

REV05042015

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

13054035
08/19/2019 10:55 AM \$40.00
Book - 10817 Pg - 6732-6735
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
ROCKY MOUNTAIN POWER
ATTN: ANDREW MCKELVIE
1407 W NORTH TEMPLE STE 110
SLC UT 84116-3171
BY: NPA, DEPUTY - WI 4 P.

Project Name: BGT17: EVCO DEVELOPMENT - HOBBY CAVES
WO#: 6660882
RW#:

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, JFRG Bluffdale, LLC ("Grantor"), hereby grants Rocky Mountain Power, an unincorporated division of PacifiCorp its successors and assigns, ("Grantee"), an easement for a right of way 10 feet in width and 283 feet in length, more or less, 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:

Commencing at the Center of Section 4, Township 4 South, Range 1 West, Salt Lake Meridian;
thence South 00°20'01" West 282.98 feet;
thence South 89°40'00" East 671.22 feet to a point that is the Northwest Corner of the Hobby Caves Condominiums Amending Lot 2 of the Saddleback Pointe Subdivision, recorded as Entry no. 12955481, book 2019, page 100, in the Salt Lake County Recorder's office, to the POINT OF BEGINNING;
thence continuing South 89°40'00" East 14.82 feet along the North line of said Condominium Plat;
thence South 00°20'00" West 282.98 feet;
thence North 89°32'53" West 12.98 feet, to the Southwest Corner of said Condominium Plat;
thence North 00°02'21" West 15.00 feet, along the West line of said Condominium Plat;
thence South 89°32'53" East 3.07 feet;
thence North 00°20'00" East 257.96 feet;
thence North 89°40'00" West 4.75 feet;
thence North 00°02'21" West 10.00 feet to the POINT OF BEGINNING, said point being the Northwest Corner of said Condominium Plat.

Contains 2925 square feet or 0.067 acres, more or less.

Assessor Parcel No. 33-04-401-021


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 15th day of August, 2019.


GRANTOR

Acknowledgment by a Corporation, LLC, or Partnership:

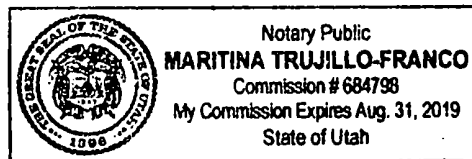
STATE OF Utah)
County of Salt Lake)^{ss.}

On this 15th day of August, 2019, before me, the undersigned Notary Public in and for said State, personally appeared Ron Gunnell (name), known or identified to me to be the Managing Member (president / vice-president / secretary / assistant secretary) of the corporation, or the (manager / member) of the limited liability company, or a partner of the partnership that executed the instrument or the person who executed the instrument on behalf of JFRG Bluffdale, LLC (entity name), 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.

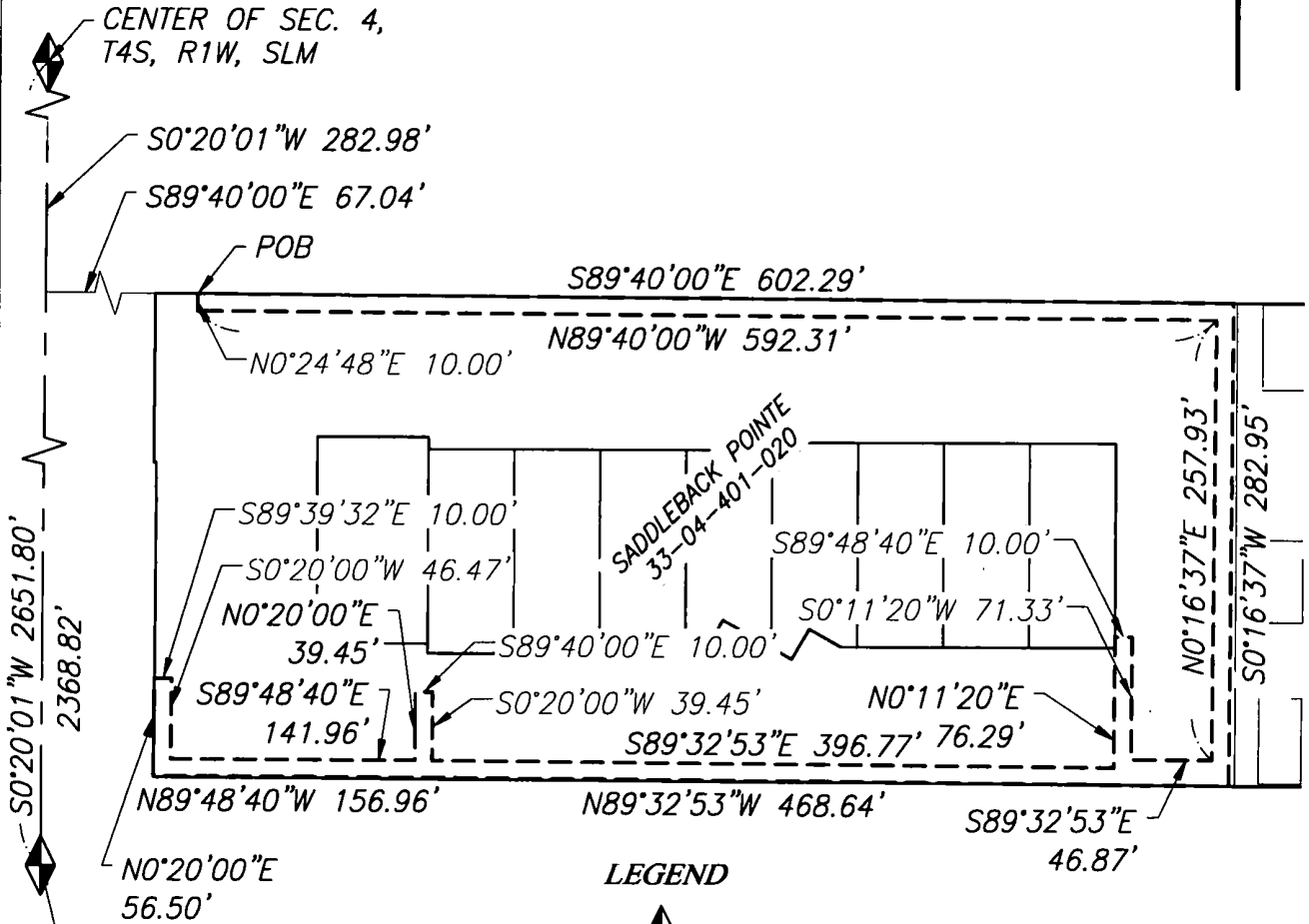
Maritina Trujillo-Franco
(notary signature)

NOTARY PUBLIC FOR Utah (state)
Residing at: Salt Lake City, Utah (city, state)
My Commission Expires: Aug. 31, 2019 (d/m/y)



Property Description

Quarter: NW Quarter: SE Section: 4 Township 4 South, Range 1
 West, Salt Lake Meridian
 County: Salt Lake State: Utah
 Parcel Number: 33-04-401-020



LEGEND



- ◆ FND SECTION MONUMENT
- SUBJECT BOUNDARY LINE
- - - EASEMENT LINE
- SECTION LINE
- SURVEY TIE LINE

CC#: 11431 WO#: 6620892
 O'Flaherty, Skiffdale LLC, Manager
 Landowner Name: *[Signature]*

Drawn by: MDH

This drawing should be used only as a representation of the location of the easement being conveyed. The exact location of all structures, lines and appurtenances is subject to change within the boundaries of the described easement area.

EXHIBIT A



SCALE: 1"=100'