


When recorded return to:
Rocky Mountain Power
Lisa Louder/Bryan Millward
1407 West North Temple Ste. 110
Salt Lake City, UT 84116

14009255 B: 11369 P: 528 Total Pages: 7
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: Pole Relocation
Tract Number:
WO#: 6981586
RW#:

RIGHT OF WAY EASEMENT

For value received, **The Citizen LLC** (“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 100 feet in length**, more or less, for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of electric power transmission, distribution and communication lines and all necessary or desirable accessories and appurtenances thereto, including without limitation: supporting towers, poles, props, guys and anchors, including guys and anchors outside of the right of way; wires, fibers, cables and other conductors and conduits therefor; and pads, transformers, switches, vaults and cabinets, along the general course now located by Grantee on, over, 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) **Exhibit Sheet 1 Description 1** attached hereto and by this reference made a part hereof:

Legal Description: **415 E 500 S. Salt Lake City, UT 84111**

Assessor Parcel No. **16064540250000**

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 and adjacent lands 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, use or permit any equipment or material of any kind that exceeds twelve (12) feet in height, light any fires, place or store any flammable materials (other than agricultural crops), 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.

Dated this 18th day of AUGUST, 2022.

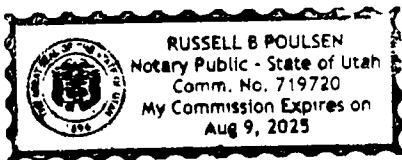
SWA
(Insert Grantor Name Here) GRANTOR

(Insert Grantor Name Here) GRANTOR

INDIVIDUAL ACKNOWLEDGEMENT

State of Utah
County of SALT LAKE } SS.

This instrument was acknowledged before me on this 18 day of August,
2022, by SCOTT ALDER
Name(s) of individual(s) signing document



[Seal]

[Signature]
Notary Public

My commission expires: Aug 9, 2025

REPRESENTATIVE ACKNOWLEDGEMENT

State of _____
County of _____ } SS.

This instrument was acknowledged before me on this _____ day of _____,
_____, by _____, as _____
Name of Representative Title of Representative
of _____
Name of Entity on behalf of whom instrument was executed

Notary Public

[Seal]

