

REV05042015

Return to:

Rocky Mountain Power
Lisa Louder/Brian Young
1407 West North Temple Ste. 110
Salt Lake City, UT 84116

13253360

4/24/2020 3:04:00 PM \$40.00

Book - 10933 Pg - 2195-2198

RASHELLE HOBBS

Recorder, Salt Lake County, UT

COTTONWOOD TITLE

BY: eCASH, DEPUTY - EF 4 P.

Project Name: Millcreek Station Apartments

WO#: METROW

RW#: 2020BAY010

123953 - DMY

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, **Millcreek Station Apartments LLC**, a Utah 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(s) A attached hereto and by this reference made a part hereof:

Legal Description: Beginning at the Northwest Corner of Lot 101, Lofts at Millcreek said point also being North 88°00’52” East 261.72 feet and South 1°59’08” East 854.55 feet from a street monument at the intersection of 300 West and Gregson Avenue, and running;

thence North 89°48’57” East 10.00 feet along the north line of said Lot 101;
thence South 0°06’01” West 3.23 feet;
thence South 89°53’59” East 20.00 feet;
thence South 0°06’01” West 20.00 feet;
thence North 89°53’59” West 20.00 feet;
thence South 0°06’01” West 51.40 feet;
thence West 4.94 feet;
thence South 60.85 feet;
thence East 4.84 feet;
thence South 0°06’01” West 37.83 feet to the south line of said Lot 101;
thence South 89°51’46” West 10.00 feet along the south line to the SW corner of said Lot 101;
thence North 0°06’01” East 171.50 feet along the west line of said Lot 101;
thence North 0°05’55” East 1.81 feet along the west line of said Lot 101 to the Point of Beginning;

Description containing 1,435 square feet.

Assessor Parcel No. 15254030540000

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 24th day of April, 2020.

Michael D. Bitt
GRANTOR

Manager
Title

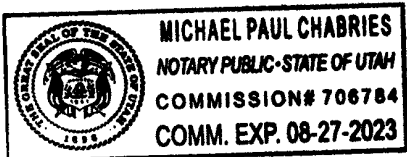
Acknowledgment by a Corporation, LLC, or Partnership:

STATE OF UTAH)
County of SALT LAKE) ss.

On this 24th day of APRIL, 20 20, before me, the undersigned Notary Public in and for said State, personally appeared MUHAMMAD D. BAIT (name), known or identified to me to be the MANAGER (manager / member) of the limited liability company that executed the instrument or the person who executed the instrument on behalf of MULCREEK STATION APARTMENTS (entity name), and acknowledged to me that said entity executed the same. LLC

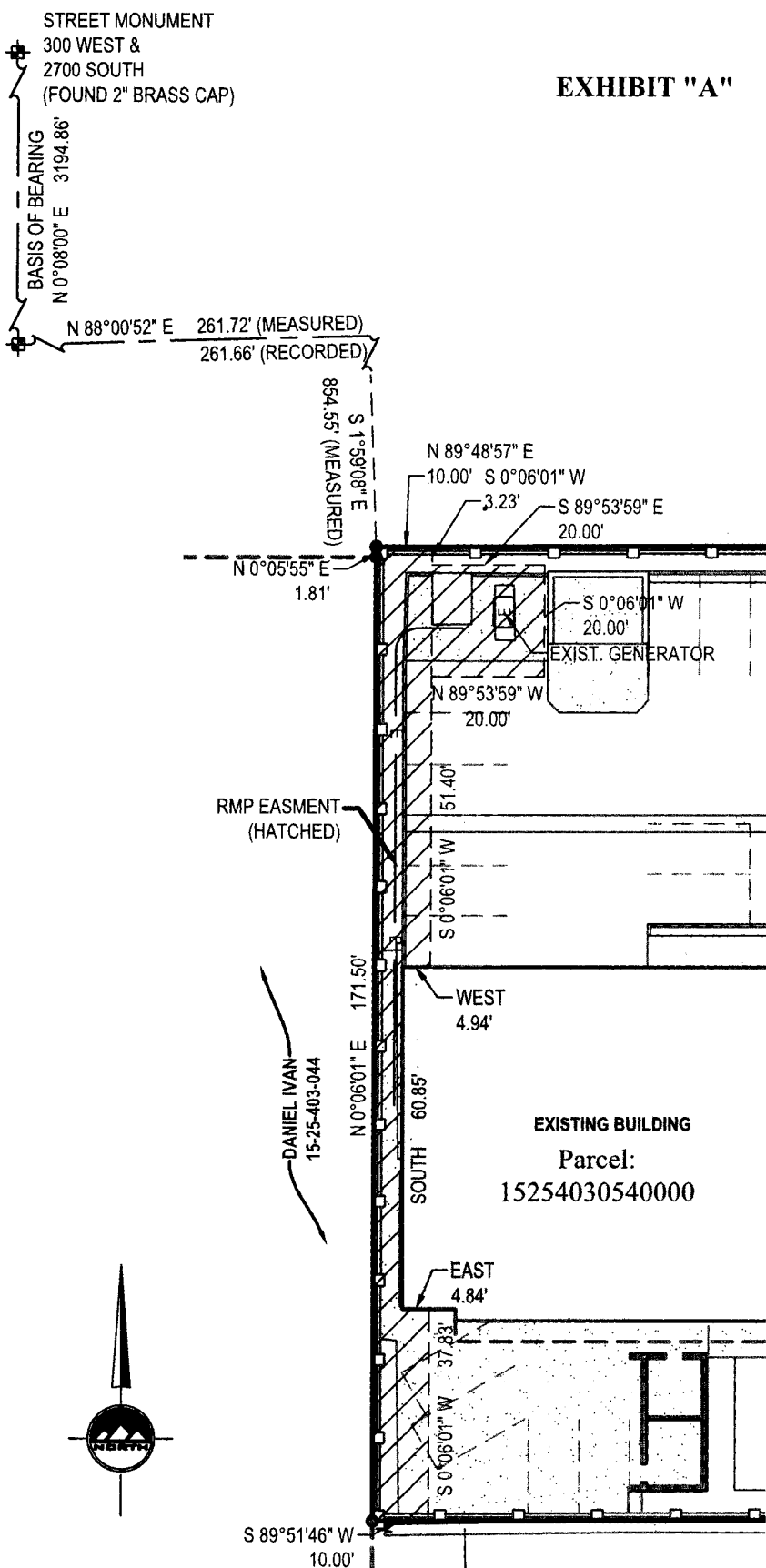
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Michael P Chabries
(notary signature)



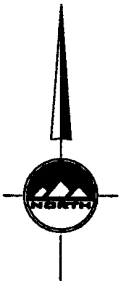
NOTARY PUBLIC FOR UTAH (state)
Residing at: DAVIS COUNTY (city, state)
My Commission Expires: 8-27-2023 (d/m/y)

EXHIBIT "A"



LEGEND

	MONUMENT
	EXIST REBAR AND CAP
	RIGHT OF WAY
	CENTERLINE
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	DEED LINE
	TANGENT LINE
	EASEMENT LINE
	SECTION LINE



PROJECT # 7974B DATE 4/13/2020
1 OF 1
 FILE:

MILLCREEK STATION
ROCKY MOUNTAIN POWER EASEMENT
 3196 SOUTH WASHINGTON STREET
 SOUTH SALT LAKE CITY, UTAH
EXHIBIT

FOR:
 GARDNER BATT
 423 WEST BROADWAY, SUITE 230
 SALT LAKE CITY, UTAH 84101

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 Sandy, UT 84070
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