

13555085

13555085

02/03/2021 01:18 PM \$40.00

Book - 11111 Pg - 8072-8077

RASHELLE HOBBS

RECORDER, SALT LAKE COUNTY, UTAH

ROCKY MOUNTAIN POWER

ATTN: LISA LOUDER

1407 W NORTH TEMPLE STE 110

SLC UT 84116-3171

BY: MZA, DEPUTY - WI 6 P.

REV101512

Return to:

Rocky Mountain Power

Lisa Louder/Bryan Millward

1407 West North Temple Ste. 110

Salt Lake City, UT 84116

Project Name: 405 N Virginia St

Tract Number:

WO#: 6953373

RW#:

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, **Katsanevas-Trujillo Family Trust** ("Grantor"), hereby grants to PacifiCorp, an Oregon Corporation, d/b/a Rocky Mountain Power its successors and assigns, ("Grantee"), an easement for a right of way **10** feet in width and **10** 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: **Parcel 1:** Beginning of a point lying boundary of Virginia Street, said point being **1649.98** feet South, more or less, and **1163.55** feet East, more or less, from Northwest corner of Section 33, Township 1 North Range 1 East Salt Lake Base and Meridian; thence along the North line of Virginia Street South **82degrees00'48"** West (South **82degrees00'00"** West by recorded plat) **50.00** feet; thence North **07degrees59'12"** West **135.00** feet, more or less; thence North **82degrees00'48"** East **50.00** feet, thence South **07degrees59'12"** East **135** feet to the point of beginning.

Parcel 2: Beginning at a point lying on the North boundary of Virginia Street, said point being **1649.98** feet South, more or less, and **1163.55** feet East, more or less, and South **82degrees00'48"** West **50.0** feet, more or less, from the Northwest corner of Section 33, Township 1 North, Range 1 East, Salt Lake Base and Meridian and running thence North **07degrees59'12"** West **135.00** feet; thence South **82degrees00'48"** West **50.00** feet; thence South **07degrees59'12"** East **135.00** feet to a point on the North line of Virginia Street; thence along the North line of Virginia Street North **82degrees00'48"** East (North **82degrees00'00"** East by recorded plat) **50.00** feet to the point of beginning.

Assessor Parcel No.

APN 09-33151-071; 09-33-151-073

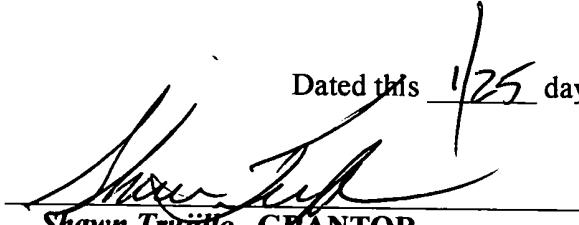
Together with the right of access to the right of way from adjacent lands of Grantor for all activities in connection with the purposes for which this easement has been granted; and together with the present and (without payment therefor) the future right to keep the right of way clear of all brush, 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.

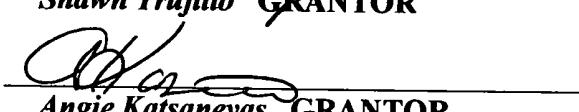
The rights and obligations of the parties hereto shall be binding upon and shall benefit their respective heirs, successors and assigns.

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 125 day of JANUARY, 20 21



Shawn Trujillo GRANTOR



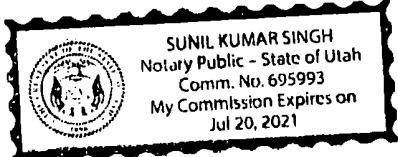
Angie Katsanevas GRANTOR

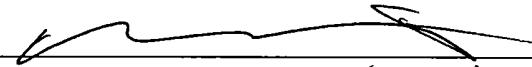
Acknowledgement by an Individual Acting on His Own Behalf:

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

On this 28 day of January, 2021, before me, the undersigned Notary Public in and for said State, personally appeared Shawn Trujillo and Angie Katsanevas (name), known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that (he/she/they) 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)

