

REV05042015

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

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11/22/2021 03:04 PM \$40.00
Book - 11272 Pg - 4788-4791
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
ROCKY MOUNTAIN POWER
ATTN: LISA LOUDER
1407 W NORTH TEMPLE STE 110
SLC UT 84116-3171
BY: DHA, DEPUTY - WI 4 P.

Project Name: WKS Krispy Kreme LLC
WO#: 8041811
RW#:

UNDERGROUND RIGHT OF WAY EASEMENT

AA Alpine Storage West Valley City LLC

For value received, **(Insert Grantor as written on most recent vesting deed)** ("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 approximately 207-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: Rocky Mountain Power Easement for Lot 5 of the Mountain Veiw Business Plaza

A 10.00-foot-wide easement for power facilities located within Lot 5 of Mountain View Business Plaza, recorded as Entry No. 13004124 in Book 2019P at Page 179, Official Records of Salt Lake County, being a part of the Southeast Quarter of Section 26, Township 1 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, in West Valley City, Salt Lake County, Utah being 5.00 feet on each side of the following described centerline:

Beginning at a point on the West line of 5600 West Street, located 921.74 feet North 0°04'53" East along the East Line of said Section 26; and 53.00 feet North 89°55'07" West from a Brass Cap Monument found marking the Southeast Corner of said Section 26; and running thence North 89°55'07" West 118.88 feet along a line that is 5.00 feet Southerly of and parallel with the North line of said Lot 5 to a point of curvature; thence Southwesterly along the arc of a 30.00 foot radius curve to the left a distance of 17.01 feet (Central Angle equals 32°28'52" and Long Chord bears South 73°50'27" West 16.78 feet) to a point of tangency;

thence South 57°36'01" West 41.56 feet to a point of curvature; thence Southwesterly along the arc of a 10.00 foot radius curve to the left a distance of 10.04 feet (Central Angle equals 57°31'08" and Long Chord bears South 28°50'27" West 9.62 feet) to a point of tangency; thence South 0°04'53" West 19.37 feet to the termination of this easement centerline.

Note: the sidelines of this easement should be lengthened or shortened to exactly match said West line of 5600 West Street.

Assessor Parcel No. 14-26-476-048

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 8 day of October, 2021.

AA Alpine Storage West Valley City LLC
(Insert Grantor Name Here) GRANTOR



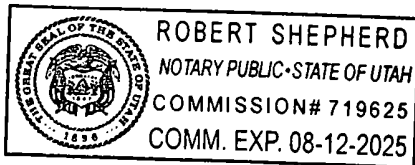
(Insert Grantor Name Here) GRANTOR

Acknowledgment by a Corporation, LLC, or Partnership:

STATE OF UT)
County of Utah) ss.

On this 8th day of October, 2021, before me, the undersigned Notary Public in and for said State, personally appeared Roman Frazier (name), known or identified to me to be the Member (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 AA Alpine Storage West (entity name), and acknowledged to me that said entity executed the same. Valley City LLC

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Royt J...

(notary signature)

