

REV05042015
Return to:
Rocky Mountain Power
Lisa Louder/L.Baker
1407 West North Temple Ste. 110
Salt Lake City, UT 84116

Project Name: Pen & Ink Subdivision Plat B, Lots 2& 3
WO#:
RW#:

RIGHT OF WAY EASEMENT

For value received, PLEASANT GROVE TITLE HOLDER I LLC, (“Grantor”), hereby grants Rocky Mountain Power, an unincorporated division of PacifiCorp its successors and assigns, (“Grantee”), an easement for a right of way **10.0** feet in width and **757.71** +/- 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 Utah County, State of Utah more particularly described as follows and as more particularly described and/or shown on Exhibit(s) “A & B” attached hereto and by this reference made a part hereof:

Legal Description: **See Exhibit A**

Assessor Parcel No. 49:967:0002, 49:967:0003

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 15 day of MARCH, 2022.



(Insert Grantor Name Here) GRANTOR

(Insert Grantor Name Here) GRANTOR

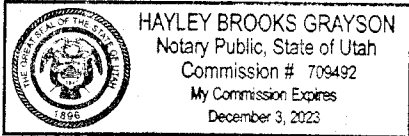
Acknowledgment by a Corporation, LLC, or Partnership:

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

On this 15 day of March, 2022, before me, the undersigned Notary Public in and for said State, personally appeared Scott Swallow (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 PLEASANT GROVE TITLE HOLDER I, 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.

Hayley B. Grayson
(Notary Signature)



NOTARY PUBLIC FOR Utah (state)
Residing at: Salt Lake City, UT (city, state)
My Commission Expires: December 3, 2023 (d/m/y)

Right-of-Way Easement Description

A perpetual right of way easement part of Lot 2 and Lot 3 Pen and Ink - Plat B recorded December 20, 2021 as Entry No. 162391:2021 having Map # 17914 in the Office of the Utah County Recorder. Said easement is located in the Southeast Quarter of Section 30, Township 5 South, Range 2 East, Salt Lake Base and Meridian. Said 10.00-foot wide strip of land lies 5.00 - feet on each side of the following described line:

Beginning at a point on the westerly line of said Lot 3, Pen & Ink - Plat B, which is 342.97 feet S. 0°00'00" E. from a westerly corner of said Lot 3 also, being 1022.13 feet S. 89°37'43" W. along the Quarter Section line and South 808.81 feet from the East Quarter corner of said Section 30; thence East 10.00 feet; thence North 175.35 feet; thence N. 45°00'00" E. 48.37 feet; thence East 426.36 feet; thence South 30.00 feet; thence East 10.00 feet; thence North 48.80 feet; thence N. 45°00'00" E. 46.48 feet; thence West 14.14 feet; thence S. 45°00'00" W. 40.62 feet; thence South 12.94 feet; thence West 430.50 feet; thence S. 45°00'00" W. 56.65 feet; thence South 179.50 feet to the **Point of Beginning**.

The above-described perpetual easement contains 7,528 square feet in area or 0.173 acre, more or less.

EXHIBIT "B": By this reference, made a part hereof.

BASIS OF BEARING: S. 89°37'43" W. per said Pen and Ink - Plat B along the Section line between the East Quarter and the West Quarter Corner of said Section 30, Township 5 South, Range 2 East, Salt Lake Base and Meridian.

CC#:	WO#:
Landowner Name: Pleasant Grove Title Holder I	
Drawn By: GGC	

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

EXHIBIT A



SCALE: 1"=80 feet

Property Description

Southeast Quarter, Section 30, Township 5 South, Range 2 East,
 Salt Lake Base and Meridian
 Utah County, State of Utah
 Parcel Number: 49:967:0002; 49:967:0003



