

ENT 11963 : 2025 PG 1 of 5  
**ANDREA ALLEN**  
**UTAH COUNTY RECORDER**  
2025 Feb 19 01:47 PM FEE 40.00 BY LM  
RECORDED FOR Cottonwood Title Insurance  
ELECTRONICALLY RECORDED

REV05042015

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

Project Name: JDH City Center Shopping Center  
WO#: 7253629

RW#:

**UNDERGROUND RIGHT OF WAY EASEMENT**

For value received, **JDH Town Center** ("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 456 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 **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. , 66:387:0002

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 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 14 day of February, 2025  
\_\_\_\_\_  
**JDH Town Center GRANTOR**  
**John D. Hadfield**  
\_\_\_\_\_  
**JDH Town Center GRANTOR**

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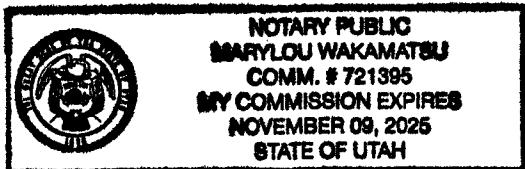
**Acknowledgment by a Corporation, LLC, or Partnership:**

STATE OF Utah )  
County of Utah ) ss.

On this 14 day of February, 2025, before me, the undersigned Notary Public in and for said State, personally appeared John D. Hadfield (name), known or identified to me to be the Managing Member (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 JDT Town Center (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.

Marylou Wakamatsu  
(notary signature)



NOTARY PUBLIC FOR Utah (state)  
Residing at: Lehi, Utah (city, state)  
My Commission Expires: 09/11/2025 (d/m/y)

## Right-of-Way Easement Description

A power easement being a part of Lot 2, Saratoga Town Center No. 2 recorded April 10, 2013 as Entry No. 34884:2013 having Map No. 13866 in the Office of the Utah County Recorder. Said easement is located in the North Half of Section 14, Township 5 South, Range 1 West, Salt Lake Base and Meridian and is described as follows:

**Beginning** at a point on the westerly right-of-way line of Commerce Drive, which is 89.24 feet S.  $18^{\circ}28'36''$  W. and 581.17 feet S.  $06^{\circ}55'35''$  E. and 286.43 feet East from the northwesterly corner of said Lot 2; thence S.  $00^{\circ}33'34''$  W. 24.19 feet; thence S.  $24^{\circ}58'56''$  W. 19.80 feet; thence South 177.07 feet; thence West 88.34 feet; thence South 44.43 feet; thence N.  $89^{\circ}47'40''$  W. 119.69 feet; thence N.  $00^{\circ}12'31''$  E. 10.00 feet; thence S.  $89^{\circ}47'40''$  E. 109.65 feet; thence North 44.39 feet; thence East 88.34 feet; thence North 169.28 feet; thence N.  $24^{\circ}58'56''$  E. 44.03 feet to the **Point of Beginning**.

The above-described easement contains 4,525 sq. ft. in area or 0.104 acre, more or less.

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

**BASIS OF BEARING:** S.  $89^{\circ}51'57''$  W. along the Section line between the North Quarter Corner and the Northeast Corner of said Section 14, Township 5 South, Range 1 West, Salt Lake Base and Meridian as shown on the Saratoga Town Center No. 2 Plat.

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CC#: 11421 WO#: 007253629

Landowner Name: JDH TOWN CENTER

Drawn By: BLP

**EXHIBIT A**

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.



SCALE: 1"=60 feet

## Property Description

North Half, Section 14, Township 5 South, Range 1 West,  
 Salt Lake Base and Meridian  
 Utah County, State of Utah  
 Parcel Number: 66:387:0002

N

**JDH TOWN CENTER**

66:387:0001

LOT 1  
 SARATOGA TOWN CENTER No. 2  
 E#34884:2013, Map#13866

**JDH TOWN CENTER**

66:387:0002

LOT 2  
 SARATOGA TOWN CENTER No. 2  
 E#34884:2013, Map#13866

### LEGEND

Boundary  
 RMP Easement

DETENTION POND  
 EASEMENT 2  
 13,626 Sq Ft.

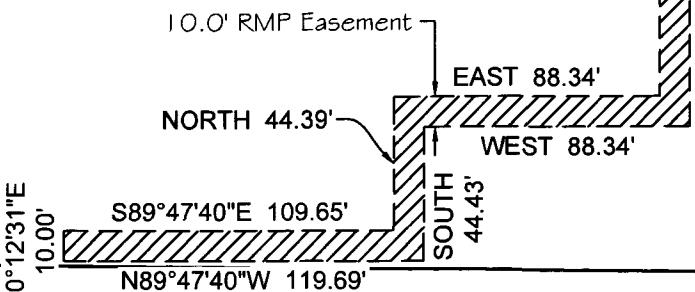
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CC#: 11421 WO#: 007253629

Landowner Name: JDH TOWN CENTER

Drawn By: BLP

**EXHIBIT B**



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.



SCALE: 1"=60 feet

COMMERCIAL DRIVE  
 (Public Right-of-Way)

S0°33'34"W  
 24.19'  
 S24°58'56"W  
 19.80'

NORTH 169.28'  
 SOUTH 177.07'

N24°58'56"E

44.03'

POB