

REV101512

Return to:
Rocky Mountain Power
~~Eraig Garner~~ *Dave Denison*
1595 W. North Temple
Salt Lake City, UT

12013746
03/19/2015 12:37 PM \$16.00
Book - 10306 Pg - 4261-4264
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
ROCKY MOUNTAIN POWER
ATTN: LISA LOUDER
1407 W NORTH TEMPLE STE 110
SLC UT 84116-3171
BY: SRA, DEPUTY - WI 4 P.

Project Name: SAL Sunshine
Project Tract Number: _____
WO#: _____
RW#: _____

RIGHT OF WAY EASEMENT

For value received, Professional Plaza LLC, a Utah limited liability company, ("Grantor"), hereby grants to PacifiCorp, an Oregon Corporation, d/b/a Rocky Mountain Power its successors and assigns, ("Grantee"), an easement for a right of way 10 feet in width and 8.5 feet in length, more or less, for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of electric power transmission, distribution and communication lines and all necessary or desirable accessories and appurtenances thereto, including without limitation: supporting towers, poles, props, guys and anchors, including guys and anchors outside of the right of way; wires, fibers, cables and other conductors and conduits therefore; and pads, transformers, switches, vaults and cabinets, along the general course now located by Grantee on, over, 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:

Legal Description: A 10 FOOT WIDE POWER EASEMENT FOR THE PURPOSE OF INSTALLING UNDERGROUND UTILITIES, BEING 5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT LOCATED NORTH 00°03'15" WEST 335.58 FEET AND EAST 738.72 FEET AND SOUTH 00°13'15" EAST 6.00 FEET FROM THE SOUTHWEST CORNER OF LOT 2, BLOCK 6, TEN ACRE "PLAT A", BIG FIELD SURVEY, WHICH LIES NORTH 00°03'15" WEST 33.03 FEET ALONG MONUMENT LINE AND NORTH 89°56'45" EAST 33.00 FEET FROM THE MONUMENT AT THE INTERSECTION OF 4500 SOUTH STREET AND 500 EAST STREET, AND RUNNING THENCE NORTH 89°46'45" EAST 11.18 FEET TO THE EAST LINE OF PARCEL 22-06-426-003 AND TERMINATING.

CONTAINS: 0.002 ACRES, MORE OR LESS, (AS DESCRIBED).

Assessor Parcel No. 22-06-426-003

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 therefore) the future right to keep the right of way and adjacent lands 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, use or permit any equipment or material of any kind that exceeds twelve (12) feet in height, light any fires, place or store any flammable materials (other than agricultural crops), 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 17 day of FEB., 2015.



(Insert Grantor Name Here) GRANTOR

~~_____
(Insert Grantor Name Here) GRANTOR~~

Acknowledgment by a Corporation, LLC, or Partnership:

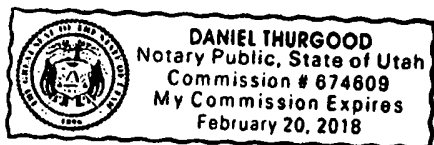
STATE OF UT)
) ss.
County of Salt Lake)

On this 17 day of February, 2015, before me, the undersigned Notary Public in and for said State, personally appeared Rick Watchman (name), known or identified to me to be the (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 said entity, 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.

D. Thurgood

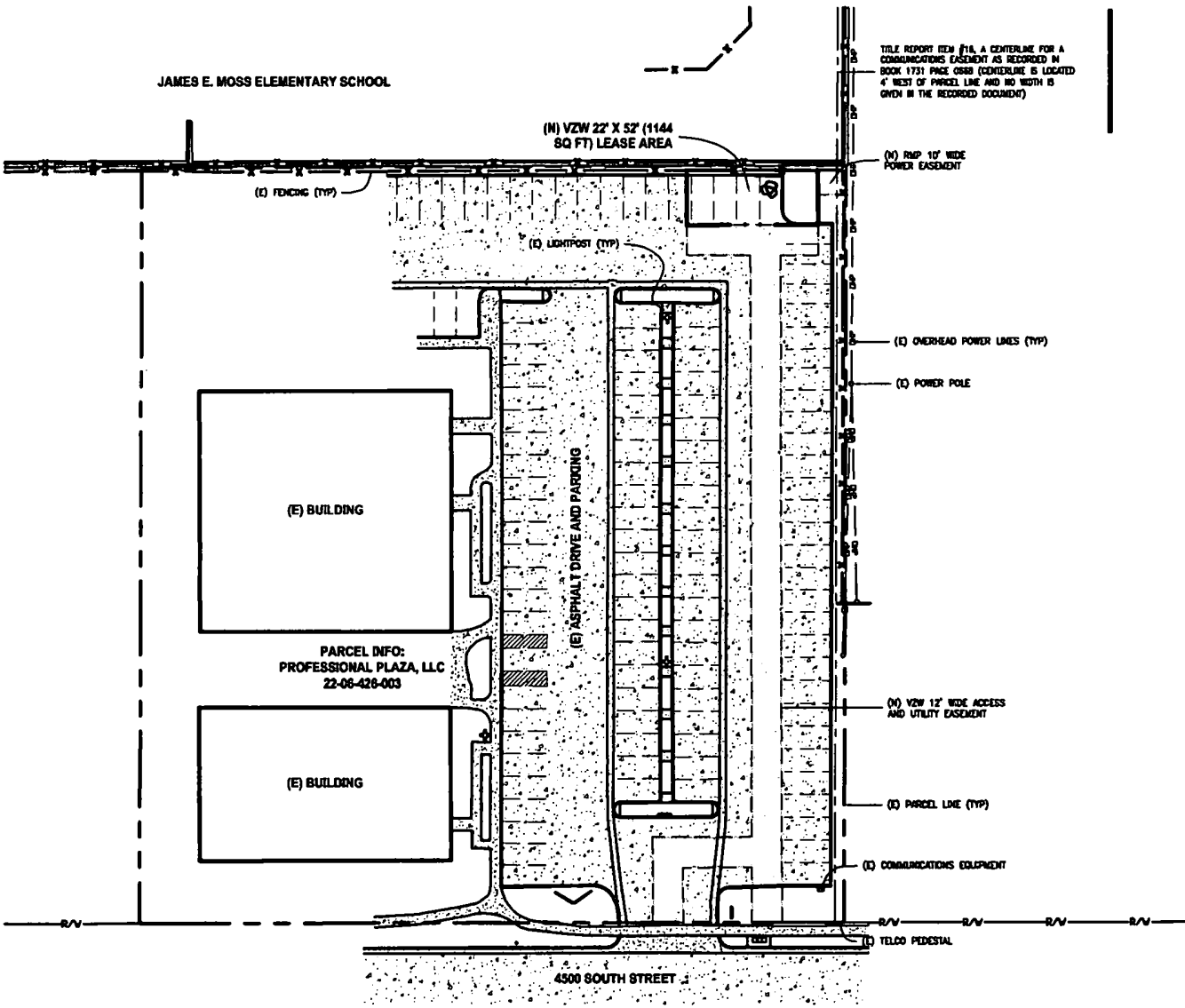
(notary signature)



NOTARY PUBLIC FOR Utah (state)
Residing at: Salt Lake County (city, state)
My Commission Expires: Feb. 20, 2018 (d/m/y)

Property Description

Quarter: NE Section: 6 Township: 2S Range: 1E, Salt Lake Meridian
 County: Salt Lake State: Utah
 Parcel Number: 22-06-426-003



CC#: WO#:
 Landowner Name: Professional Plaza
 Drawn by: TAEC

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: _____