My commission expires: _____

**EASEMENT DESCRIPTION
PREPARED FOR SCOTT ALDER
CITIZEN APARTMENTS
SALT LAKE CITY, UTAH**

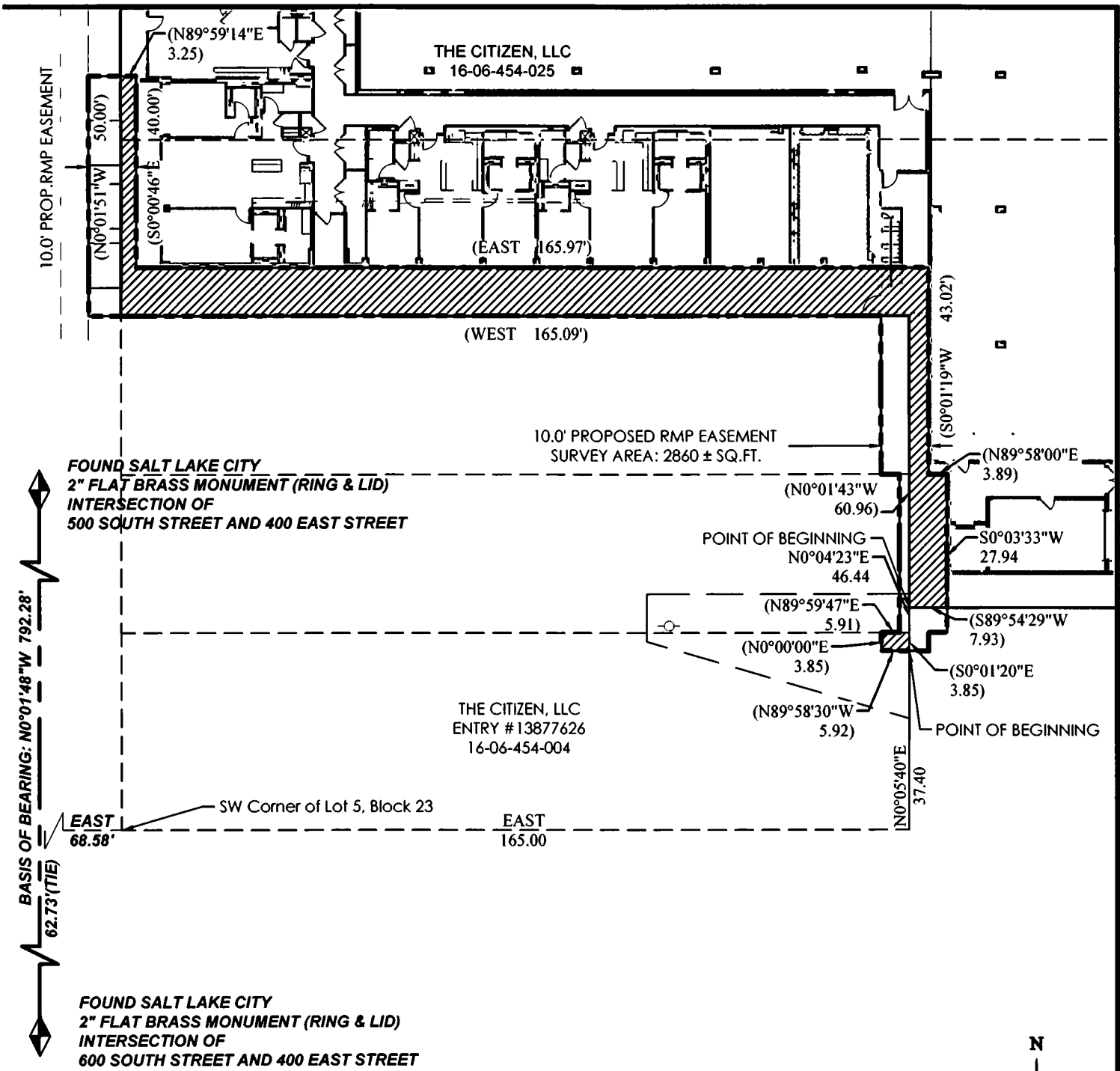
05/16/22
18-225
(CES)

ROCKY MOUNTAIN POWER EASEMENT LEGAL DESCRIPTION

A part of the SE 1/4 of Section 6, Township 1 South, Range 1 East, Salt Lake Base and Meridian, (Basis of Bearing: N0°01'48"W 792.28 along the monument line from the street monument located in 500 South & 400 East and 600 South & 400 East) located in Salt Lake City, Salt Lake County, Utah, being more particularly described as follows:

