

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

14009254 B: 11369 P: 524 Total Pages: 4
08/31/2022 12:55 PM By: ggasca Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: ROCKY MOUNTAIN POWER
ATTN: LISA LOUDER 1407 W NORTH TEMPLE STE 110 SALT LAKE CITY, UT

Project Name: Mtn Dell 11 FHCA Project
Easement 1: Mtn Aire Road Dept Easement
WO#: 6663238
RW#: 2020BAY025

NON-EXCLUSIVE
UNDERGROUND RIGHT OF WAY EASEMENT

For value received, Mountair Private Road Company, a corporation (“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:

Taxlot Number: *Record As Requested. Misc. File*

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 15th day of APRIL, 2022

Fredrick Strommes
GRANTOR

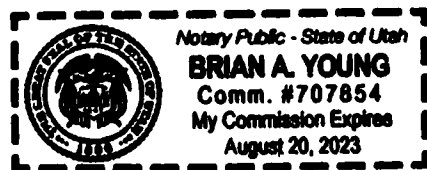
PRESIDENT MOUNTAIR PRIVATE ROAD COMPANY
TITLE

Acknowledgment by a Corporation, LLC, or Partnership:

STATE OF Utah)
County of Salt Lake) ss.

On this 15th day of April, 2022, before me, the undersigned Notary Public in and for said State, personally appeared Fredrick N Strommes (Name), known or identified to me to be the President (Title) 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 Mountair Private Road Company, a corporation, 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.



[Signature]
(notary signature)

NOTARY PUBLIC FOR Utah (state)
Residing at: Salt Lake City, UT (city, state)
My Commission Expires: Aug. 20, 2023 (d/m/y)

EXHIBIT "A"

POWERLINE EASEMENT

DESCRIPTION:

A blanket easement located across Mount Aire Canyon Road being a 20.00 feet wide strip of land located in the Southwest Quarter of Section 9, the Northwest, Northeast, and Southeast Quarters of Section 16, the Southwest Quarter of Section 15, and the Northwest Quarter of Section 22, all of Township 1 South, Range 2 East, Salt Lake Meridian, located in the County of Salt Lake, State of Utah, and lying 10.00 feet on each side of the following described line:

COMMENCING at the Northwest Corner of said Section 16; thence southerly 300 feet, more or less, along the section line to the centerline of said Mount Aire Canyon Rd as currently constructed (asphalt pavement) and the **POINT OF BEGINNING**;

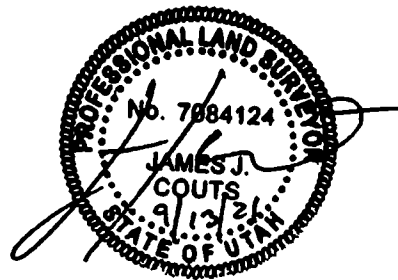
thence along said centerline of Mount Aire Canyon Road in a general easterly and southeasterly direction for a distance of 9,000 feet, more or less, to the centerline of East Maple Fork Way, herein after known as **POINT A**; thence continuing along said centerline of Mount Aire Canyon Road in a general southeasterly direction for a distance 2,400 feet, more or less, to an existing metal gate and the **POINT OF TERMINUS**.

ALONG WITH

A blanket easement located across East Maple Fork Way being a 20.00 feet wide strip of land located in the Southwest Quarter of Section 15, Township 1 South, Range 2 East, Salt Lake Meridian, located in the County of Salt Lake, State of Utah, and lying 10.00 feet on each side of the following described line:

BEGINNING at said **POINT A**; thence along said centerline of East Maple Fork Way as currently constructed (asphalt pavement) in a general northeasterly direction for a distance of 400 feet, more or less.

