Return to:
Rocky Mountain Power
Lisa Louder/
1407 West North Temple Ste. 110
Salt Lake City, UT 84116

Project Name: WO#: 6669482 RW#: 13155177

12/23/2019 04:00 PM ★O.OO

Book - 10876 P9 - 9820-9822

RASHELLE HOBBS

RECORDER, SALT LAKE COUNTY, UTAH

WEST VALLEY CITY

3600 CONSTITUTION BLVD

W/C UT 84119-3720

BY: STP, DEPUTY - MA 3 P.

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, **Hunter Park Plaza Limited Liability Company** ("Grantor"), hereby grants Rocky Mountain Power, an unincorporated division of PacifiCorp its successors and assigns, ("Grantee"), an easement for a right of way, for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of underground electric power transmission, distribution and communication lines and all necessary or desirable accessories and appurtenances thereto, including without limitation: wires, fibers, cables and other conductors and conduits therefor; and pads, transformers, switches, cabinets, and vaults on, across, or under the surface of the real property of Grantor in **Salt Lake** County, State of **Utah** more particularly described as follows and as more particularly described and/or shown on Exhibit **A** attached hereto and by this reference made a part hereof:

A perpetual easement and right of way, upon part of an entire tract of property, situate in the Northeast Quarter of Section 35, Township 1 South, Range 2 West, Salt Lake Base and Meridian, in Salt Lake County, Utah. The boundaries of said perpetual easement are described as follows:

Beginning at a point in the grantors northerly boundary line, said point is 231.36 feet N.89°45'35"W. along the section line and 240.00 feet S.00°14'25"W. from the Northeast Corner of said Section 35 (Note: Basis of Bearing is N.89°45'35"W. along the section line between the found monuments representing the Northeast Corner and the North Quarter Corner of Section 35, Township 1 South, Range 2 West, Salt Lake Base & Meridian); and running thence along said northerly boundary line S.89°45'35"E. 10.00 feet; thence S.00°08'36"W. 183.00 feet; thence N.89°45'35"W. 10.00 feet; thence N.00°08'36"E. 183.00 feet to the point of beginning.

The above described perpetual easement contains 1,830 square feet or 0.042 acre in area, more or less.

Assessor Parcel No. <u>14-35-228-039</u>

Together with the right of access to the right of way from adjacent lands of Grantor for all activities in connection with the purposes for which this easement has been granted; and together with the present and (without payment therefor) the future right to keep the right of way clear of all brush, trees, timber, structures, buildings and other hazards which might endanger Grantee's facilities or impede Grantee's activities.

At no time shall Grantor place or store any flammable materials (other than agricultural crops), or light any fires, on or within the boundaries of the right of way. Subject to the foregoing limitations, the surface of the right of way may be used for agricultural crops and other purposes not inconsistent, as determined by Grantee, with the purposes for which this easement has been granted.

The rights and obligations of the parties hereto shall be binding upon and shall benefit their respective heirs, successors and assigns.

To the fullest extent permitted by law, each of the parties hereto waives any right it may have to a trial by jury in respect of litigation directly or indirectly arising out of, under or in connection with this agreement. Each party further waives any right to consolidate any action in which a jury trial has been waived with any other action in which a jury trial cannot be or has not been waived.

Dated this 27 Hday of Novalber , 2019.

GRANTOR

Hunter Park Plaza Limited Liability Company

STATE OF UTAH

SS.

County of SALT LAKE

SS.

On this 27 day of Notary Public in and for said State, personally appeared Neil K. Nixon, known or identified to me to be the Managing Member of the limited liability company, who executed the instrument on behalf of Hunter Park Plaza Limited Liability Company, and acknowledged to me that said entity executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



EXHIBIT A