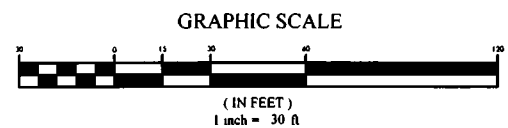
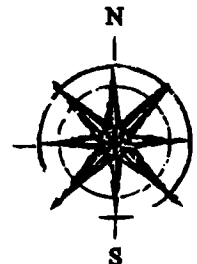
Beginning at a point on the westerly boundary line of TROLLEY TOWNS, according to the official plat recorded on June 26th 2014, as Entry No. 11872277, said point also being East 165 feet and N0°01'20"W 37.40 feet from the Southwest corner of LOT 5, BLOCK 23, PLAT "BB SALT LAKE CITY SURVEY" said Southwest Corner of said lot being located East 68.58 feet and N0°01'48"W 62.73 feet from the street monument found at the intersection of 600 South Street and 400 East Street; thence N89°58'30"W 5.84 feet; thence North 3.85 feet to the Southerly line of the property conveyed to James N. Tasulis by Warranty Deed recorded on April 5, 1993 as Entry No. 5469912 in Book 6633 at Page 1223-1224; thence along said Southerly line of said property N89°59'47"E 3.84 feet; thence N0°01'19"E 33.13 feet to the Southerly line of the property conveyed to Jeff B. Lyon and Rebecca T. Lyon by Warranty Deed recorded on July 22, 1996 as Entry NO. 6411178 in Book 7448 at Page 1883-1884; thence along said property the following three (3) courses: (1) S89°58'00"W 3.85 feet; thence (2) North 33.03 feet, thence (3) S89°59'59"W 165.97 feet; thence N00°00'46"W 50.00 feet; thence N89°59'14"E 10.00 feet; thence S0°00'46"E 40.00 feet; thence East 165.97 feet; thence S0°01'19"W 43.02 feet; thence N89°58'00"E 3.89 feet; thence S0°03'33"W 33.14 feet; thence N89°59'35"W 3.87 feet; thence S0°01'19"W 3.85 feet; thence N89°58'30"W 4.13 feet to the point of beginning.

Area Contains: 2,860 ± Square Feet



LEGEND

- PROPOSED RMP EASEMENT BOUNDARY
- RECORDED DEED LINE
- THE CITIZEN BOUNDARY
- PROPOSED EASEMENT FOR THE CITIZEN, LLC
- MONUMENT (FOUND)



**CITIZEN APARTMENTS
PROPOSED RMP EASEMENT EXHIBIT**
FOR PROPERTIES BELONGING TO THE CITIZEN, LLC

Date Created	08/18/22
Scale	1"=30'
Drawn	CES
Job	18-225
Sheet	

1 of 1

**EASEMENT DESCRIPTION
PREPARED FOR SCOTT ALDER
CITIZEN APARTMENTS
SALT LAKE CITY, UTAH
05/16/22
18-225
(CES)**

ROCKY MOUNTAIN POWER EASEMENT

A part of the SE 1/4 of Section 6, Township 1 South, Range 1 East, Salt Lake Base and Meridian, (Basis of Bearing: N0°01'48W 792.28 along the monument line from the street monument located in 500 South & 400 East and 600 South & 400 East) located in Salt Lake City, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point on the westerly boundary line of TROLLEY TOWNS, according to the official plat recorded on June 26th 2014, as Entry No. 11872277, said point also being East 165 feet and N0°01'20"W 37.40 feet from the Southwest corner of LOT 5, BLOCK 23, PLAT "BB SALT LAKE CITY SURVEY"; thence N89°58'30"W 5.84 feet; thence North 3.85 feet to the Southerly line of the property conveyed to James N. Tasulis by Warranty Deed recorded on April 5, 1993 as Entry No. 5469912 in Book 6633 at Page 1223-1224; thence along said Southerly line of said property N89°59'47"E 3.84 feet; thence N0°01'19"E 33.13 feet to the Southerly line of the property conveyed to Jeff B. Lyon and Rebecca T. Lyon by Warranty Deed recorded on July 22, 1996 as Entry NO. 6411178 in Book 7448 at Page 1883-1884; thence along said property the following three (3) courses: (1) S89°58'00"W 3.85 feet; thence (2) North 33.03 feet to the Northerly line, thence (3) S89°59'59"W 165.97 feet; thence N00°00'46"W 50.00 feet; thence N89°59'14"E 10.00 feet; thence S0°00'46"E 40.00 feet; thence East 165.97 feet; thence S0°01'19"W 43.02 feet; thence N89°58'00"E 3.89 feet; thence S0°03'33"W 33.14 feet; thence N89°59'35"W 3.87 feet; thence S0°01'19"W 3.85 feet; thence N89°58'30"W 4.13 feet to the point of beginning.

