

REV05042015

Return to:

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

14040401 B: 11384 P: 6681 Total Pages: 5
11/09/2022 02:14 PM By: aallen 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 84116

Project Name: ABL BGT18 MOUNTAIN RIDGE PH13 - Elizabeth Academy
WO#: 8124750
RW#: 2022LBB029

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, **Williamsen Herriman, LLC** ("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 1,846.65 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: THE BASIS OF BEARING FOR THIS EASEMENT IS NORTH 0°47'47" EAST 2686.60 FEET, MEASURED BETWEEN THE FOUND SOUTHWEST CORNER, AND THE FOUND WEST QUARTER CORNER OF SECTION 8 TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. THIS BEARING WAS MEASURED IN UTM 12 NORTH, U.S. SURVEY FEET.
BEGINNING AT A POINT BEING THE SOUTHWEST CORNER OF PARCEL 33-08-301-005, SAID POINT BEING ON THE EASTERN ROW LINE OF REAL VISTA DRIVE, SAID POINT IS SOUTH 0°47'47" WEST 446.32 FEET, AND SOUTH 89°12'13" EAST 492.95 FEET, FROM THE FOUND WEST QUARTER CORNER OF SECTION 8 TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE ALONG THE SAID EASTERN ROW LINE OF REAL VISTA DRIVE FOLLOWING SIX (6) COURSES,
1) THENCE NORTH 38°43'49" EAST 450.95 FEET; 2) THENCE NORTH 36°08'15" EAST 265.27 FEET; 3) THENCE NORTH 38°43'49" EAST 307.81 FEET; 4) THENCE NORTH 35°26'17" EAST 17.41 FEET; 5) THENCE NORTH 38°43'49" EAST 672.72 FEET; 6) THENCE NORTHEASTERLY ALONG CURVE TO THE RIGHT, HAVING A RADIUS OF 995.00 FEET, THROUGH A CENTRAL ANGLE OF 04°23'29" (CHORD BEARS NORTH 40°55'33" EAST 76.24 FEET) FOR AN ARC DISTANCE OF 76.26 FEET; THENCE SOUTH 28°46'46" EAST, 10.53 FEET

THENCE SOUTHWESTERLY ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 985.00 FEET, THROUGH A CENTRAL ANGLE OF 04°12'04" (CHORD BEARS SOUTH 40°49'51" WEST 72.21 FEET) FOR AN ARC DISTANCE OF 72.22 FEET; THENCE SOUTH 38°43'49" WEST 672.72 feet; THENCE SOUTH 35°26'17" WEST 17.41 FEET; THENCE SOUTH 38°43'49" WEST 123.68 FEET; THENCE SOUTH 51°16'11" EAST 29.24 FEET; THENCE SOUTH 38°43'49" WEST 10.00 FEET; THENCE NORTH 51°16'11" WEST 29.24 FEET; THENCE SOUTH 38°43'49" WEST 174.19 FEET; THENCE SOUTH 36°08'15" WEST 265.27 FEET; THENCE SOUTH 38°43'49" WEST 451.18 FEET TO THE SOUTHERN LINE OF SAID PARCEL, AND THE NORTHERN LINE OF ACADEMY PARKWAY; THENCE ALONG SAID SOUTHERN PARCEL LINE, NORTH 51°16'11" WEST, 10.00 FEET, TO THE POINT OF BEGINNING. LOCATED IN THE WEST HALF OF SECTION 8 TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

CONTAINING 18,468.65 SQUARE FEET, MORE OR LESS

Assessor Parcel No. 3308301005

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.

* parking
EW

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 October, 2022.

Thomas Williamsen Mgr
Williamsen Herriman, LLC - GRANTOR

Acknowledgment by a Corporation, LLC, or Partnership:

STATE OF UTAH

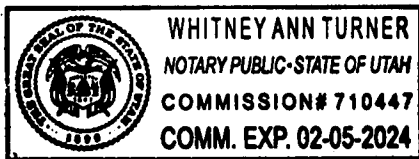
) ss.