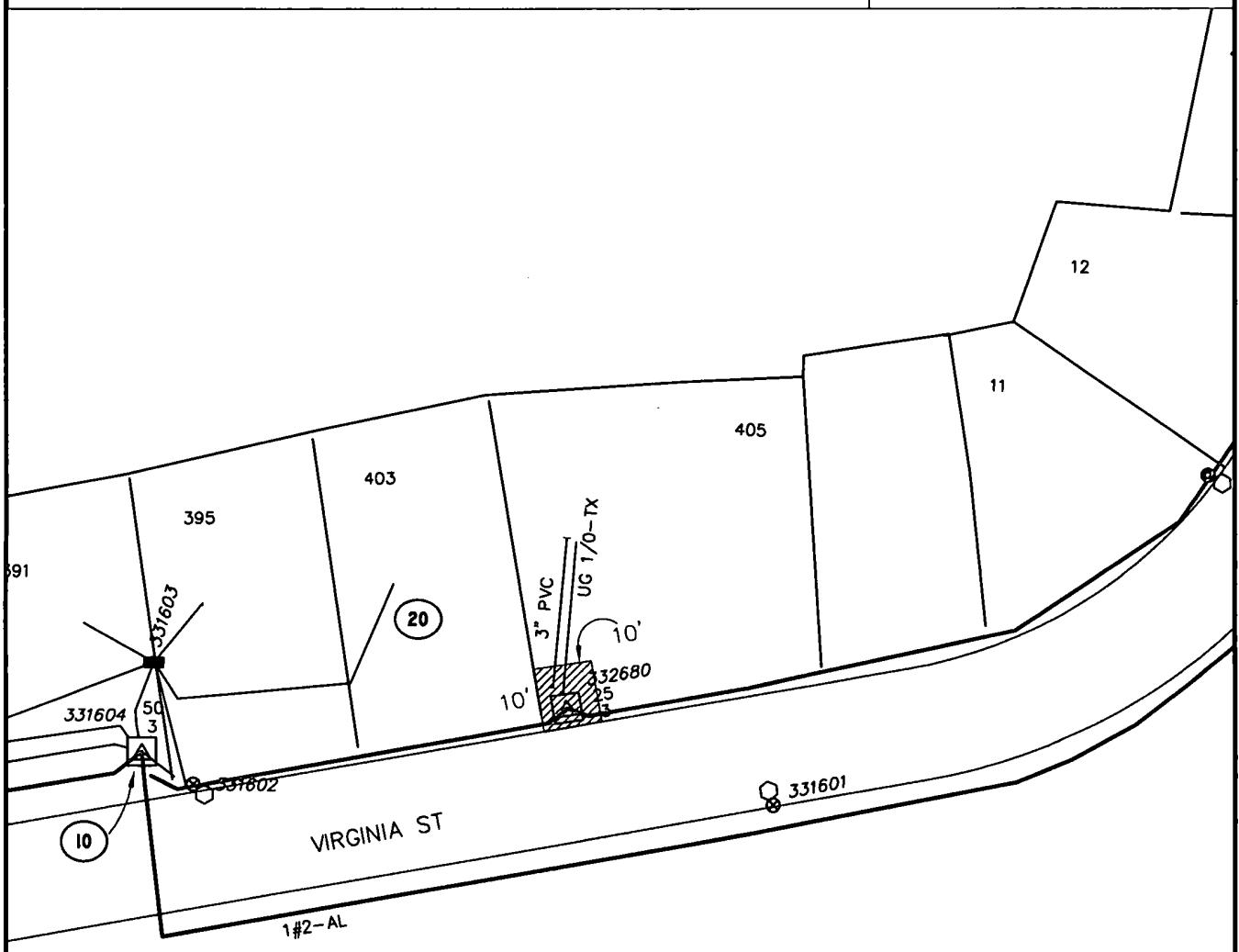
NOTARY PUBLIC FOR Man (state)
Residing at: 1705 W Main (city, state) Utah
My Commission Expires: 20/7/2021 (d/m/y)

PROPERTY DESCRIPTION

SECTION:

SALT LAKE COUNTY, UTAH

PARCEL #: 0933151073000



CC #: 11441

WO #: 6953373

OWNER: H.F.L.P.,LLC

AUTHOR: BRYAN MILLWARD 23782

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.

EXHIBIT A



SCALE: NONE

EXHIBIT A: LEGAL DESCRIPTION

CONSOLIDATED LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, THE BOUNDARY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY LINE FOR VIRGINIA STREET, SAID POINT BEING 1649.98 SOUTH, MORE OR LESS, AND 1163.55 FEET EAST, MORE OR LESS (BY RECORD ENTRY #13129612) FROM THE NORTHWEST CORNER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING 328.34 FEET SOUTH $15^{\circ}13'53''$ WEST (NORTH $15^{\circ}00'00''$ EAST BY RECORD), FROM THE MONUMENT AT THE INTERSECTION OF VIRGINIA STREET AND CHANDLER DRIVE TO THE MONUMENT AT THE INTERSECTION OF VIRGINIA STREET AND KRISTIANNA CIRCLE, BEING BASIS OF BEARINGS FOR THIS SURVEY, AND CONTINUING 204.98 FEET SOUTH $15^{\circ}13'53''$ WEST (NORTH $15^{\circ}00'00''$ EAST BY RECORD) TO THE POINT OF INTERSECTION FOR A 230.00 FOOT RADIUS CURVE AND SOUTH $82^{\circ}13'53''$ WEST (NORTH $82^{\circ}00'00''$ EAST BY RECORD) 211.75 FEET AND NORTH $7^{\circ}46'07''$ WEST 33.00 FEET; AND RUNNING THENCE ALONG THE NORTH RIGHT OF WAY LINE FOR VIRGINIA STREET SOUTH $82^{\circ}13'53''$ WEST 100.00 FEET; THENCE NORTH $8^{\circ}46'07''$ WEST 135.00 FEET; THENCE NORTH $82^{\circ}13'53''$ EAST 100.00 FEET; THENCE SOUTH $8^{\circ}46'07''$ EAST 135.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 13,500 SQ. FT. OR 0.31 ACRES

EXHIBIT A
Legal Description

PARCEL 1:

Beginning at a point lying on the North boundary of Virginia Street, said point being 1649.98 feet South, more or less, and 1163.55 feet East, more or less, from the Northwest corner of Section 33, Township 1 North, Range 1 East, Salt Lake Base and Meridian; thence along the North line of Virginia Street South 82°00'48" West (South 82°00'00" West by recorded plat) 50.00 feet; thence North 07°59'12" West 135.00 feet, more or less; thence North 82°00'48" East 50.00 feet; thence South 07°59'12" East 135 feet to the point of beginning.

PARCEL 2:

Beginning at a point lying on the North boundary of Virginia Street, said point being 1649.98 feet South, more or less, and 1163.55 feet East, more or less, and South 82°00'48" West 50.0 feet, more or less, from the Northwest corner of Section 33, Township 1 North, Range 1 East, Salt Lake Base and Meridian and running thence North 07°59'12" West 135.00 feet; thence South 82°00'48" West 50.00 feet; thence South 07°59'12" East 135.00 feet to a point on the North line of Virginia Street; thence along the North line of Virginia Street North 82°00'48" East (North 82°00'00" East by recorded plat) 50.00 feet to the point of beginning.