



ENT 106365:2019 PG 1 of 4
JEFFERY SMITH
UTAH COUNTY RECORDER
 2019 Oct 17 8:46 am FEE 40.00 BY SM
 RECORDED FOR ROCKY MOUNTAIN POWER

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

Project Name: MONTADELLA 55+
 RW#:2019R0064

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, **Cottle Capital Group, LLC, a Utah limited liability company** (“Grantor”), hereby grants Rocky Mountain Power, an unincorporated division of PacifiCorp its successors and assigns, (“Grantee”), an easement for a right of way 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 **Utah** 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:

EASEMENT LEGAL DESCRIPTION

Located in the NE1/4 of Section 25 and the SE1/4 of Section 24 of Township 4 South, Range 1 East, Salt Lake Base and Meridian. Affects three (3) parcels identified by Utah County Tax Id. Numbers 11:023:0029, 11:023:0109 & 11:023:0110, being more particularly described as follows:

BEGINNING AT A POINT NORTH 122.76 FEET AND WEST 1253.38 FEET AND N88°14'00"W 74.96 FEET AND S76°32'00"W 49.77 FEET FROM THE NORTHEAST CORNER OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE S00°20'28"W 87.52 FEET; THENCE N86°45'12"E 152.41 FEET; THENCE S00°21'39"W 10.02 FEET; THENCE S86°45'12"W 152.41 FEET; THENCE S00°20'28"W 358.32 FEET; THENCE S82°56'04"W 10.08 FEET; THENCE N00°20'28"E 361.75 FEET; THENCE S89°37'22"W 15.44 FEET; THENCE N00°22'38"W 5.00 FEET; THENCE N89°37'22"E 15.50 FEET; THENCE N00°20'28"E 87.96 FEET; THENCE N76°32'00"E 10.30 FEET TO THE POINT OF BEGINNING.

Contains: 6,154 square feet or 0.14 acres+/-

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.

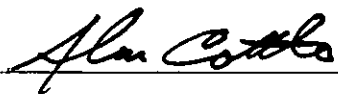
At no time shall Grantor place or store any flammable materials (other than agricultural crops), or light any fires, on or within the boundaries of the right of way. Subject to the foregoing limitations, the surface of the right of way may be used for agricultural crops and other purposes not inconsistent, 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 30th day of September, 2019.

Cottle Capital Group, LLC

By: 

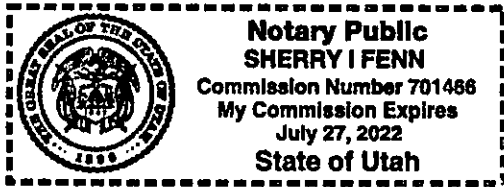
Title: Manager

Acknowledgment by a Corporation, LLC, or Partnership:

STATE OF Utah)
) ss.
County of Davis)

On this 30th day of September, 2019, before me, the undersigned Notary Public in and for said State, personally appeared Alan Cottle (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 Cottle Capital Group, LLC (entity name), and acknowledged to me that said entity executed the same.

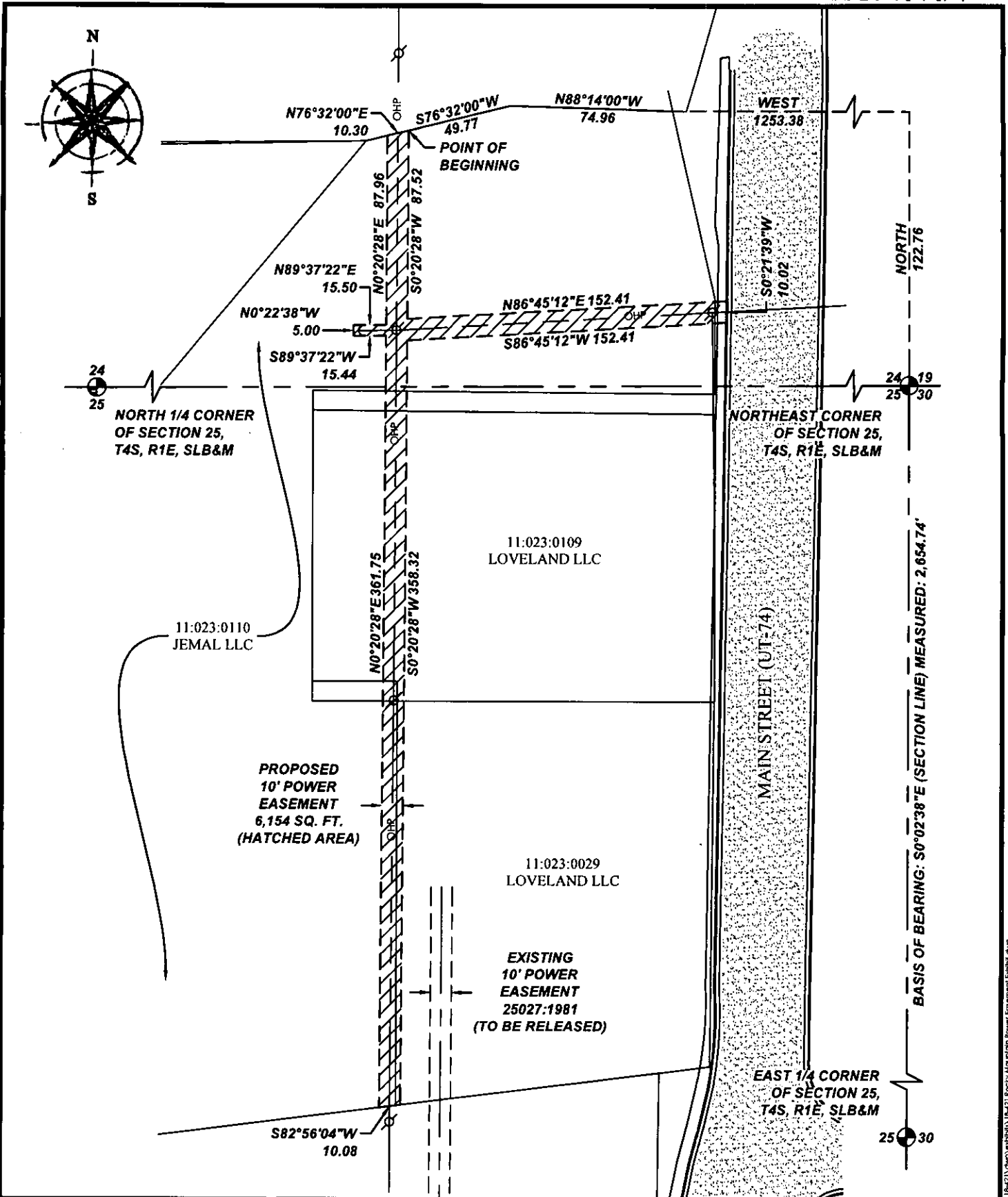
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Sherry I Fenn

(notary signature)

NOTARY PUBLIC FOR Utah (state)
Residing at: Layton, UT (city, state)
My Commission Expires: 07-27-2022 (d/m/y)



FOCUS
 ENGINEERING AND SURVEYING, LLC
 32 WEST CENTER STREET
 MIDVALE, UTAH 84047 PH: (801) 352-0075
 www.focusutah.com

MONTDELLA 55+
ROCKY MOUNTAIN POWER EASEMENT

Date Created	12/5/18
Scale	N.T.S.
Drawn	BCD
Job	18-421
Sheet	01

© 2018/10/4/21 Alpha Townhome (Design 18-421) (Job) (with 8583) (18-421 Rocky Mountain Power Easement) (Enroll) (DWG)