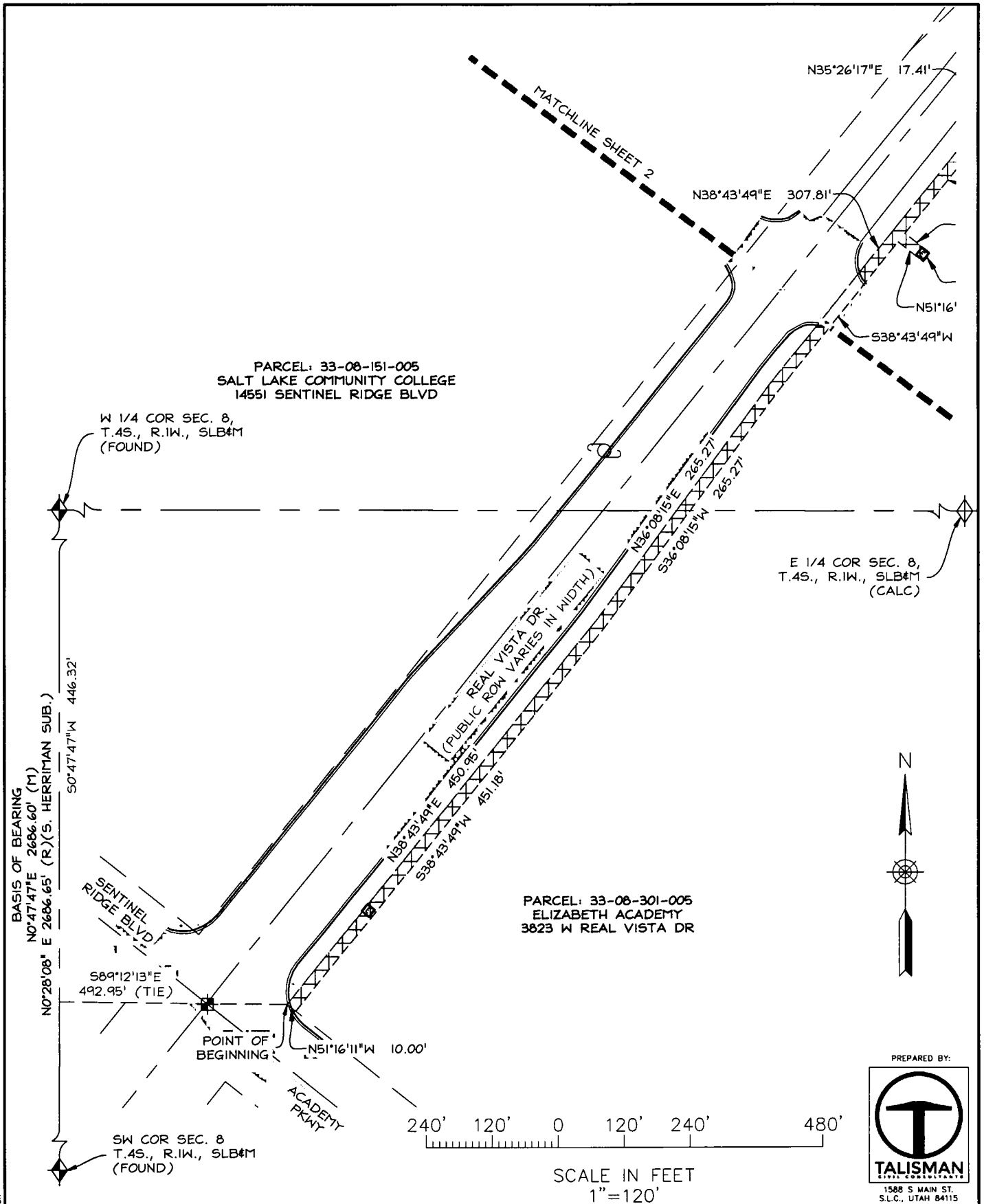
County of Salt Lake

On this 20th day of October, 2022, before me, the undersigned Notary Public in and for said State, personally appeared Thomas E. Williamsen, known or identified to me to be the Manager 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 Williamsen Herriman, 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.

Whitney Ann Turner
(notary signature)





