103.56

PARCEL LINE SEGMENT TABLE		
LINE TAG #	BEARING	LENGTH (FT)
L14	S32°18'00"E	24.19
L15	N57°42'00"E	174.00
L16	S32°18'00"E	0.45
L17	N57°42'00"E	105.00
L18	S32°18'00"E	27.31
L19	S32°18'00"E	7.44
L20	N57°42'00"E	140.00
L21	N32°18'00"W	142.86
L22	N70°10'02"E	60.42
L23	N32°18'00"W	76.96
L24	S32°18'00"E	77.18
L25	N73°49'11"E	61.41

PARCEL CURVE SEGMENT TABLE					
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	90°00'00"	23.56	15.00	N77°18'00"W	21.21
C2	90°00'00"	23.56	15.00	S12°42'00"W	21.21
C3	90°00'00"	23.56	15.00	N77°18'00"W	21.21
C4	90°00'00"	23.56	15.00	S12°42'00"W	21.21
C5	32°25'34"	11.32	20.00	S73°54'47"W	11.17
C6	1°15'23"	7.68	350.00	N89°14'45"W	7.68
C7	41°13'46"	10.79	15.00	N20°29'19"W	10.56
C8	134°49'19"	144.71	61.50	N26°18'27"E	113.56
C9	90°00'00"	23.56	15.00	N12°42'00"E	21.21
C10	90°00'00"	23.56	15.00	S77°18'00"E	21.21

H:\S\Saratoga 262\Parhna\UT - Saratoga - STP000001 - Brixton Park\05\Y11-CAD\EXHIBIT\0240508 Brixton B-7 Lenmar 44 lots.dwg - Greg Situmaker - 5/9/2024

**BRIXTON PARK PLAT B PHASE 7
LENAR 44 LOTS**

Project No: STP00001.10
 Drawn By: GJS
 Checked By: TWO
 Date: 05/09/2024

Galloway
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 Pleasant Grove, UT 84062
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