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REV05042015

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

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10/10/2019 11:42 AM \$0.00
Book - 10843 Pg - 9535-9538
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
WEST VALLEY CITY
3600 CONSTITUTION BLVD
WUC UT 84119-3720
BY: TBA, DEPUTY - MA 4 P.

Project Name:

WO#: 6669482

RW#:

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, **Fireclay 35 LLC** ("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 **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:

A perpetual easement and right of way, upon part of an entire tract of property, situate in the Southwest Quarter of Section 25, Township 1 South, Range 2 West, Salt Lake Base and Meridian, in Salt Lake County, Utah. The boundaries of said perpetual easement are described as follows:

Beginning at the intersection of the northerly right of way line of 3500 South Street (SR-71) and the grantors easterly boundary line, said point is 758.89 feet S.89°45'44"E. along the section line and 40.00 feet N.00°14'16"E. from the Southwest Corner of said Section 25 (Note: Basis of Bearing is S.89°45'44"E. along the section line between the found monuments representing the Southwest Corner and the South Quarter Corner of Section 25, Township 1 South, Range 2 West, Salt Lake Base & Meridian); and running thence along said northerly right of way line N.89°45'44"W. 20.00 feet; thence N.00°05'16"E. 30.00 feet; thence S.89°45'44"E. 20.00 feet to said grantors easterly boundary line; thence along said easterly boundary line S.00°05'16"W. 30.00 feet to the point of beginning.

The above described perpetual easement contains 600 square feet or 0.014 acre in area, more or less.

Assessor Parcel No. 14-25-351-046

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 10 day of September, 2019.

Property 35 acre by Klein.
GRANTOR

GRANTOR

Acknowledgment

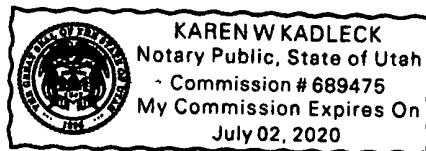
STATE OF Utah)
County of Salt Lake)
) ss.

On this 10th day of September, 20 19, before me, the undersigned Notary Public in and for said State, personally appeared Richard C Bennim, known or identified to me to be the Manager 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 Fireclay 35 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.



(notary signature)



NOTARY PUBLIC FOR Utah (state)
Residing at: Sandy UT (city, state)
My Commission Expires: 7-2-20 (d/m/y)

EXHIBIT A

FIRECLAY 35 LLC
TAX ID NO. 14-25-351-046

ROCKY MOUNTAIN
POWER EASEMENT

POINT OF BEGINNING

N0014'16"E 40.00'

26
35
36

758.89'

S.89°45'44"E. 2651.62'

1892.73'

25
36

SOUTHWEST CORNER OF
SEC 25, T1S, R2W, SLB&M
FOUND BRASS CAP

SOUTH 1/4 CORNER OF
SEC 25, T1S, R2W, SLB&M
FOUND BRASS CAP

3500 SOUTH STREET

EASEMENT AREA = 600 SF, 0.014 AC

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: N.T.S. DATE: 08/20/2019



EXHIBIT A

SITUATE IN THE SW 1/4 OF SEC. 25,
T.1S., R.2W., SLB&M
SALT LAKE COUNTY, UTAH

BY: TRW

CKD: MWN

APP:



PACIFICORP
A NORTH AMERICAN ENERGY HOLDINGS COMPANY