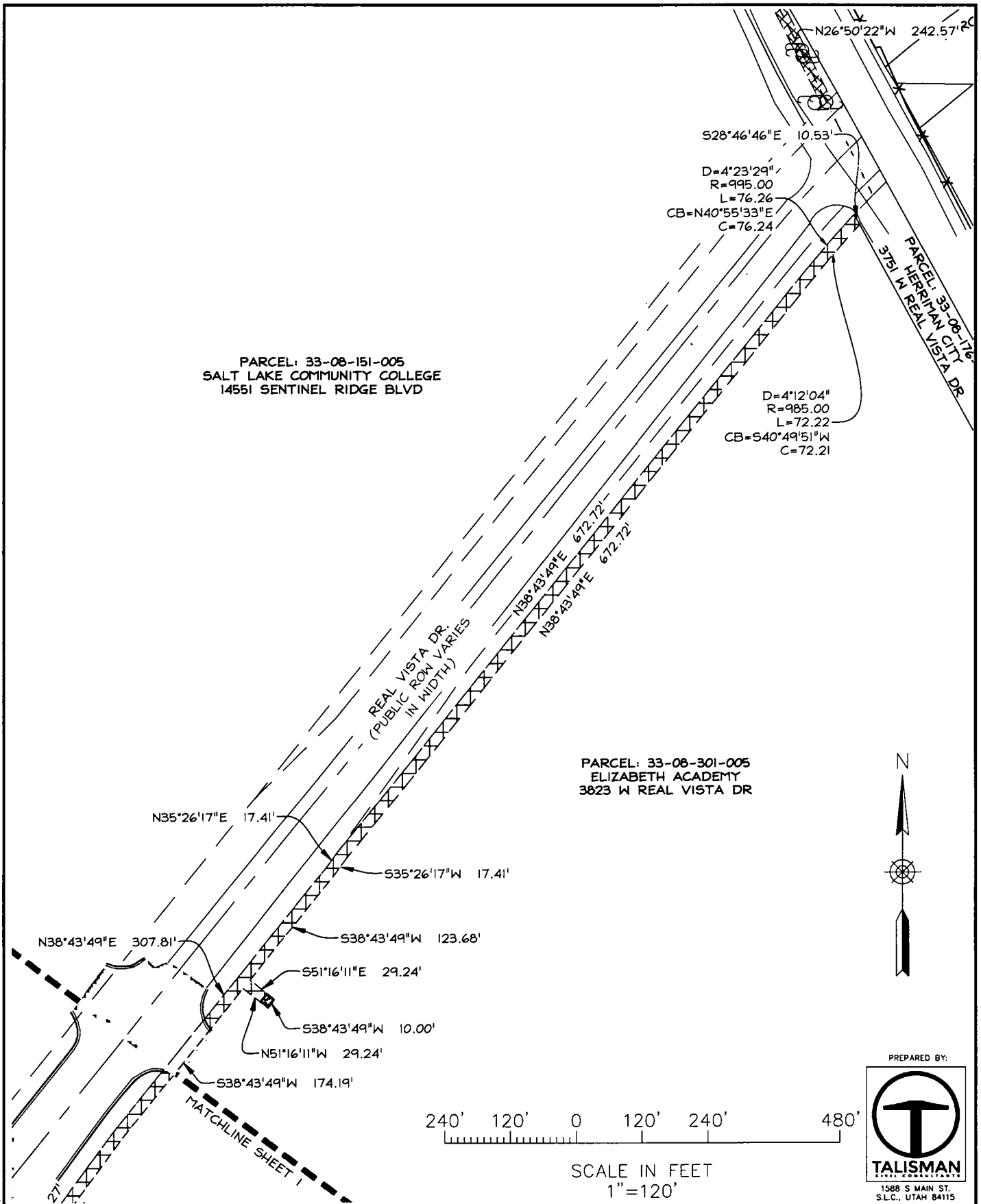
NO.	DATE	REVISIONS	ENGINEER	DES./ DR.	CHECKED	APPROVED
EASEMENT EXHIBIT						
DISCIPLINE ENG.	PROJ/ER#	SOUTH HERRIMAN UNDERGROUND EASEMENT SOUTH HALF OF SECTION 8 TOWNSHIP 4 SOUTH., RANGE 1 WEST, SLB&M				
PROJECT ENG.	PL#					
APPROVAL ENG.	DATE: 2022-08-01					
	ENG: _____ DES: _____					
	DR: _____ CH: _____	SHEET 1 OF 2	REVISION			
	SCALE: 1"=120'					

PREPARED BY:



1588 S MAIN ST.
S.L.C., UTAH 84115

REVISED 11.01.06 D. HURLEY CAD NO.:



REVISION 11.01.06 D. HURLEY CAD NO.

NO.	DATE	REVISIONS	ENGINEER	DES./ DR.	CHECKED	APPROVED
EASEMENT EXHIBIT						
DISCIPLINE ENG.	PROJ/ER#	SOUTH HERRIMAN EASEMENT - PARCEL 33-08-301-005 SOUTH HALF OF SECTION 8 TOWNSHIP 4 SOUTH., RANGE 1 WEST, SLB&M				
PROJECT ENG.	PL#					
APPROVAL ENG.	DATE: 2022-08-01					
	ENG: DES:					
	DR: CH:	SHEET 2 OF 2			REVISION	
	SCALE: 1"=120'					