

REV05042015

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

14130998 B: 11433 P: 607 Total Pages: 5  
07/20/2023 09:48 AM By: tpham Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.  
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

Project Name: The Yard  
WO#: 6993157  
RW#:

### **UNDERGROUND RIGHT OF WAY EASEMENT**

For value received, CW SLC THE YARD, LLC, a Utah limited liability company (“Grantor”), hereby grants Rocky Mountain Power, an unincorporated division of PacifiCorp its successors and assigns, (“Grantee”), an easement as identified and graphically depicted on **Exhibit A** attached hereto and incorporated herein, 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 A** attached hereto and by this reference made a part hereof:

Legal Description: See **Exhibit A**

Assessor Parcel No.: 15021030070000 *4 15-02-103-008*

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 13 day of July, 2023.

**GRANTOR**

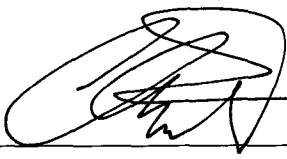
CW SLC THE YARD, LLC,  
a Utah limited liability company

By:   
Name: Darlene Carter  
Its: Manager

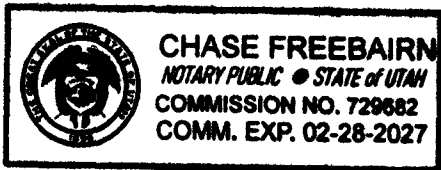
STATE OF UTAH            )  
                                      §  
COUNTY OF DAVIS        )

On this 13<sup>th</sup> day of July, 2023 before me, the undersigned Notary Public in and for said State, personally appeared Darlene Carter, known or identified to me to be the Manager of the limited liability company that executed the instrument on behalf of CW SLC THE YARD, LLC, a Utah limited liability company, 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.



(notary signature)



NOTARY PUBLIC FOR Utah (state)  
Residing at: Layton, UT (city, state)  
My Commission Expires: 02-28-2027 (d/m/y)

## EXHIBIT A

(Legal Description and Graphic Depiction of Easement Area)

### **RMP Easement 1**

Beginning at a point being North 00°03'34" West, along the monument line of Navajo Street, 1055.17 feet and North 89°56'26" East, 30.70 feet from a monument located at the intersection of 300 South Street and Navajo Street; said point also being South 00°03'34" East, along the section line, 1387.21 feet and North 89°56'26" East, 28.66 feet from the Northeast Corner of Section 3, Township 1 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 00°03'34" West 20.00 feet; thence East, 735.78 feet; North, 178.59 feet; thence North 13°23'32" East, 187.33 feet; thence North, 124.60 feet; thence West, 156.52 feet; thence South 74°43'00" West, 11.71 feet; South, 163.55 feet; thence West, 119.45 feet; South, 12.31 feet; thence West, 179.21 feet; thence North, 24.00 feet; thence East, 128.09 feet; thence North, 23.50 feet; thence East, 51.12 feet; thence South, 15.19 feet; thence East, 99.45 feet; thence North, 171.26 feet; thence North 74°43'00" East, 27.99 feet; thence East, 192.81 feet; thence South, 221.77 feet; thence South 13°55'23" West, 165.77 feet; thence South, 154.75 feet; thence West, 771.26 to the point of beginning.

Contains: 1.19 Acres (or 51,853 sq. ft.)

### **RMP Easement 2**

Beginning at a point being North 00°03'34" West, along the monument line of Navajo Street, 1446.63 feet and North 89°56'26" East, 30.70 feet from a monument located at the intersection of 300 South Street and Navajo Street; said point also being South 00°03'34" East, along the section line, 995.75 feet and North 89°56'26" East, 28.66 feet from the Northeast Corner of Section 3, Township 1 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 00°03'34" West, 34.00 feet; thence East, 189.70 feet; thence North, 24.12 feet; thence East, 143.42 feet; thence South, 99.10 feet; thence West, 20.00 feet; thence North, 84.10 feet; thence West, 108.42 feet; thence South, 224.27 feet; thence East, 235.01 feet; thence North 00°09'07" West, 27.79 feet; thence East, 15.07 feet; thence South, 27.79 feet; thence East, 150.99 feet; thence North, 77.96 feet; thence East, 151.85 feet; thence South 13°23'32" West, 20.56 feet; thence West, 132.09 feet; thence South, 57.96 feet; thence East, 118.29 feet; thence South 13°23'32" West 12.05 feet; thence South, 12.28 feet; thence West, 531.50 feet; thence South, 15.43 feet; thence West, 50.00 feet; thence North, 220.58 feet; thence West, 154.66 feet to the point of beginning.

Contains: 0.90 Acres (or 39,007 sq. ft.)

**RMP Easement 3**

Beginning at a point being North 00°03'34" West, along the monument line of Navajo Street, 1446.59 feet and North 89°56'26" East, 68.95 feet from a monument located at the intersection of 300 South Street and Navajo Street; said point also being South 00°03'34" East, along the section line, 995.79 feet and North 89°56'26" East, 66.91 feet from the Northeast Corner of Section 3, Township 1 South, Range 1 West, Salt Lake Base and Meridian; and running thence East, 26.00 feet; thence South, 100.43 feet; thence East, 90.42 feet; thence South, 45.00 feet; thence West, 116.42 feet; thence North, 145.43 feet to the point of beginning.

Contains: 0.18 Acres (or 7,850 sq. ft.)

[Graphic depiction shown on the following page.]