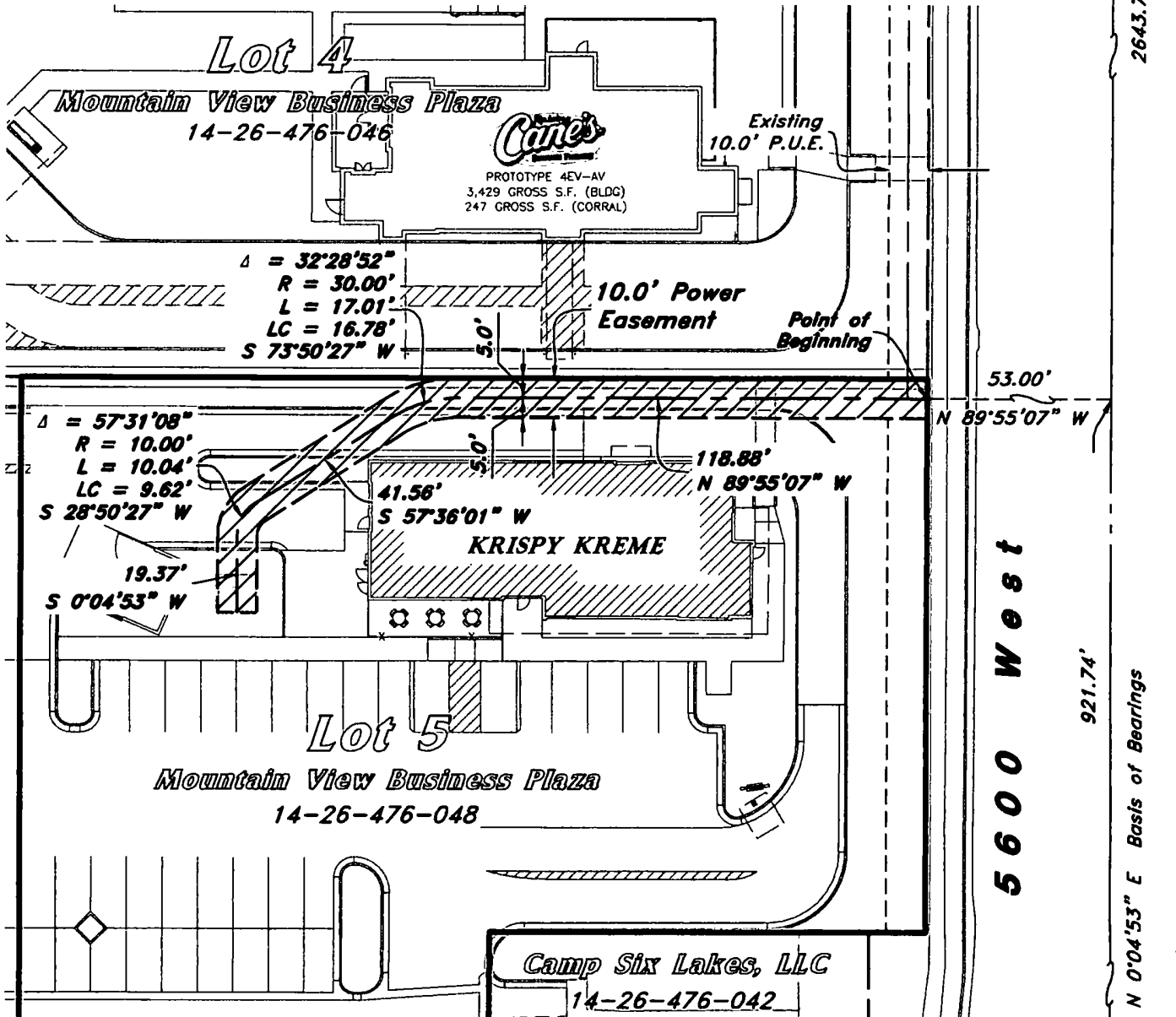
NOTARY PUBLIC FOR UT (state)
Residing at: Alpine, UT (city, state)
My Commission Expires: 8-12-25 (d/m/y)

Property Description

Southeast Quarter, Section 26, Township 1 South, Range 2 West,
 Salt Lake Base and Meridian
 County: Salt Lake County, State: Utah
 Parcel Number: 14-26-476-048



East Quarter Corner Section 26,
 T1S, R2W, SLB&M, U.S. Survey
 (found brass cap monument)



N 89°45'41" W

2,647.52'

26 25
 35 36

South Quarter Corner Section 26,
 T1S, R2W, SLB&M, U.S. Survey
 (found brass cap monument)

Southeast Corner Section 26,
 T1S, R2W, SLB&M, U.S. Survey
 (found brass cap monument)

ccf: wof:
 Landowner Name:
 Drawn by:
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 area.