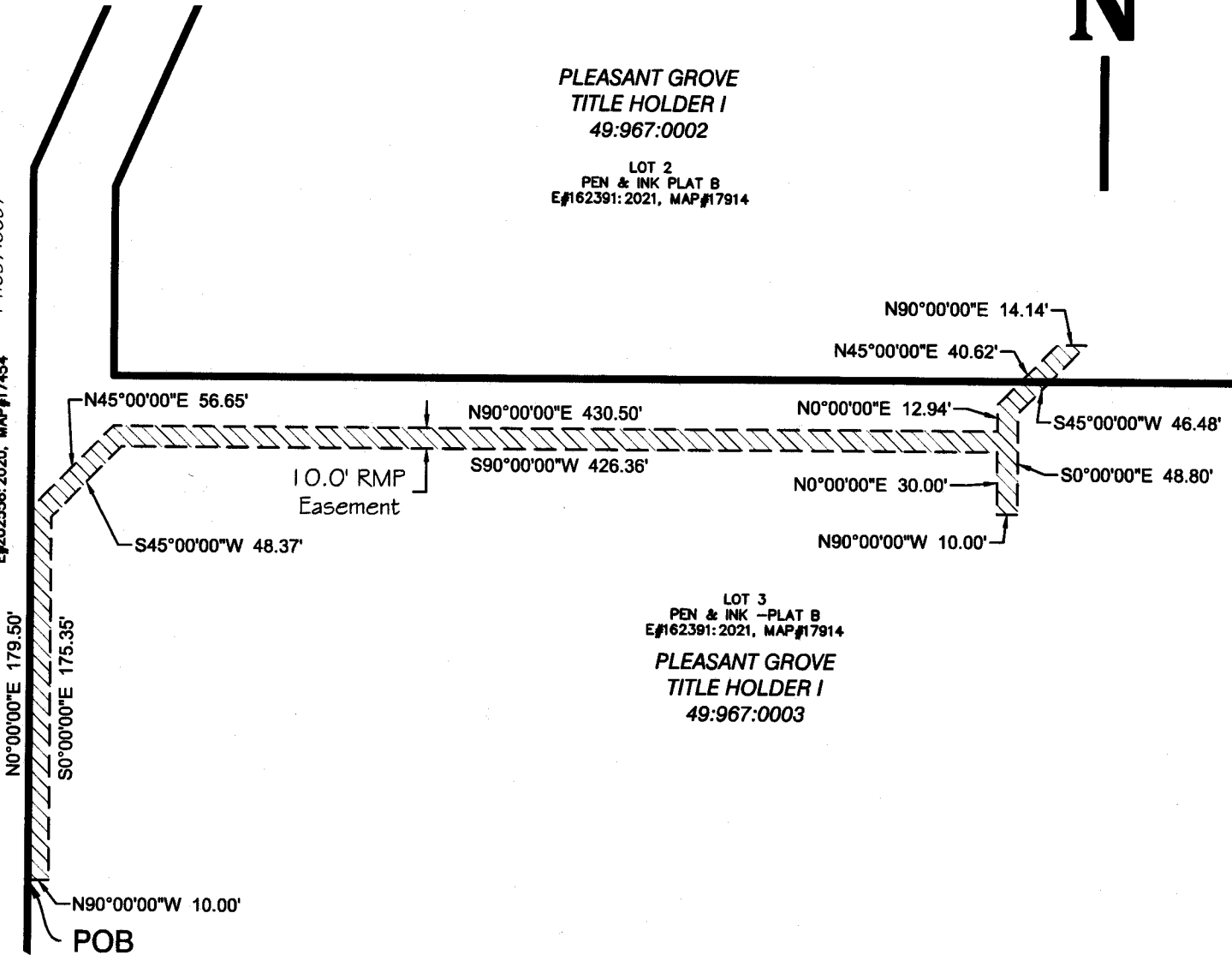
PLEASANT GROVE
 TITLE HOLDER I
 49:967:0002

LOT 2
 PEN & INK PLAT B
 E#162391: 2021, MAP#17914

LOT 3
 PEN & INK -PLAT B
 E#162391: 2021, MAP#17914
 PLEASANT GROVE
 TITLE HOLDER I
 49:967:0003

PEN & INK LTD
 14:057:0097

LOT 1
 PEN & INK -PLAT A
 E#202556: 2020, MAP#17454



LEGEND

- Parcel Boundary
- Adjacent Parcel
- Perpetual Easement

CC#: WO#:
 Landowner Name: Pleasant Grove Title Holder I
 Drawn By: GGC

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 B



SCALE: 1"=80 feet