

REV05042015

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

13886989 B: 11303 P: 7623 Total Pages: 4  
02/08/2022 12:52 PM By: salvarado Fees: \$40.00  
ROW - RIGHT OF WAY  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: ROCKY MOUNTAIN POWER  
ATTN: LISA LOUDER 1407 W NORTH TEMPLE STE 110 SALT LAKE CITY, UT 84116



Project Name: Zone 3 Secondary Water Booster Pump Station & Culinary Booster Pump Station Upgrades

WO#: 6910498 & 8087036 ~~8081996~~

RW#:

**UNDERGROUND RIGHT OF WAY EASEMENT**

For value received, **Magna Water District** (“Grantor”), hereby grants Rocky Mountain Power, an unincorporated division of PacifiCorp its successors and assigns, (“Grantee”), an easement for a right of way 15 to 30 feet in width and 1,270 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(s) **A** attached hereto and by this reference made a part hereof:

Legal Description: A PART OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 2 WEST, AND THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, MAGNA METRO TOWNSHIP, SALT LAKE COUNTY, UTAH:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF 4100 SOUTH STREET 260.80 FEET SOUTH 89°18'07” WEST ALONG THE SECTION LINE AND 177.35 FEET SOUTH 81°42'40” WEST FROM THE SOUTH QUARTER CORNER OF SAID SECTION 32; AND RUNNING THENCE SOUTH 81°42'40” WEST 30.37 FEET ALONG SAID NORTHERLY LINE OF 4100 SOUTH STREET; THENCE NORTH 00°42'40” EAST 780.47 FEET; THENCE NORTH 90°00'00” EAST 10.00 FEET; THENCE NORTH 00°42'40” EAST 42.86 FEET; THENCE NORTH 89°17'32” WEST 446.22 FEET; THENCE NORTH 00°42'40” EAST 15.00 FEET TO THE SOUTH LINE OF THE ASCEND AT LITTLE VALLEY SUBDIVISION; THENCE SOUTH 89°17'32”

EAST 466.22 FEET ALONG SAID SOUTH LINE; THENCE SOUTH 00°42'40" EAST 833.70 FEET TO SAID NORTH LINE OF 4100 SOUTH STREET AND THE POINT OF BEGGINING.

CONTAINS 31,196 SQ. FT. OR 0.72 ACRES +/-

Assessor Parcel No. 14323760010000

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 24<sup>th</sup> day of January, 2022.

  
\_\_\_\_\_  
**Clint Dilley, P.E. GRANTOR**  
**General Manager, Magna Water District**

**Acknowledgment by Trustee, or Other Official or Representative Capacity:**

STATE OF Utah )  
County of Salt Lake ) ss.

On this 24<sup>th</sup> day of January, 2022, before me, the undersigned Notary Public in and for said State, personally appeared Clint Kiley (representative's name), known or identified to me to be the person whose name is subscribed as District Manager (title/capacity in which instrument is executed) of Magna Water Dist. and acknowledged to me that (he/she/they) 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.



Michelle L Boone (notary signature)

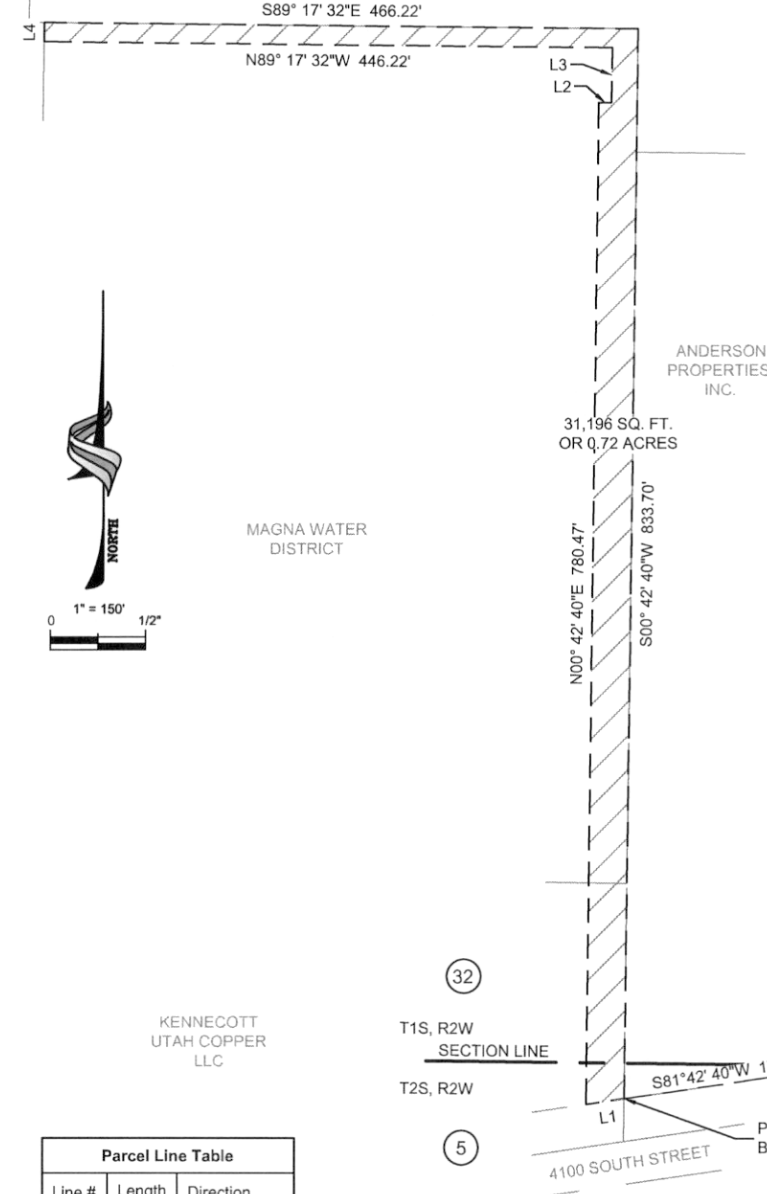
NOTARY PUBLIC FOR Utah (state)  
Residing at: West Jordan, Utah (city, state)  
My Commission Expires: 8/25/22 (d/m/y)

