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RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
ROCKY MOUNTAIN POWER
ATTN: LISA LOUDER
1407 W NORTH TEMPLE STE 110
SLC UT 84116-3171
BY: CBA, DEPUTY - WI 5 P.

REV05042015
Return to:
Rocky Mountain Power
Lisa Louder/Brian Bridge
1407 West North Temple Suite 110
Salt Lake City, UT 84116

Project Name: 90th S. Quirrh - Relocation for Daybreak 11800 S. 6400 W
WO#: TJOR/2020/C/001/10072870
RW#: 2021LBB033

RIGHT OF WAY EASEMENT

For value received, VP DAYBREAK DEVCO, LLC, VP DAYBREAK INVESTCO 5, LLC, and SOUTH JORDAN CITY, ("Grantor"), hereby grants Rocky Mountain Power, an unincorporated division of PacifiCorp its successors and assigns, ("Grantee"), an easement for a right of way 60.00 feet in width and 3,833.00 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, 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 sixty (60) foot wide power easement, located in the South Half of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, said easement extending thirty (30) feet each side of and lying parallel and adjacent to a line of reference and projection thereof, more particularly described as follows:

Beginning at a point on the West Line of the Daybreak West Villages Roadway Dedication Plat in Lieu of Condemnation subdivision, said point lies South 89°56'37" East 1321.977 feet along the Daybreak Baseline Southwest (Being South 89°56'37" East 10583.405 feet between the Southwest Corner of Section 22, T3S, R2W and the Southeast Corner of Section 23, T3S, R2W) and North 45.853 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence South 89°49'44" East 977.355 feet; thence South 89°49'35" East 449.994 feet; thence South 89°49'08" East 2029.904 feet; thence South 89°28'46" East 376.007 feet to the point of terminus.

Contains: (approx. 3833 L.F.) or 229,980 SQ. FT.

Assessor Parcel No. 2622376001, 2622378001, 2622452001, 2622452001,
262240005, 2622478001, 2622478001,

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 ^{2nd} ~~21st~~ day of August, 2021.

VP DAYBREAK DEVCO, LLC - GRANTOR

VP DAYBREAK INVESTCO 5, LLC - GRANTOR

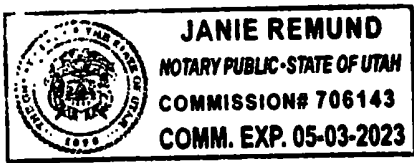
SOUTH JORDAN CITY - GRANTOR

Acknowledgment by a Corporation, LLC, or Partnership:

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

On this 2 day of August, 2021, before me, the undersigned Notary Public in and for said State, personally appeared Brad Holmes (name), known or identified to me to be the President (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 VP DAYBREAK DEVCO, 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.



