

Return to:

Rocky Mountain Power

Lisa Louder/Jim Evans

1407 West North Temple Ste. 110

Salt Lake City, UT 84116



ENT 132572:2021 PG 1 of 4

ANDREA ALLEN

UTAH COUNTY RECORDER

2021 Jul 29 1:29 pm FEE 40.00 BY AS

RECORDED FOR ROCKY MOUNTAIN POWER

Project Name: SHN17 PEN&INK RELOCATE 3PH GRND SLEEVE

WO#: 6961306

RW#:

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, **Pen & Ink LTD** ("Grantor"), hereby grants Rocky Mountain Power, an unincorporated division of PacifiCorp its successors and assigns, ("Grantee"), an easement for a right of way 10 feet in width and 530 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 & B attached hereto and by this reference made a part hereof:

Legal Description:

A perpetual right of way easement being a strip of land 10.00 - feet in width being a part of Lot 1, Pen and Ink - Plat A recorded December 18, 2020 as Entry No. 202556:2020 having Map # 17454 in the Office of the Utah County Recorder. Said easement is located in the Southeast Quarter of Section 30, Township 5 South, Range 2 East, Salt Lake Base and Meridian. Said 10.00-foot wide strip of land lies 5.00 - feet on each side of the following described line:

Beginning at a point on the northerly line of said Lot 1, Pen & Ink - Plat A, which is 913.70 feet S. 89°37'43" W. 913.70 feet along the Quarter Section line and South 99.47 feet from the East Quarter corner of said Section 30; thence S. 03°53'01" W. 134.70 feet; thence S. 24°12'08" W. 157.00 feet; thence S. 32°05'48" W. 60.14 feet; thence S. 18°30'49" W. 79.00 feet to the Point of Terminus.

Assessor Parcel No.

49:944:0001

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 29 day of July, 2021.

Jeanette R. Lynton
GRANTOR

GRANTOR

Acknowledgment by a Corporation, LLC, or Partnership:

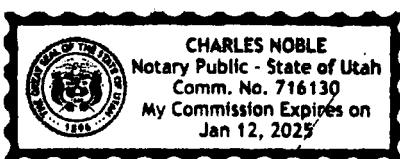
STATE OF Utah)
County of Utah) ss.

On this 29 day of July, 2021, before me, the undersigned Notary Public in and for said State, personally appeared Jeanette R. Lynton (name), known or identified to me to be the Owner (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 Photo To Pen & Ink LTD (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: Pleasant Grove (city, state)
My Commission Expires: 1/12/2025 (d/m/y)

Right-of-Way Easement Description

A perpetual right of way easement being a strip of land 10.00 - feet in width being a part of Lot 1, Pen and Ink - Plat A recorded December 18, 2020 as Entry No. 202556:2020 having Map # 17454 in the Office of the Utah County Recorder. Said easement is located in the Southeast Quarter of Section 30, Township 5 South, Range 2 East, Salt Lake Base and Meridian. Said 10.00-foot wide strip of land lies 5.00 - feet on each side of the following described line:

Beginning at a point on the northerly line of said Lot 1, Pen & Ink - Plat A, which is 913.70 feet S. 89°37'43" W. 913.70 feet along the Quarter Section line and South 99.47 feet from the East Quarter corner of said Section 30; thence S. 03°53'01" W. 134.70 feet; thence S. 24°12'08" W. 157.00 feet; thence S. 32°05'48" W. 60.14 feet; thence S. 18°30'49" W. 79.00 feet to the Point of Terminus.

The sidelines of said 10.00 wide strip of land shall be lengthened or shortened to begin on said northerly line of said Lot 1, Pen & Ink - Plat A and terminate at right angles to said centerline.

The above-described storm drain easement contains 4,308 square feet in area or 0.098 acre, more or less.

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

BASIS OF BEARING: S. 89°37'43" W. per said Pen and Ink - Plat A along the Section line between the East Quarter and the West Quarter Corner of said Section 30, Township 5 South, Range 2 East, Salt Lake Base and Meridian.

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CC#:	WO#:
Landowner Name:	PEN & INK LTD
Drawn By:	GCM
EXHIBIT A	

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



SCALE: 1"=60 feet

Property Description

Southeast Quarter, Section 30, Township 5 South, Range 2 East,
 Salt Lake Base and Meridian
 Utah County, State of Utah
 Parcel Number: 49:944:0001

N
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N

LOT 1
 PEN & INK -PLAT A
 E#202556: 2020, MAP#17454

PEN & INK LTD
 14:057:0097

10.0' RMP Easement

POB

S33°53'01"W 134.70'

S3

S3