



REV05042015

Return to:

Rocky Mountain Power

Lisa Louder/~~L. Baker~~ *Chris Bellenger*

1407 West North Temple Ste. 110

Salt Lake City, UT 84116

Project Name: CINQ Apartments

WO#:

RW#:

### ACCESS EASEMENT

For value received, 530 WEST LLC, (“Grantor”), hereby grants Rocky Mountain Power, an unincorporated division of PacifiCorp its successors and assigns, (“Grantee”), an easement for access 26.0 feet in width and 133.00 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 therefore; and pads, transformers, switches, vaults and cabinets, 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) “**A & B**” attached hereto and by this reference made a part hereof::

Legal Description: See Exhibit A

Assessor Parcel No. 15-01-108-034

Together with the right of access 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 therefore) 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.

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 25<sup>th</sup> day of April, 2023.



*TIMOTHY STEPHENS*  
**GRANTOR**

**(Insert Grantor Name Here) GRANTOR**

**Acknowledgment by a Corporation, LLC, or Partnership:**

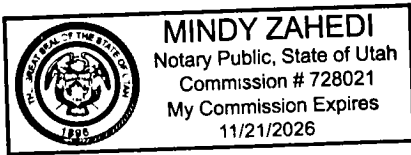
STATE OF UTAH )  
 ) ss.  
County of Salt Lake )

On this 25<sup>th</sup> day of April, 2023, before me, the undersigned Notary Public in and for said State, personally appeared TIMOTHY STEPHENS (name), known or identified to me to be the MANAGER (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 530 WEST LLC (entity name), 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.

Mindy Zahedi

(Notary Signature)



NOTARY PUBLIC FOR Utah (state)  
Residing at: Draper, Utah (city, state)  
My Commission Expires: 21/11 2026 (d/m/y)

# Access Easement Description

An access easement being a part of Lot 3, McCarthy's Subdivision recorded June 9, 2015 as Entry No. 12067482 in Book 2015 of plats, at Page 128 in the Office of the Salt Lake County Recorder. Said access easement is located in the Northwest Quarter of Section 1, Township 1 South, Range 1 West, Salt Lake Base and Meridian and is described as follows:

**Beginning** at a point on the southerly line of said Lot 3, which is 238.27 feet N. 89°47'00" W. from the southeasterly corner of said Lot 3; thence N. 89°47'00" W. (Plat = S89°58'22" W) 26.00 feet along the southerly line of said Lot 3; thence North 119.21 feet; thence N. 37°00'36" W. 13.62 feet to the northerly line of said Lot 3; thence S. 89°43'47" E. (Plat = S89°58'27"E) 26.00 feet along said northerly line; thence S. 35°42'04" E. 14.05 feet; thence South 118.66 feet to the **Point of Beginning**.

The above-described release of easement contains 3,379 square feet in area or 0.077 acre more or less.

**EXHIBIT "B":** By this reference, made a part hereof.

**BASIS OF BEARING:** N. 89°47'00" W. along the monument line of 200 South Street between the street monuments at 500 West Street and 600 West Street.

## EXHIBIT "A"

Page 4 of 5

CC#: 11441 WO#: 8228564

Landowner Name: 530 West LLC,  
Gateway Residencies LP

Drawn By: GGC

# 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



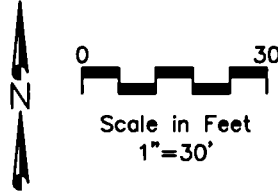
SCALE: 1"=30 feet

# Property Description

Northwest Quarter, Section 1, Township 1 South, Range 1 West,  
Salt Lake Base and Meridian  
Salt Lake County, State of Utah  
Parcel Number: 15-01-108-034

LOT 1  
MCCARTHEY'S  
SUBDIVISION  
E#12067482,  
PG: 2015P, BK: 128  
LP GATEWAY RESIDENCES  
15-01-108-033

Gaelic Land Holdings, LLC  
15-01-108-032  
LOT 2  
MCCARTHEY'S SUBDIVISION  
E#12067482, PG: 2015P, BK: 128



SCHOENFELD  
INVESTMENTS  
15-01-108-013

LINE TABLE		
LINE #	LENGTH	BEARING
L1	13.62	N37° 00' 36"W
L2	14.05	S35° 42' 04"E

530 WEST, LLC  
15-01-108-034  
530 W 200 S

LOT 3  
MCCARTHEY'S SUBDIVISION  
E#12067482, PG: 2015P, BK: 128

S89°43'47"E 26.00'

26.0' Access Easement

NORTH 119.22'

SOUTH 118.66'

POB

N89°47'00"W 26.00'

## LEGEND

- Lot 3 Boundary
- Adjacent Parcel
- Access Easement Area

## EXHIBIT "B"

200 SOUTH STREET

Page 5 of 5

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Landowner Name: 530 West LLC,  
Gateway Residencies LP

Drawn By: GGC

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# EXHIBIT B



SCALE: 1"=30 feet