Area Contains: 2,860 ± Square Feet

**EASEMENT DESCRIPTION
PREPARED FOR SCOTT ALDER
CITIZEN APARTMENTS
SALT LAKE CITY, UTAH**

08/15/22
18-225
(CES)

ROCKY MOUNTAIN POWER EASEMENT LEGAL DESCRIPTIONS – THE CITIZEN, LLC

SOUTH EASEMENT LEGAL DESCRIPTION

A part of the SE 1/4 of Section 6, Township 1 South, Range 1 East, Salt Lake Base and Meridian, (Basis of Bearing: N0°01'48W 792.28 along the monument line from the street monument located in 500 South & 400 East and 600 South & 400 East) located in Salt Lake City, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point on the westerly boundary line of TROLLEY TOWNS, according to the official plat recorded on June 26th 2014, as Entry No. 11872277, said point also being East 165 feet and N0°01'20"W 37.40 feet from the Southwest corner of LOT 5, BLOCK 23, PLAT "BB SALT LAKE CITY SURVEY" said Southwest Corner of said lot being located East 68.58 feet and N0°01'48"W 62.73 feet from the street monument found at the intersection of 600 South Street and 400 East Street; thence N89°58'30"W 5.92 feet; thence North 3.85 feet to the Southerly line of the property conveyed to James N. Tasulis by Warranty Deed recorded on April 5, 1993 as Entry No. 5469912 in Book 6633 at Page 1223-1224; thence along said property the following two (2) courses: (1) N89°59'47"E 5.91 feet; thence (2) S0°01'20"E 3.85 feet to the point of beginning.

