

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

Parcel Nos. 35-836-0121, 35-836-0122, 35-836-0123, 35-836-0124, 35-836-0125, 35-836-0170,
58-041-0289, 58-041-0292, 58-041-0290, 58-041-0286, 58-041-0287, 58-041-0282, 58-041-0281,
and 58-041-0280

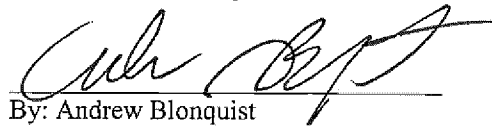
PARTIAL RELEASE OF LIEN

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. 1 (the “**Lien**”) in certain real property located in Utah County more particularly described in the aforementioned Notice, including the real property described in Exhibit A hereto (the “**Property**”).

Claimant hereby fully releases, terminates, and disclaims the Lien as to the Property.

EXECUTED this 10th day of November, 2023.


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



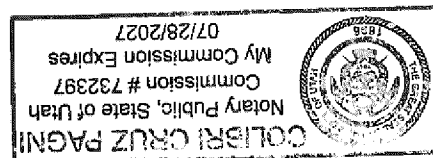
By: Andrew Blonquist
Miller Harrison, LLC
Association Trustee and Attorneys for Lien Claimant

STATE OF UTAH
COUNTY OF Salt Lake

On ~~October 10th~~ ^{November} 10th, 2023, before me, a notary public, personally appeared Andrew Blonquist, 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)**

PARCEL 1:

ALL OF LOTS 121 THROUGH 125, INCLUSIVE, AND 170 OF BRIXTON PARK PLAT A - PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE UTAH COUNTY RECORDER'S OFFICE, RECORDED AUGUST 30, 2023 AS ENTRY NO. 57186:2023.

PARCEL 2:

PROPOSED BRIXTON PARK PLAT A - PHASE 2, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER WHICH IS 1047.92 FEET SOUTH 89°50'07" EAST AND 1425.65 FEET SOUTH 00°00'00" EAST, FROM THE WEST QUARTER CORNER OF SAID SECTION; RUNNING THENCE NORTH 90°00'00" EAST, 361.62 FEET; THENCE 64°00'43" EAST, 88.32 FEET; THENCE NORTH 41°55'32" EAST 63.72 FEET TO THE BEGINNING OF A 3555.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°13'55" AN ARC DISTANCE OF 76.46 FEET (CHORD BEARS NORTH 25°01'11" WEST, 76.46 FEET) TO THE BEGINNING OF A 12.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT; THENCE NORTHERLY ALONG SAID CURVE THROUGH CENTRAL ANGLE OF 92°31'49" AN ARC DISTANCE OF 19.38 FEET (CHORD NORTH 21°51'41" EAST, 17.34 FEET); THENCE NORTH 68°07'36" EAST, 118.09 FEET TO THE BEGINNING OF A 3,425.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°55'23" AN ARC DISTANCE OF 772.50 FEET (CHORD BEARS SOUTH 30°45'07" EAST, 770.87 FEET); THENCE SOUTH 53°18'55" WEST, 130.51 FEET TO THE BEGINNING OF A 3555.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°15'07" AN ARC DISTANCE OF 77.70 FEET (CHORD BEARS SOUTH 37°49'12" EAST, 77.69 FEET); THENCE SOUTH 51°33'15" WEST, 59.05 FEET TO THE BEGINNING OF A 12.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 87°57'17" AN ARC DISTANCE OF 18.42 FEET (CHORD BEARS NORTH 82°57'55" WEST, 16.67 FEET); THENCE SOUTH 52°48'30" WEST, 93.47 FEET TO THE BEGINNING OF A 179.41 FOOT RADIUS CURVE TO THE RIGHT; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38°25'12" AN ARC DISTANCE OF 120.30 FEET (CHORD BEARS SOUTH 70°46'07" WEST, 118.06 FEET); THENCE NORTH 90°00'00" WEST, 509.72 FEET TO THE BEGINNING OF A 12.00 FOOT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 18.85 FEET (CHORD BEARS SOUTH 45°00'00" WEST, 16.97 FEET); THENCE SOUTH 00°00'00" EAST, 238.71 FEET; THENCE NORTH 90°00'00" WEST, 249.11 FEET; THENCE NORTH 00°00'00" EAST, 248.44 FEET; THENCE NORTH 90°00'00" EAST, 190.11 FEET; THENCE NORTH 00°00'00" EAST, 95.81 FEET; THENCE NORTH 90°00'00" WEST, 105.00 FEET; THENCE NORTH 00°00'00" EAST, 622.87 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

