

REV05042015

Return to:

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

Project Name: Lakeview Business Park

WO#: TOOROW

RW#: 2021JSS019

CT-150039

**RIGHT OF WAY EASEMENT**

For value received, **RG LAKEVIEW, 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 5,711.3 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 **Tooele** County, State of **Utah** more particularly described on Exhibit "A" and as more particularly shown on Exhibit "B" attached hereto and by this reference made a part hereof:

Legal Description: See Exhibit "A"

Easement contains a total area of 57,113 sq. ft.

Tax Parcel No. 17-022-0-0001; 01-128-0-0006; 01-128-0-0003 & 01-133-0-0002

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.

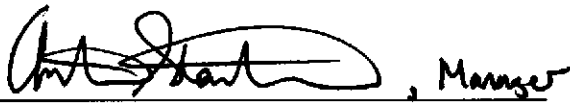
At no time shall Grantor place, use or permit any equipment or material of any kind that exceeds twelve (12) feet in height, light any fires, place or store any flammable materials (other than agricultural crops), on or within the boundaries of the right of way. Subject to the foregoing limitations, 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 3 day of November, 2021.

 , Manager

RG Lakeview, LLC GRANTOR

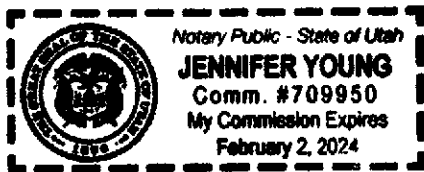
STATE OF Utah )  
 ) ss.  
County of Tooele )

On this 3 day of November, 2020, before me, the undersigned Notary Public in and for said State, personally appeared Arthon Sturffer (name), known or identified to me to be the manager (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 **RG Lakeview, LLC**, 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.

Jennifer Young  
(Notary Signature)

NOTARY PUBLIC FOR Utah (state)  
Residing at: Cottonwood Heights, UT (city, state)  
My Commission Expires: 02/02/2024 (d/m/y)





November 2, 2021

## EXHIBIT A

### POWER LINE EASEMENT DESCRIPTION

#### GRANT OF NEW EASEMENT

Over and across Parcels:

17-022-0-0001; 01-128-0-0006; 01-128-0-0003 & 01-133-0-0002

A 10.00 foot wide easement along an existing power line, poles and improvements located in the Southwest Quarter of Section 1 and the West Half of Section 12, Township 3 South, Range 5 West, Salt Lake Base and Meridian in Grantsville City, Tooele County, Utah, and being 10.00 feet easterly of the following described line:

BEGINNING at a point on the Easterly boundary and right-of-way line of Sheep Lane as shown on that certain unrecorded Road Dedication Plat for Sheep Lane – SR 112 to SR 138, dated 2-APR-2019, which is 725.71 feet South 00°39'37" East along the Section line and 50.12 feet North 89°20'23" East from the West Quarter corner of said Section 1 (the basis of bearings is South 00°39'55" East 2646.97 feet measured between the Northwest corner and said West Quarter corner of said Section 1); and running thence South 00°40'11" East 96.63 feet along said road to a point of curvature with a 2950.00 foot radius curve to the left; thence Southeasterly 1229.08 feet along the arc of said curve and said road through a central angle of 23°52'17" (chord bears South 12°26'20" East 1220.21 feet) to a tangent line; thence South 24°32'28" East 450.88 feet along said road to a point of curvature with a 3050.00 foot radius curve to the right; thence Southeasterly 211.86 feet along the arc of said curve and said road through a central angle of 03°58'48" (chord bears South 22°33'04" East 211.82 feet) to a non-tangent line; thence leaving said road South 24°41'43" East 438.84 feet; thence South 00°23'53" East 454.61 feet to said road and a point on a 3050.00 foot radius non-tangent curve to the right; thence Southerly 198.32 feet along the arc of said curve and road through a central angle of 03°43'32" (chord bears South 02°14'01" East 198.29 feet); thence South 00°22'15" East 2631.04 feet along said road to the end of this easement at the Southerly boundary line of the subject property, which is South 00°39'37" East 2640.11 feet and South 00°04'20" East 2640.95 feet and South 00°05'44" East 1021.10 feet and North 89°54'16" East 770.21 feet from said West Quarter corner of Section 1.

Contains 57,113 sq. ft.

