

REV05042015

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



ENT 13076:2023 PG 1 of 5  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2023 Mar 03 11:42 am FEE 40.00 BY TM  
RECORDED FOR DEER PARK LLC

Project Name: Deer Park RMP Easement  
WO#: 8139653  
RW#:

**UNDERGROUND RIGHT OF WAY EASEMENT**

For value received, **Deer Park LLC** (“Grantor”), hereby grants Rocky Mountain Power, an unincorporated division of PacifiCorp its successors and assigns, (“Grantee”), an easement for a right of way 10.00 feet in width and 422.57 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 and B** attached hereto and by this reference made a part hereof:

Legal Description: Lot 1 and Lot 2 of Deer Park Subdivision

Assessor Parcel No. 37:365:0001 and 37:365:0002

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 3<sup>rd</sup> day of March, 2023.

  
\_\_\_\_\_  
Deer Park, LLC GRANTOR

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

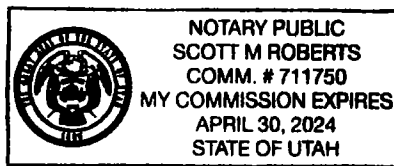
STATE OF Utah )  
 ) ss.  
County of Utah )

On this 3<sup>rd</sup> day of March, 2023, before me, the undersigned Notary Public in and for said State, personally appeared Michael B Horan (name), known or identified to me to be the manager of the limited liability company who executed the instrument on behalf of Deer Park, LLC 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.

[Handwritten Signature]  
(notary signature)

NOTARY PUBLIC FOR Utah (state)  
Residing at: Lehi Utah (city, state)  
My Commission Expires: 4/30/24 (d/m/y)



# Right-of-Way Easement Description

**Beginning** at a point on the northerly line of Lot 1 Deer Park Subdivision, Recorded April 05, 2022 as Entry No. 42674 Map No. 18261 said point is 26.23 feet N. 89°12'49" W. along the north line of said Lot 1 from the northerly corner common to Lots 1 and 2; thence South 19.82 feet; thence West 11.86 feet; thence S.01°29'52"W. 281.32 feet; thence East 8.13 feet; thence South 16.36 feet; thence S.58°41'24"E. 82.00 feet; thence East 26.90 feet; thence South 28.00 feet; thence West 27.00 feet; thence North 16.36 feet; thence N.58°41'24"W. 82.00 feet; thence West 26.90 feet; thence North 28.00 feet; thence East 8.86 feet; thence N.01°29'52"E. 281.32 feet; thence West 11.13 feet; thence North 28.00 feet; thence East 33.00 feet; thence South 8.17 feet to the **Point of Beginning**.

The above-described perpetual right of way easement contains 6,068 square feet in area or 0.139 acre, more or less.

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

**BASIS OF BEARING:** S. 89°00'19" E. along the line between the Reference Corners for the South Quarter Corner and the Southeast Corner of said Section 26, Township 5 South, Range 1 East, Salt Lake Base and Meridian as referenced on said Subdivision Plat.

CC#: 11421    WO#: 8139653	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
Landowner Name: Deer Park LLC	
Drawn By: DWS	