PROPOSED BRIXTON PARK PLAT B, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 33 AND THE SOUTHWEST QUARTER OF SECTION 34, 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:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 34; THENCE ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34, S89°50'07"E, A DISTANCE OF 843.04 FEET; THENCE N0°29'11"E, A DISTANCE OF 115.72 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 89°29'51", HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.43 FEET, AND A CHORD BEARING N45°14'30"W, A CHORD DISTANCE OF 21.12 FEET; THENCE N89°59'55"E, A DISTANCE OF 483.66 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 2°12'39", HAVING A RADIUS OF 3425.00 FEET, AN ARC LENGTH OF 132.16 FEET, AND A CHORD BEARING S2°14'08"E, A CHORD DISTANCE OF 132.15 FEET; THENCE N89°50'07"W, A DISTANCE OF 299.91 FEET; THENCE S00°00'00"E, A DISTANCE OF 1,410.20 FEET; THENCE N90°00'00"W, A DISTANCE OF 73.32 FEET; THENCE S73°51'00"W, A DISTANCE OF 167.36 FEET; THENCE S58°38'14"W, A DISTANCE OF 58.03 FEET; THENCE N32°18'00"W, A DISTANCE OF 67.59 FEET; THENCE S57°42'00"W, A DISTANCE OF 59.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°00'00", HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, AND A CHORD BEARING N77°18'00"W, A CHORD DISTANCE OF 21.21 FEET; THENCE S57°42'00"W, A DISTANCE OF 235.00 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°00'00", HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, AND A CHORD BEARING S12°42'00"W, A CHORD DISTANCE OF 21.21 FEET; THENCE S57°42'00"W, A DISTANCE OF 77.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°00'00", HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, AND A CHORD BEARING N77°18'00"W, A CHORD DISTANCE OF 21.21 FEET; THENCE S57°42'00"W, A DISTANCE OF 70.00 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°00'00", HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, AND A CHORD BEARING S12°42'00"W, A CHORD DISTANCE OF 21.21 FEET; THENCE S57°42'00"W, A DISTANCE OF 59.00 FEET; THENCE S32°18'00"E, A DISTANCE OF 85.00 FEET; THENCE S57°42'00"W, A DISTANCE OF 28.23 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 32°25'34", HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 11.32 FEET, AND A CHORD BEARING S73°54'47"W, A CHORD DISTANCE OF 11.17 FEET; THENCE N89°52'26"W, A DISTANCE OF 573.66 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 57°34'26", HAVING A RADIUS OF 350.00 FEET, AN ARC LENGTH OF 351.70 FEET, AND A CHORD BEARING N61°05'13"W, A CHORD DISTANCE OF 337.09 FEET; THENCE N32°18'00"W, A DISTANCE OF 156.52 FEET; THENCE N57°42'00"E, A DISTANCE OF 129.50 FEET; THENCE N32°18'00"W, A DISTANCE OF 910.98 FEET; THENCE N57°42'00"E, A DISTANCE OF 5.88 FEET; THENCE N33°10'04"W, A DISTANCE OF 387.92 FEET; THENCE N00°06'22"E, A DISTANCE OF 214.56 FEET; THENCE N89°19'11"W, A DISTANCE OF 85.22 FEET; THENCE N00°20'45"E, A DISTANCE OF 59.01 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 89°19'11", HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.38 FEET, AND A CHORD BEARING N44°39'36"W, A CHORD DISTANCE OF 21.09 FEET; THENCE N0°00'00"E, A DISTANCE OF 85.18 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST CORNER OF SAID SECTION 33; THENCE ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33, S89°19'12"E, A DISTANCE OF 1,371.41 FEET TO THE POINT OF BEGINNING.