# ROCKY MOUNTAIN POWER EASEMENT

LOCATED IN THE:  
**SW1/4 SECTION 32, TOWNSHIP 1 SOUTH, RANGE 2 WEST, AND THE  
 NW 1/4 SECTION 5, TOWNSHIP 2 SOUTH, RANGE 2 WEST  
 SALT LAKE BASE AND MERIDIAN  
 MAGNA METRO TOWNSHIP, SALT LAKE COUNTY, UTAH**

EXHIBIT "A"

ASCEND AT LITTLE  
 VALLEY SUBDIVISION



## ROCKY MOUNTAIN POWER EASEMENT

A PART OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 2 WEST, AND THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, MAGNA METRO TOWNSHIP, SALT LAKE COUNTY, UTAH:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF 4100 SOUTH STREET 260.80 FEET SOUTH 89°18'07" WEST ALONG THE SECTION LINE AND 177.35 FEET SOUTH 81°42'40" WEST FROM THE SOUTH QUARTER CORNER OF SAID SECTION 32; AND RUNNING THENCE SOUTH 81°42'40" WEST 30.37 FEET ALONG SAID NORTHERLY LINE OF 4100 SOUTH STREET; THENCE NORTH 00°42'40" EAST 780.47 FEET; THENCE NORTH 90°00'00" EAST 10.00 FEET; THENCE NORTH 00°42'40" EAST 42.86 FEET; THENCE NORTH 89°17'32" WEST 446.22 FEET; THENCE NORTH 00°42'40" EAST 15.00 FEET TO THE SOUTH LINE OF THE ASCEND AT LITTLE VALLEY SUBDIVISION; THENCE SOUTH 89°17'32" EAST 466.22 FEET ALONG SAID SOUTH LINE; THENCE SOUTH 00°42'40" EAST 833.70 FEET TO SAID NORTH LINE OF 4100 SOUTH STREET AND THE POINT OF BEGINNING.

CONTAINS 31,196 SQ. FT. OR 0.72 ACRES +/-

Parcel Line Table		
Line #	Length	Direction
L1	30.37	S81°42'40"W
L2	10.00	N90°00'00"E
L3	42.86	N00°42'40"E
L4	15.00	N00°42'40"E

**LEGEND**

- SECTION CORNER (FOUND)
- SECTION CORNER (CALCULATED)
- SECTION LINE
- EASEMENT LINE
- LOT LINE
- SET MONUMENT
- FOUND MONUMENT

N:\PROJ\0903-MAGNA20-MW-317\_ZONE\_3\_SEC\_BOOSTER\_STATION\Survey\DWG\Exhibits\EASEMENT EXHIBIT 20211214.DWG

3341 South 4000 West  
 West Valley, Utah 84120  
 (801)955-5605  
 50 East 100 South  
 Heber City, Utah 84032  
 (435)954-6800

1418 2nd Ave. West, Ste #3  
 Williston, ND 58857  
 (701) 144-5200  
 49 Central Ave. South  
 Bismarck, ND 58505  
 (701) 764-7131

**PROJECT NAME:**  
 ROCKY MOUNTAIN POWER EASEMENT

**SCALE**

HORIZ: 1" = 150'

0 1/2"

BAR SCALE MEASURES 1" ON A FULL SIZE SHEET; ADJUST FOR A HALF SIZE SHEET.

**PROJECT LOCATION:**  
 MAGNA METRO TOWNSHIP, SALT LAKE COUNTY, UTAH

DRAWN: JF	PROJECT #
DESIGNER: JF	MAGNA WATER.2
REVIEWED: TG	SHEET:
DATE: 12/16/2021	1 of 1