

REV05042015

Return to:

Rocky Mountain Power
Lisa Louder/Brian Bridge
1407 West North Temple Ste. 110
Salt Lake City, UT 84116

12894253
11/29/2018 04:23 PM \$16.00
Book - 10734 Pg - 3251-3254
ADAM GARDINER
RECORDER, SALT LAKE COUNTY, UTAH
ROCKY MOUNTAIN POWER
ATTN: LISA LOUDER
1407 W NORTH TEMPLE STE 110
SLC UT 84116-3171
BY: MBP, DEPUTY - WI 4 P.

Project Name: BTL 13 - 3101 Fort Union Blvd. - JARED BRUBAKER
WO#: 6507386
RW#: 2018R0134

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, **Jared Brubaker** ("Grantor"), hereby grants Rocky Mountain Power, an unincorporated division of PacifiCorp its successors and assigns, ("Grantee"), an easement for a right of way 7 feet in width and 110 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: AN EASEMENT LOCATED WITHIN THE ENTIRE TRACT OF LAND DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED JANUARY 17, 2017 AS ENTRY NO. 12455660 IN BOOK 10521 AT PAGE 2177, AT THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID ENTIRE TRACT BEING LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF GRANTOR'S PROPERTY, SAID POINT BEING NORTH 0°52'35" EAST 698.75 FEET ALONG THE SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING NORTH 0°52'35" EAST 52.57 FEET FROM THE SOUTHWEST CORNER OF GRANTOR'S PROPERTY, AND RUNNING THENCE NORTH 0°52'35" EAST 10.00 FEET ALONG SAID WESTERLY LINE; THENCE SOUTH 89°29'13" EAST 5.12 FEET; THENCE NORTH 3°56'37" EAST 81.60 FEET TO A POINT ON THE NORTHERLY LINE OF GRANTOR'S ENTIRE TRACT; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING TWO (2) COURSES: 1) NORTH 89°19'26" EAST 3.01 FEET; 2) NORTH 69°17'14" EAST 7.70 FEET; THENCE SOUTH 3°56'37" WEST 94.47 FEET; THENCE NORTH 89°29'13" WEST 14.60 FEET TO THE POINT OF BEGINNING.

Assessor Parcel No.

22-23-451-064

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.

Grantee shall, within a reasonable period of time from repair any damage caused to Grantor's land resulting from Grantee's activities on or around the Easement area, to as good or better condition that existed prior to such activities.

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 7 day of November, 2018.



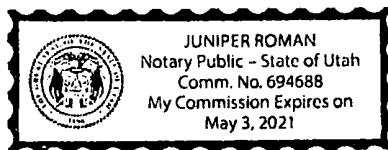
Jared Brubaker - GRANTOR

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

On this 11 day of November, 2018, before me, the undersigned Notary Public in and for said State, personally appeared Jared Brubaker known or identified to me to be the

person whose name is subscribed to the within instrument, and acknowledged to me that he 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.



Juniper Roman

(Notary Signature)

EASEMENT EXHIBIT



DRAWN: BAL	11/5/2018
CHECKED: KD	11/5/2018
APPROVED: BAL	11/5/2018
SCALE: 1" = 30'	

MILLHAVEN HOMES
3101 E. FORT UNION BLVD.

EASEMENT EXHIBIT	DWG. NO. 1706142b1.dwg PROJECT NO. 1706142
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