James D. Pitkin, PLS  
License No. 171546

Working Group Team: WARE/SHAW/ROBERTSON/LEWIS/PHILLIPS Date: November 02, 2011 plotted by: bryce

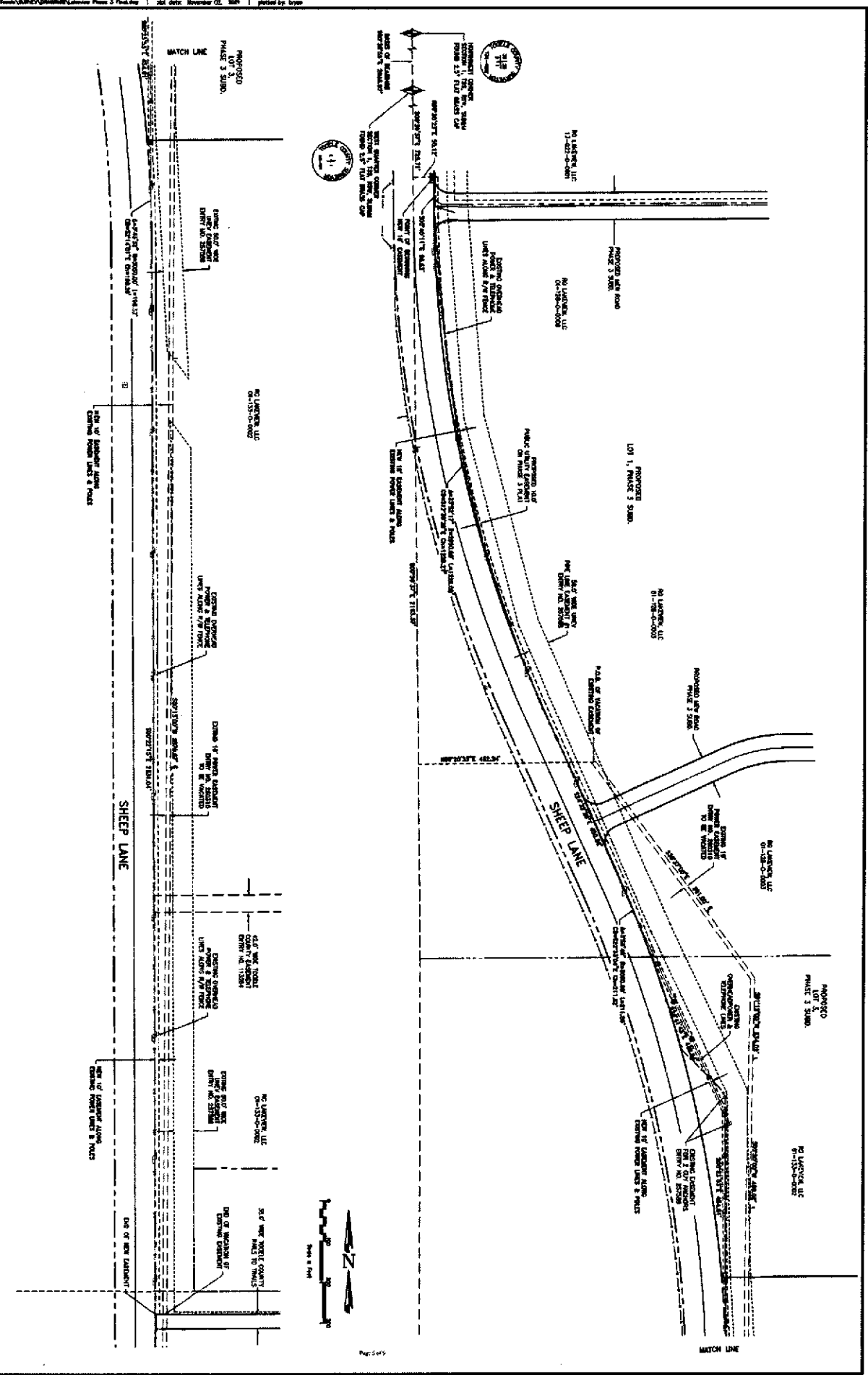
PROJECT NO.	3476-04
DATE	11/02/11
BY	BRYCE
CHECKED BY	LEWIS
SCALE	AS SHOWN

**RQ LAKEVIEW LLC**  
**GRANTSVILLE ECT'Y, TOOELE COUNTY, UTAH**



**EXHIBIT B - OVERALL**  
**POWER LINE EASEMENT VACATION & NEW GRANT**  
 IN THE SOUTHWEST 1/4 OF SECTION 1 & WEST 1/2 OF SECTION 28  
 TOWNSHIP 3 SOUTH, RANGE 8 EAST, SALT LAKE BASIN & MERRIDIAN

PROJECT NO.	3476-04
DATE	11/02/11
BY	BRYCE
CHECKED BY	LEWIS
SCALE	AS SHOWN







PROPOSED  
LOT 3,  
PHASE 3 SUBD.