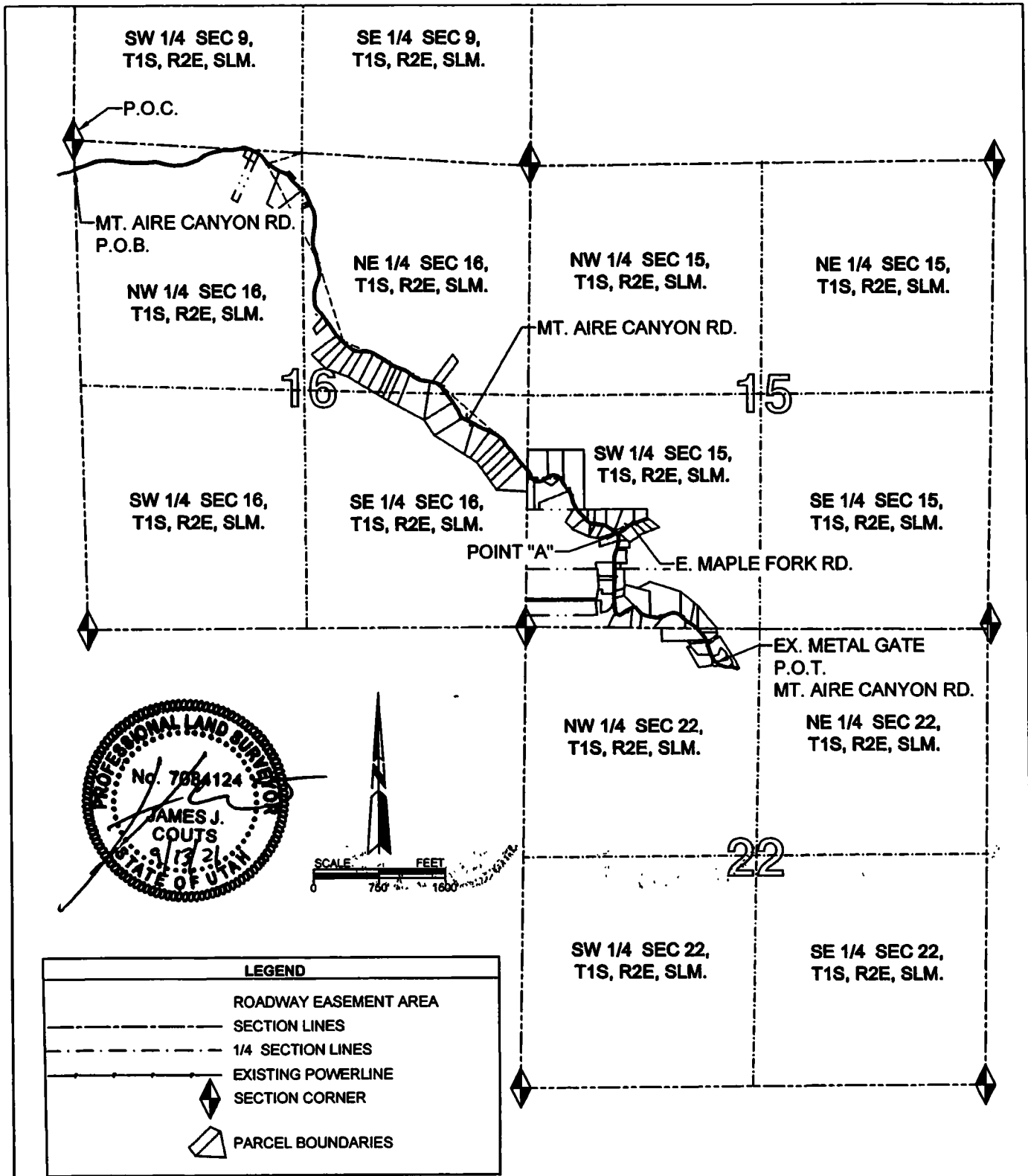
Containing: 5.5 acres, more or less.



Bearings are UTM North Zone, NAD 83, USSF Distances are gnd.

REV: 0	DATE: 1/22/2021	DESC: RMP-293 Mt. Aire Road Easement	BY: AGD	CHK: GH	APP: JJC
--------	-----------------	--------------------------------------	---------	---------	----------

	<p>EXHIBIT "A"</p> <p>POWER LINE EASEMENT ACROSS MT. AIRE CANYON RD. LOCATED IN THE SW¼ SEC 9, NW¼ SEC 16, NE¼ SEC 16, SE¼ SEC 16, SW¼ SEC 15, & NE¼ SEC 22, TOWNSHIP 1 SOUTH, RANGE 2 EAST, SALT LAKE MERIDIAN, SALT LAKE COUNTY, UTAH</p>	
PAGE 1 OF 2		SCALE: N/A



Bearings are UTM North Zone, NAD 83, USSF. Distances are grid.

REV: 0	DATE: 1/22/2021	DESC: RMP-293 Mt. Aire Road Easement	BY AGD	CHK GH	APP JJC
--------	-----------------	--------------------------------------	--------	--------	---------

TECI ELECTRICAL CONSULTANTS, INC.
SALT LAKE CITY, UTAH
1410 South 600 West Woods Cross, UT 84087 (801) 282-9864

EXHIBIT "A"
POWER LINE EASEMENT ACROSS MT. AIRE CANYON RD.
LOCATED IN THE SW $\frac{1}{4}$ SEC 9, NW $\frac{1}{4}$ SEC 16, NE $\frac{1}{4}$ SEC 16, SE $\frac{1}{4}$ SEC 16, SW $\frac{1}{4}$ SEC 15, &
NE $\frac{1}{4}$ SEC 22, TOWNSHIP 1 SOUTH, RANGE 2 EAST, SALT LAKE MERIDIAN,
SALT LAKE COUNTY, UTAH

PACIFICORP
A BENCHMARK HATHAWAY ENERGY COMPANY

PAGE 2 OF 2 SCALE: 1" = 1500'