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RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
ROCKY MOUNTAIN POWER
1407 W N TEMPLE, STE 110
SLC UT 84116
BY: DSA, DEPUTY - WI 4 P.

RE105042015

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

Project Name: MDV11: 700 W 9th Ave LLC – Self Storage
WO#: 6762652
RW#:

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, Scott Babcock ("Grantor"), hereby grants Rocky Mountain Power, an unincorporated division of PacifiCorp its successors and assigns, ("Grantee"), an easement for a right of way 12.75 feet in width and 50 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 and B attached hereto and by this reference made a part hereof:

Legal Description:

AN EASEMENT LOCATED IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF 700 WEST STREET, SAID POINT BEING NORTH 00°14'25" EAST 228.14 FEET ALONG THE SECTION LINE AND SOUTH 89°44'03" EAST 53.00 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 25; AND RUNNING THENCE NORTH 00°14'25" EAST 50.00 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE; THENCE SOUTH 89°39'03" EAST 12.75 FEET; THENCE SOUTH 00°14'25" WEST 50.00 FEET; THENCE NORTH 89°39'03" WEST 12.75 FEET TO THE POINT OF BEGINNING.

Assessor Parcel No. 21-25-153-002

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

* MANAGER OF 700 W 9th AVE. LLC *

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 13th day of November 2019.



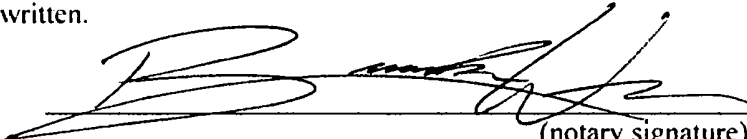
Scott Babcock GRANTOR
MANAGER TOWN 9TH AVE LLC &

Acknowledgment by a Corporation, LLC, or Partnership:

STATE OF UTAH)
) ss.
County of WEBER)

On this 13 day of NOVEMBER, 2019, before me, the undersigned Notary Public in and for said State, personally appeared SCOTT BABCOCK (name), known or identified to me to be the MANAGER (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 TOWN 9TH AVE LLC (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.



(notary signature)



NOTARY PUBLIC FOR UTAH (state)
Residing at: OGDEN UTAH (city, state)
My Commission Expires: 03/26/2022 (d/m/y)

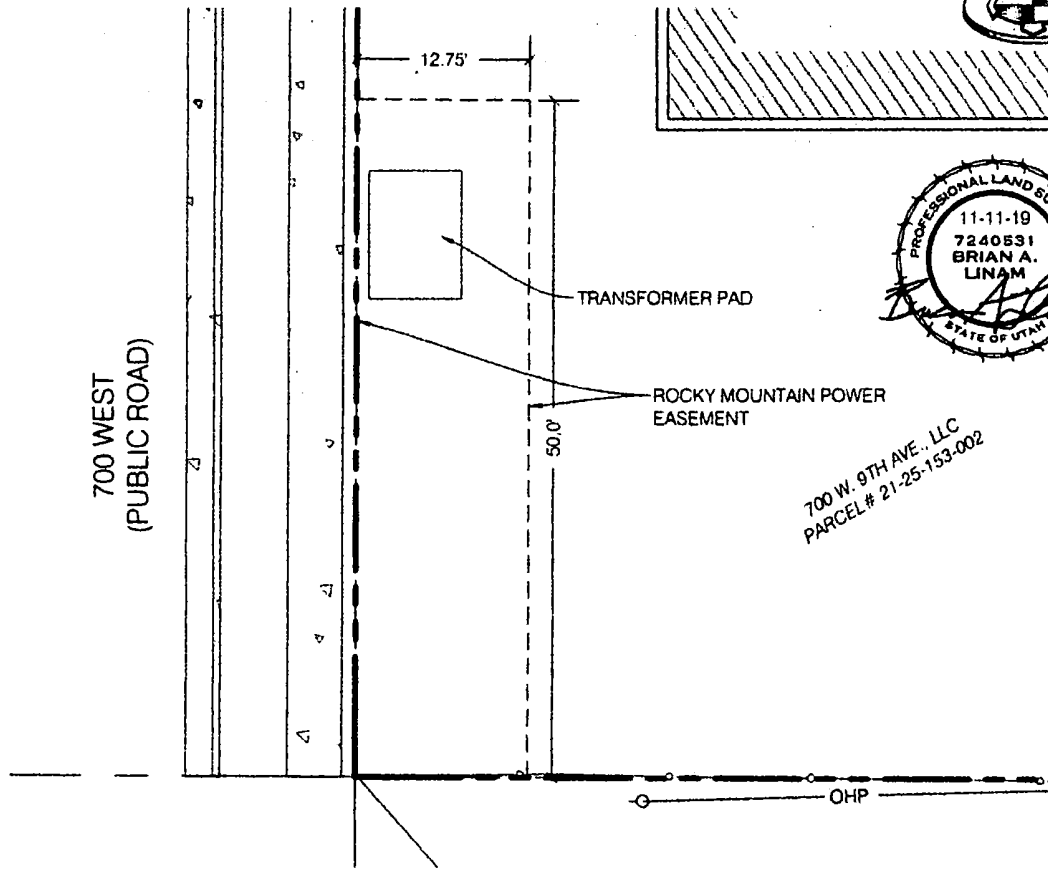
Property Description

Quarter: NW, Section: 25, Township 2 South, Range 1 West, Salt Lake Base and Meridian
 County: Salt Lake, State: UTAH
 Parcel Number: 21-25-153-002



700 W. 9TH AVE., LLC
 PARCEL # 21-25-153-002

EXHIBIT



SCALE: 1" = 10'
DRAWN: BAL 11/11/2019
CHECKED: KD 11/11/2019
APPROVED: BAL 11/11/2019

MIDVALE SELF STORAGE
 621 W. 9TH AVE.
 MIDVALE, UT

ROCKY MOUNTAIN POWER
 EXHIBIT
 DWG. NO. 1806131.dwg
 PROJECT. NO. 1806131

CC#: WO#:
 Landowner Name:
 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.

EXHIBIT A



SCALE:

Exhibit B

Rocky Mountain Power

WO#: 6762652

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