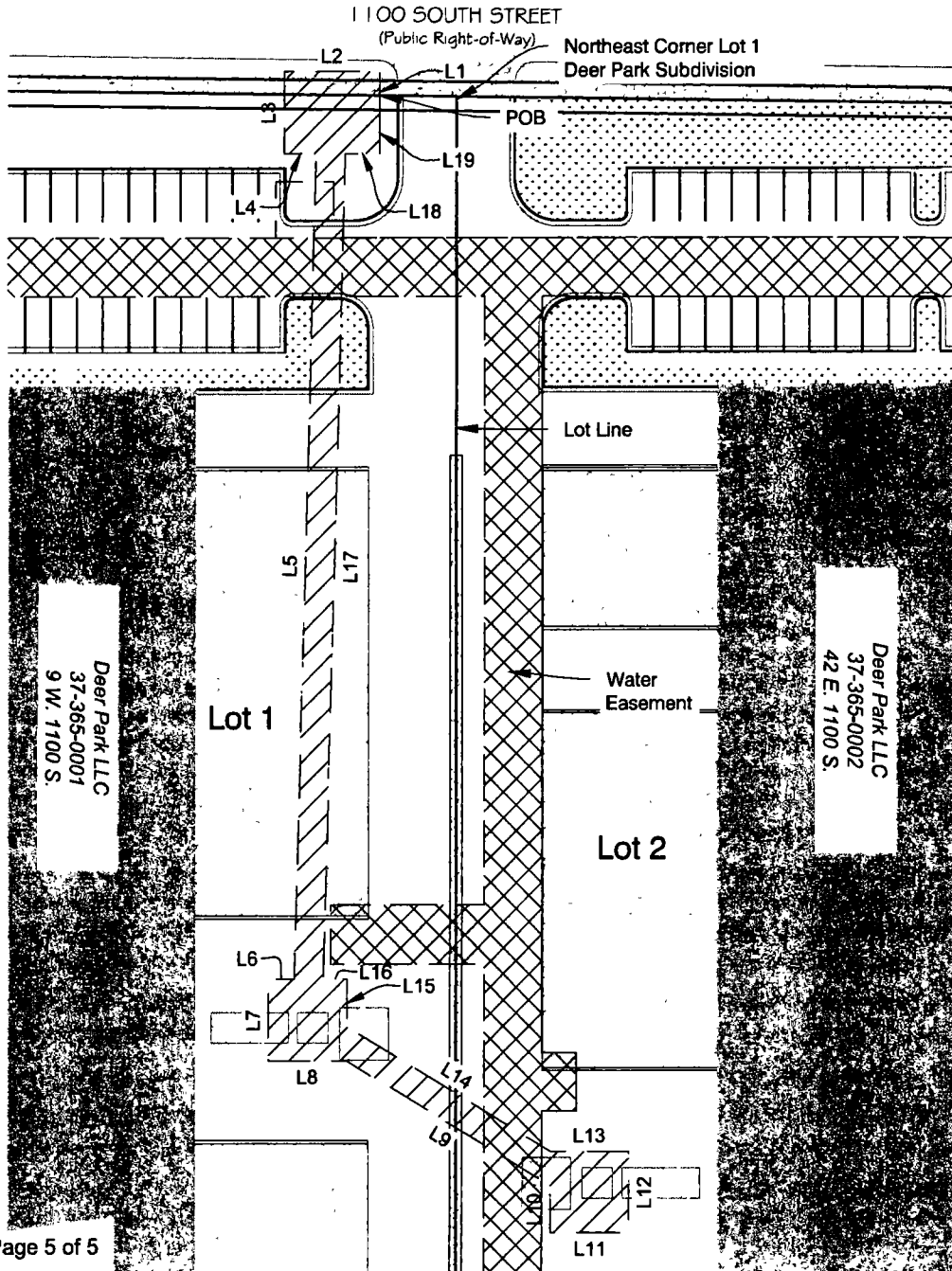
**EXHIBIT A**



SCALE: 1"=60 feet

# Property Description

Deer Park Subdivision Lots 1 & 2  
 Southeast Quarter, Section 26, Township 5 South, Range 1 East,  
 Salt Lake Base and Meridian  
 Utah County, State of Utah  
 Parcel Number: 37:365:0001 & 37:365:0002



LINE TABLE		
LINE #	LENGTH	BEARING
L1	8.17	N0° 00' 00"E
L2	33.00	N90° 00' 00"W
L3	28.00	S0° 00' 00"E
L4	11.13	N90° 00' 00"E
L5	281.32	S1° 29' 52"W
L6	8.86	N90° 00' 00"W
L7	28.00	S0° 00' 00"E
L8	26.90	N90° 00' 00"E
L9	82.00	S58° 41' 24"E
L10	16.36	S0° 00' 00"E
L11	27.00	N90° 00' 00"E
L12	28.00	N0° 00' 00"E
L13	26.90	N90° 00' 00"W
L14	82.00	N58° 41' 24"W
L15	16.36	N0° 00' 00"E
L16	8.13	N90° 00' 00"W
L17	281.32	N1° 29' 52"E
L18	11.86	N90° 00' 00"E
L19	19.82	N0° 00' 00"E

Page 5 of 5

CC#: 114221 WO#: 8139653  
 Landowner Name: Deer Creek LLC  
 Drawn By: DWS

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

## EXHIBIT B



SCALE: 1"=60 feet