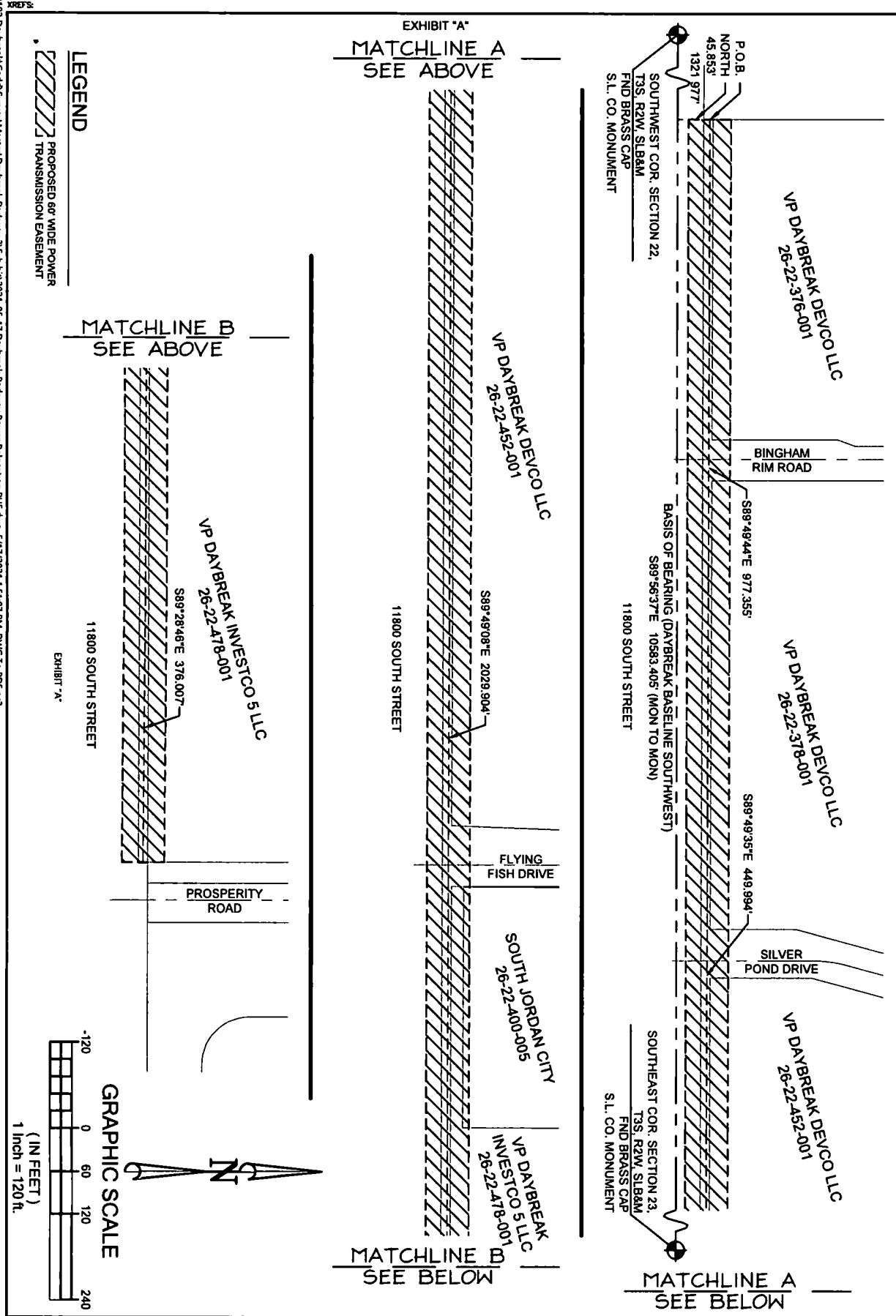
(Notary Signature)

Acknowledgment by a Corporation, LLC, or Partnership:

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

On this 2 day of August, 2021, before me, the undersigned Notary Public in and for said State, personally appeared Brad Holmes (name), known or identified to me to be the President (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 VP DAYBREAK

N:\00182 Daybreak\Civil\Survey\Master\Daybreak Parkway 2\Exhibit\2021-05-17 Daybreak Parkway Power Relocation PUE.dwg, 5/17/2021 1:51:07 PM, DWG to PDF.pc3



<p>DATE: _____ TIME: _____</p> <p>NETWORK: _____</p> <p>PATH: _____</p> <p>DWG NAME: _____</p> <p>LAYOUT: _____</p> <p>DESIGNER: _____ MGR: _____</p>	 <p>PERIGEE CONSULTING CIVIL • STRUCTURAL • GEOTECH</p>	<p>DAYBREAK PARKWAY POWER RELOCATION EASEMENT</p>
<p>JOB NUMBER: 009682</p>	<p>5000 SOUTH 100 WEST, SUITE 100 SALT LAKE CITY, UTAH 84119-2000 TEL: 801-488-8888 FAX: 801-488-8889 WWW.PERIGEECONSULTING.COM</p>	