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

Project Name: Lotus Tapestry

Tract Number: WO#: 6253029

RW#:

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07/07/2017 11:58 AN \$16.00
Book - 10575 Ps - 5419-5422
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAM
ROCKY MOUNTAIN POWER
ATTN: LISA LOUDER
1407 W NORTH TEMPLE STE 110
SLC UT 84116-3171
BY: MSA, DEPUTY - WI 4 P.

#### UNDERGROUND RIGHT OF WAY EASEMENT

For value received, Lotus Habits LLC ("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 776 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:

## **Lotus Tapestry**

June 21, 2017

**Power Easement** 

A 10.00 foot wide easement for buried powerline facilities being 5.00 feet each side of the following described centerlines:

A part of Lot 10, Block 5, Ten Acre Plat 'A' of the Big Field Survey, lying within the Southwest Quarter of Section 32, Township 1 South, Range 1 East, Salt Lake Base and Meridian, in the City of Millcreek, Salt Lake County, Utah:

Beginning at a point on the West line of the Grantor's property, said point is described of record as being 59.93 feet South 89°57′10″ East, 7.00 feet South 0°09′39″ West and 5.00 feet South 0°08′39″ West of the Northwest Corner of Lot 10, Block 5, Ten Acre Plat 'A', Big Field Survey; said Point of Beginning is located 738.50 feet North 89°57′10″ West along the monument line of 3900 South Street, 40.00 feet South 0°09′39″ West and 5.00 feet South 0°08′39″ West from a Salt Lake County Brass Cap monument located in the intersection 3900 South Street and 900 East Street; and running thence South 89°57′10 East 51.83 to a point hereafter referenced as 'Point A'; thence South 190.12 feet; thence East 21.08 feet; thence North 45°00′00″ East 9.97

feet; thence East 127.43 feet to a point hereafter referenced as 'Point B'; thence continuing East 2.45 feet; thence North 9°43′40″ East 113.79 feet; thence North 45°00′41″ East 34.65 feet; thence North 3.07 feet to a point hereafter referenced as 'Point C'; thence continuing North 3.07 feet; thence North 45°00′00″ West 47.41 feet; thence West 158.38 feet; thence North 45°00′00″ West 9.53 feet; thence North 89°57′10″ West 3.11 feet returning to said reference 'Point A' and the endpoint of this easement centerline.

### ALSO:

Beginning at previously described reference 'Point B' and running thence; South 13.34 feet to the endpoint of this easement centerline.

#### ALSO:

A 20.00 foot wide easement for buried powerline facilities being 10.00 feet each side of the following described centerline:

Beginning at previously described reference 'Point C' and running thence; East 6.60 feet to the endpoint of this easement centerline.

#### Assessor Parcel No.

# 16323760530000

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.

GRANTOR Bryan W	day of Jue, 20/7.
Acknowledgment by	a Corporation, LLC, or Partnership:
STATE OF <u>Utah</u> ) ) ss. County of <u>Salt Lake</u> )	
in and for said State, personally apper identified to me to be the (president corporation, or the (manager)/ member	/ vice-president / secretary 7 assistant secretary) of the er) of the limited liability company, or a partner of the at or the person who executed the instrument on behalf of
IN WITNESS WHEREOF, I have here year in this certificate first above writte	unto set my hand and affixed my official seal the day and n.
MIMINE IS	(notary signature)  NOTARY PUBLIC FOR Utah (state) esiding at: Salt Lake City, Utah (city, state) My Commission Expires: 10/08/18 (d/m/y)

# **Property Description**

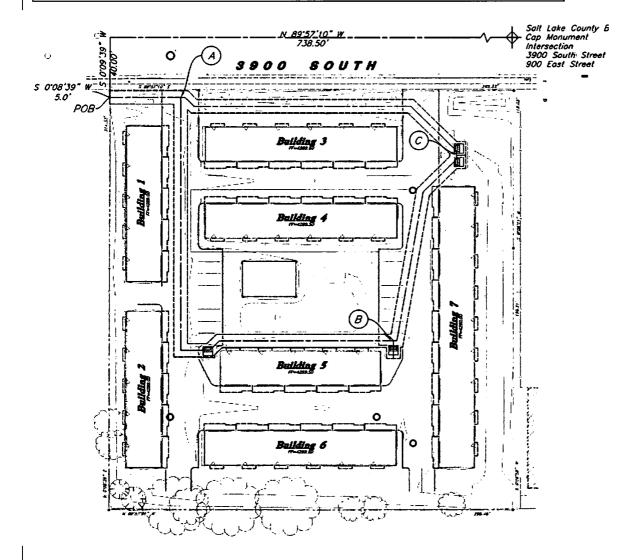
Quarter: <u>SW</u> Section: <u>32</u> Township <u>1</u> S,

Range 1 E, SLB & Meridian

County: Salt Lake City State: Utah

Parcel Number: 16323760530000





CC#: WO#:

Landowner Name: Lotus Habits LLC

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.



	<b>ROCKY</b>	MOUNTAIN	
	<b>POWER</b>		
_	A DIVIDION OF BACKETO	000	

SCALE: NTS