MATCH LINE

EXISTING 50.0' WIDE  
LINEV EASEMENT  
ENTRY NO. 257598

RG LAKEVIEW, LLC  
01-133-0-0002

S00°23'53" E 454.61'

A=5°43'32" P=3090.00' L=198.32'  
CB=52°14'01" E Ch=190.29'

NEW 10' EASEMENT ALONG  
EXISTING POWER LINES & POLES

EXISTING OVERHEAD  
POWER & TELEPHONE  
LINES ALONG R/W FENCE

DRAWN	DATE	DATE	DATE
BYE 10.21		CONCEDED	DATE
DATE	DATE	PROJECT NUMBER	DATE
APPROVED	DATE	PROJECT NUMBER	DATE

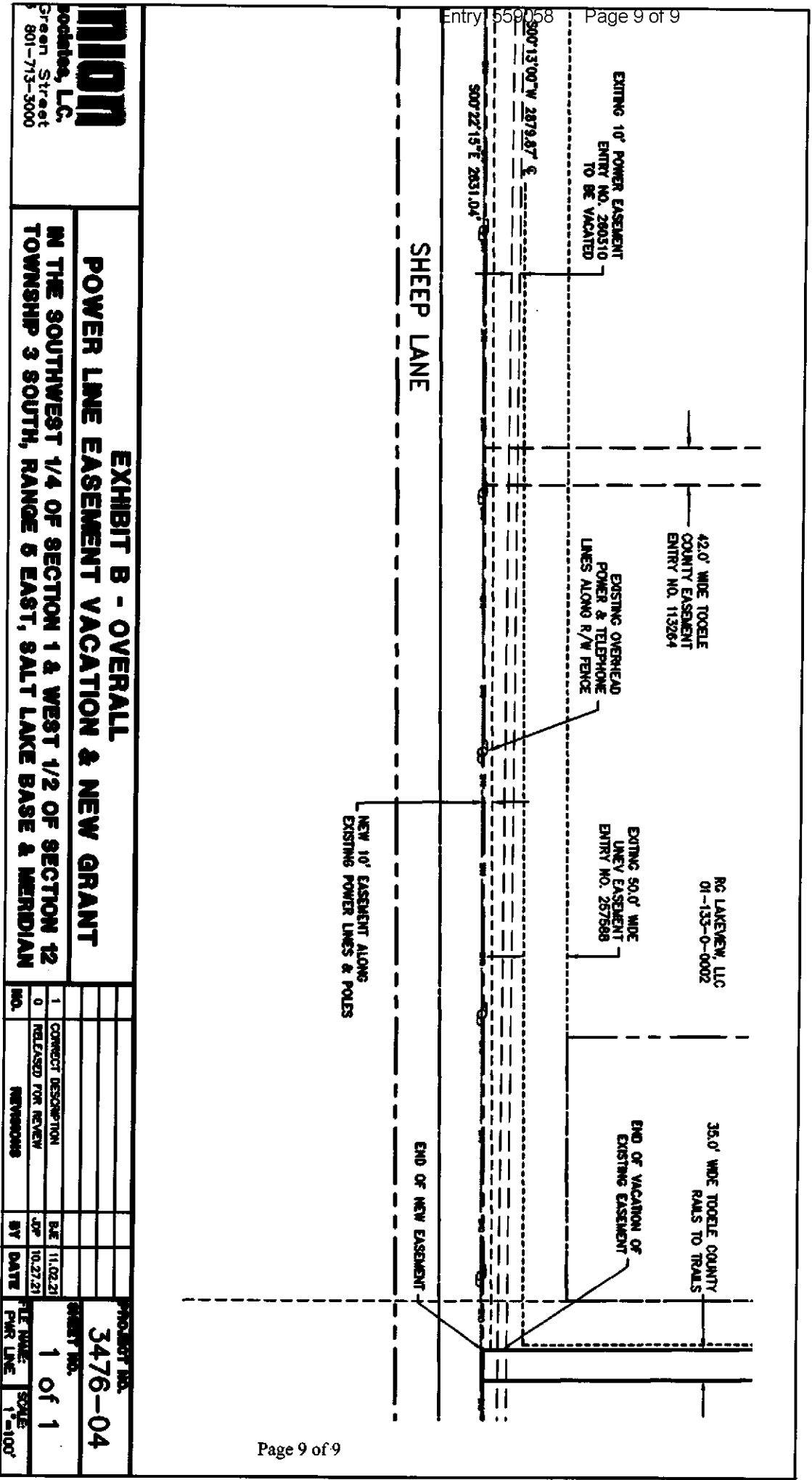
**RG LAKEVIEW LLC**  
**GRANTSVILLE CITY, TOOELE COUNTY, UTAH**



**DOM**  
Engineering &  
Surveying  
5684 South  
Marion, Utah 8412

EXHIBIT B-3





**EXHIBIT B - OVERALL  
POWER LINE EASEMENT VACATION & NEW GRANT**

**IN THE SOUTHWEST 1/4 OF SECTION 1 & WEST 1/2 OF SECTION 12  
TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN**

PROJECT NO.		3476-04	
SHEET NO.		1 of 1	
NO.	CONNECT DESCRIPTION	DATE	BY
0	RELEASED FOR REVIEW	10.27.21	JOP
1	CONNECT DESCRIPTION	DATE	BY
	REVISIONS		
FILE NAME: 3476-04		SCALE: 1"=100'	
PUR. LINE			

**MION**  
Podates, L.C.  
Green Street  
801-713-3000

**EXHIBIT B-4**