

REV101512

Return to:

Rocky Mountain Power

Lisa Louder/ *Alan Draper*

1407 West North Temple Ste. 110

Salt Lake City, UT 84116

12414671

11/17/2016 11:18 AM \$14.00

Book - 10500 Pg - 9281-9283

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: MSA, DEPUTY - WI 3 P.

Project Name: Jerry Seiner Chevrolet

Tract Number:

WO#: 6143103

RW#:

### UNDERGROUND RIGHT OF WAY EASEMENT

For value received, **G.O.K. Properties, LC** ("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 247.95 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 A** attached hereto and by this reference made a part hereof:

#### Legal Description:

A Power Easement located in the Northwest Quarter of Section 13, Township 1 South, Range 1 West, Salt Lake Base and Meridian, being further described as follows:

Beginning at a point on the Westerly Right of Way line of 500 West Street, said point being North 00°01'05" East 991.72 feet and South 89°58'55" West 33.00 feet from an existing Salt Lake City Brass Cap Monument at the intersection of 1700 South and 500 West Streets;

Thence South 89°58'55" West 247.95 feet;

Thence North 00°01'05" West 10.00 feet;

Thence North 89°58'55" East 247.95 feet;

Thence South 00°01'05" East 10.00 feet to the Point of Beginning.

Contains 516 square feet, more or less.

Assessor Parcel No.

**1513152010**

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 15 day of November, 2016.

G.O.K. Properties, LC (GRANTOR)  
J. Christopher Hemmersmeier, Managing Member

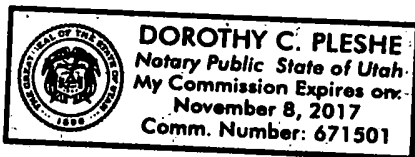
**Acknowledgment**

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

On this 15 day of November, 2016, before me, the undersigned Notary Public in and for said State, personally appeared J. Christopher Hemmersmeier (name), known or identified to me to be the manager / member of the limited liability company, 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.

Dorothy C Pleshe  
(notary signature)



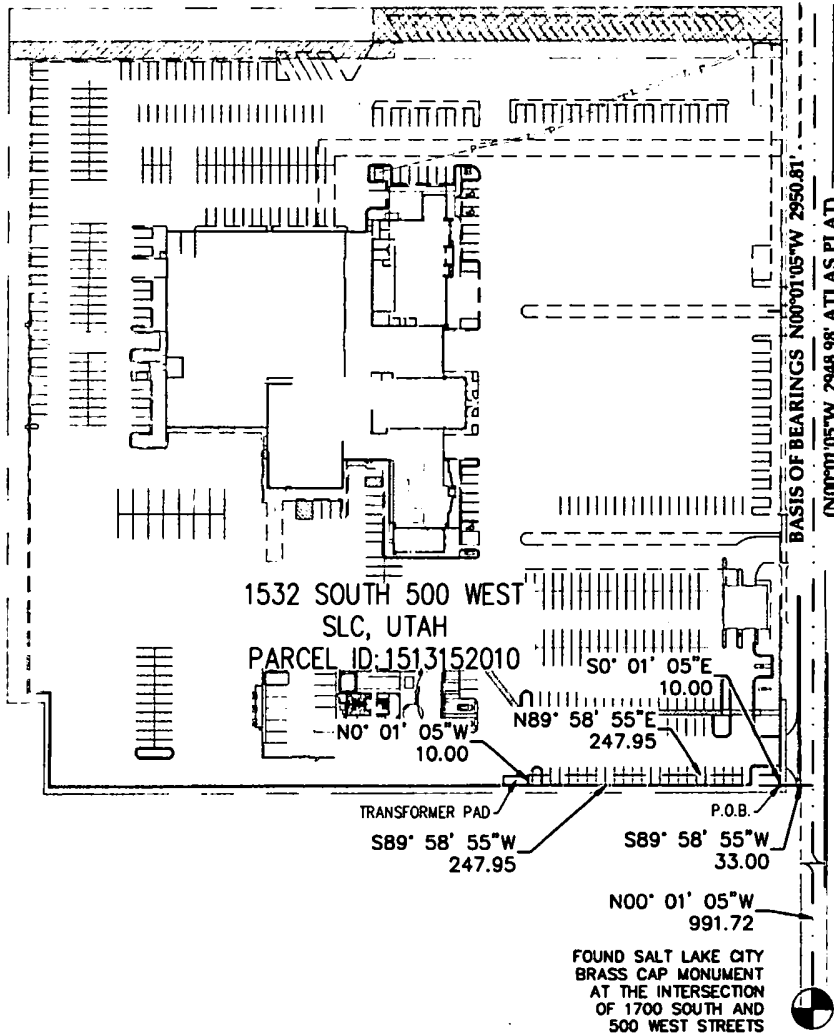
NOTARY PUBLIC FOR Utah (state)  
Residing at: Salt Lake City Utah (city, state)  
My Commission Expires: NOV 8 2017 (d/m/y)

## Property Description

Quarter:    N    Quarter:    W Section:   13   Township   1   ( S ),  
 Range   1   (W),    SLB &    Meridian  
 County:   Salt Lake   State:   Utah    
 Parcel Number:   1513152010  



FOUND SALT LAKE CITY  
 MONUMENT AT THE  
 INTERSECTION OF 1300  
 SOUTH AND 500 WEST  
 STREETS (NAIL AND  
 WASHER)



1532 SOUTH 500 WEST  
 SLC, UTAH  
 PARCEL ID: 1513152010

TRANSFORMER PAD  
 S89° 58' 55\"W  
 247.95

P.O.B.  
 S89° 58' 55\"W  
 33.00

N00° 01' 05\"W  
 991.72

FOUND SALT LAKE CITY  
 BRASS CAP MONUMENT  
 AT THE INTERSECTION  
 OF 1700 SOUTH AND  
 500 WEST STREETS

CC#: WO#:

Landowner Name:

Drawn by:

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: NTS