


REV05042015

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

14019110 B: 11373 P: 9634 Total Pages: 4
09/21/2022 09:39 AM By: zjorgensen Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: ROCKY MOUNTAIN POWER
LISA LOUDER 147 WEST NORTH TEMPLE STE 110 SALT LAKE CITY, UT 84116



Project Name: Alta Vue Apartments
WO#: 8206889
RW#:

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, **ALTA VUE APARTMENTS, LLC.** ("Grantor"), hereby grants Rocky Mountain Power, an unincorporated division of PacifiCorp its successors and assigns, ("Grantee"), an easement for a right of way 22 feet in width and 9.3 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) **EXHIBIT A** attached hereto and by this reference made a part hereof:

Legal Description: A part of the Northeast Quarter of Section 2, Township 1 South, Range 1 West, Salt Lake Base and Meridian, located in Salt Lake City, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point located along the Northerly line of a Salt Lake City Ordinance on file and recorded in the office of the Salt Lake County Recorder as Entry No. 1331620, said point also being located S0°00'55"E 409.10 feet along the Monument line in 800 W. Street, and N89°45'46"E 14.99 feet from the Salt Lake County Monument Located in 100 S. & 800 W. (Basis of Bearing S0°00'55"E between the Salt Lake County Monuments located in 100 S. & 800 W. and 200 S. & 840 W.); thence S00°12'27"E 9.33 feet; thence S89°47'33"W 22.00 feet; thence N00°12'27"W 9.33 feet; thence N89°47'33"E 22.00 feet to the point of beginning.

Area Contains: 205 square feet +/-

Assessor Parcel No. 15-02-232-038

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 20TH day of SEPTEMBER, 2022.



ALTA VUE APARTMENTS, LLC GRANTOR

Acknowledgment by an LLC:

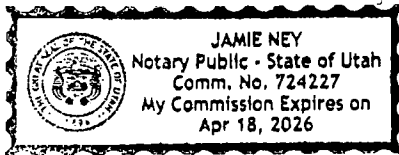
STATE OF Utah)
County of Salt Lake) ss.)

On this 20th day of September, 2022, before me, the undersigned Notary Public in and for said State, personally appeared Jereme Thaxton (name), known or identified to me to be the manager of the limited liability company who executed the instrument on behalf of Alta Vue Apartments, LLC, 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.

Jamie Ney

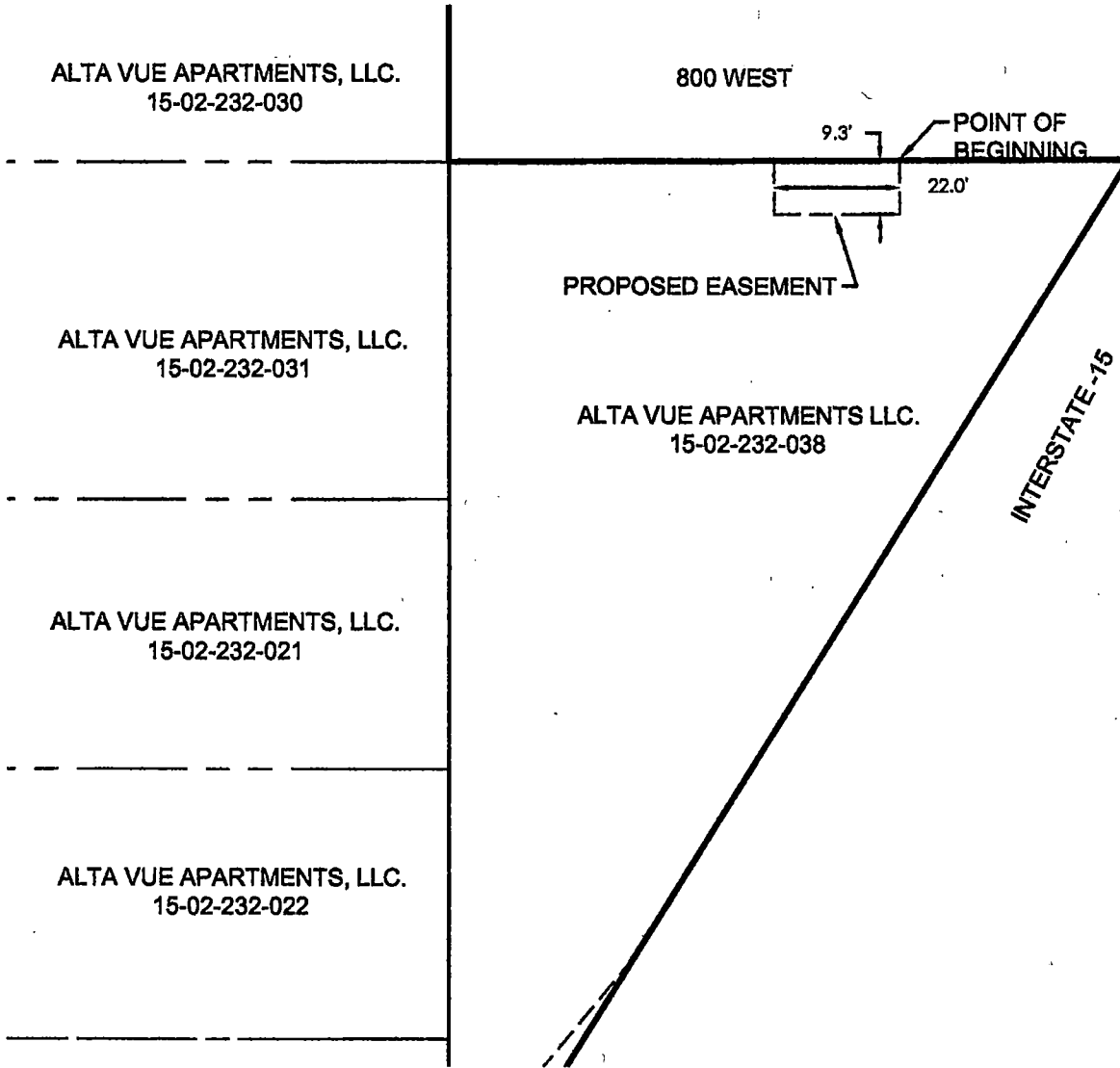
(notary signature)



NOTARY PUBLIC FOR Utah (state)
Residing at: Salt Lake, Utah (city, state)
My Commission Expires: 18/4/26 (d/m/y)

Property Description

Quarter: NE Quarter: NE Section: 2 Township 1S (N or S),
 Range 1W (E or W), SALT LAKE Meridian
 County: SALT LAKE State: UTAH
 Parcel Number: 15-02-232-038



CC#: XXX WO#: 8206889

Landowner Name: ALTA VUE APARTMENTS, LLC.

Drawn by: JDL

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.

EXHIBIT A



SCALE: 1"=30'

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