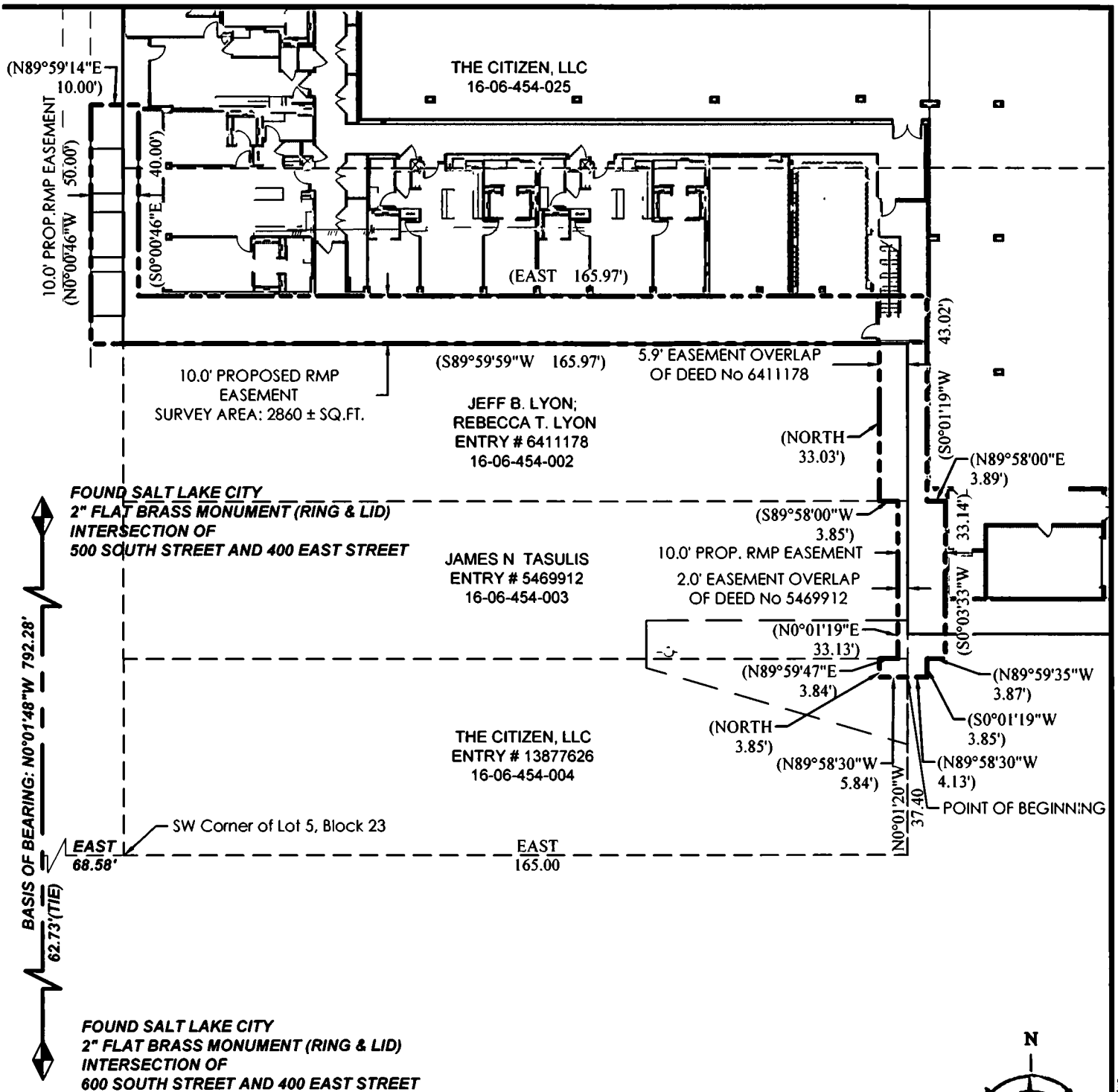
Area Contains: 23 ± Square Feet

NORTH EASEMENT LEGAL DESCRIPTION

A part of the SE 1/4 of Section 6, Township 1 South, Range 1 East, Salt Lake Base and Meridian, (Basis of Bearing: N0°01'48W 792.28 along the monument line from the street monument located in 500 South & 400 East and 600 South & 400 East) located in Salt Lake City, Salt Lake County, Utah, being more particularly described as follows:

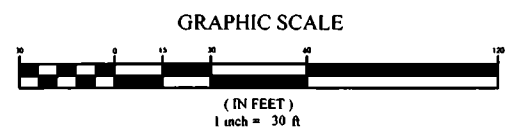
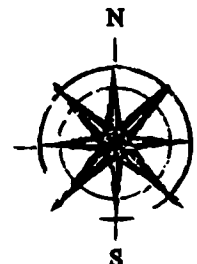
Beginning at a point on the westerly boundary line of TROLLEY TOWNS, according to the official plat recorded on June 26th 2014, as Entry No. 11872277, said point also being East 165 feet and N0°04'23"E 46.44 feet from the Southwest corner of LOT 5, BLOCK 23, PLAT "BB SALT LAKE CITY SURVEY" said Southwest Corner of said lot being located East 68.58 feet and N0°01'48"W 62.73 feet from the street monument found at the intersection of 600 South Street and 400 East Street; thence N0°01'43"W 60.96 feet to the South Easterly corner of the property conveyed to Jeff B. Lyon and Rebecca T. Lyon by Warranty Deed recorded on July 22, 1996 as Entry NO. 6411178 in Book 7448 at Page 1883-1884; thence along the Southerly line of said property West 165.09 feet, thence N00°01'51"W 50.00 feet; thence N89°59'14"E 3.25 feet; thence S0°00'46"E 40.00 feet; thence East 165.97 feet; thence S0°01'19"W 43.02 feet; thence N89°58'00"E 3.89 feet; thence S0°03'33"W 27.94 feet; thence S89°54'29"W 7.93 feet to the point of beginning.

Area Contains: 2188 ± Square Feet



LEGEND

- PROPOSED RMP EASEMENT BOUNDARY
- RECORDED DEED LINE
- THE CITIZEN BOUNDARY
- MONUMENT (FOUND)



CITIZEN APARTMENTS PROPOSED RMP EASEMENT EXHIBIT

Date Created	08/18/22
Scale	1"=30'
Drawn	CES
Job	18-225
Sheet	