

REV05042015

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

Project Name: COH16: ADDING CIRCUIT 12.5KV - Copper Hills Recreation Ctr  
WO#: DZJV/2021/C/0103/8153702  
RW#: 2022LBB043

### UNDERGROUND RIGHT OF WAY EASEMENT

For value received, **M H Jones Family, LLC** ("Grantor"), hereby grants Rocky Mountain Power, an unincorporated division of PacifiCorp its successors and assigns, ("Grantee"), an easement for a right of way 15 feet in width and 1,101 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 SOUTH 0°44'06" WEST 2645.42 FEET MEASURED BETWEEN THE FOUND MONUMENTS AT THE NORTHEAST CORNER AND THE EAST QUARTER CORNER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. THIS BEARING WAS MEASURED IN UTM 12 NORTH, NAD83 ZONE, U.S. SURVEY FEET.

AN EASEMENT BEING 15 FEET IN WIDTH, BEING 7.5 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTER LINE:  
BEGINNING AT A POINT WHICH IS ON THE NORTHERLY PARCEL LINE OF THE GRANTORS LAND, SAID POINT BEING NORTH 89°11'45" WEST 52.50 FEET, FROM THE FOUND MONUMENT AT THE EAST QUARTER CORNER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 0°44'00" WEST 895.05 FEET; THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 395.00 FEET, (CHORD BEARS S 14°09'27" E 204.30 FEET), THROUGH A CENTRAL ANGLE OF 29°46'54", FOR AN ARC DISTANCE OF 206.62 FEET, TO THE EASTERLY PARCEL LINE OF THE GRANTORS LAND, AND THE POINT OF TERMINUS.

LOCATED IN THE SOUTHEAST QUARTER OF SAID SECTION 3.

CONTAINING 16,522 SQ.FT. OR 0.3792 ACRES

Assessor Parcel No. 2603400005


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 21 day of SEPTEMBER, 2022.

  
M H Jones Family, LLC - GRANTOR

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

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

On this 21 day of September, 2023, before me, the undersigned Notary Public in and for said State, personally appeared Madison Ayers (name), known or identified to me to be the Michael Jones (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 **M H Jones Family, LLC**, and acknowledged to me that said entity executed the same.

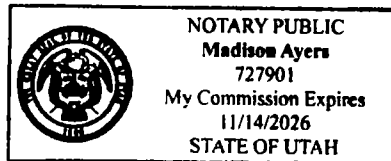
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

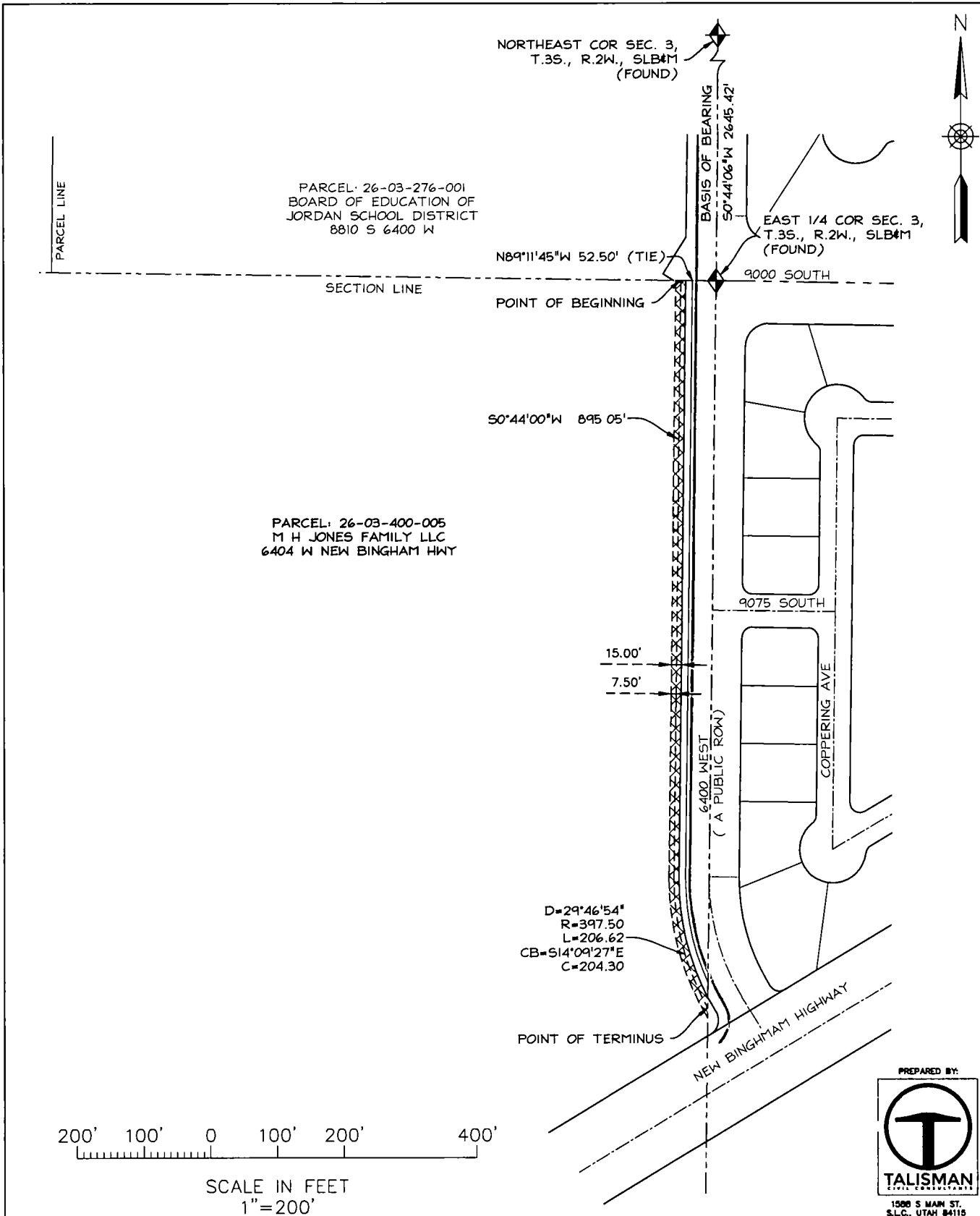
Madison Ayers  
\_\_\_\_\_  
(notary signature)


NOTARY PUBLIC FOR Utah (state)

Residing at: South Jordan, Utah (city, state)

My Commission Expires: 11-14-2026 (d/m/y)





NO.	DATE	REVISIONS	ENGINEER	DES./ DR.	CHECKED	APPROVED
EASEMENT EXHIBIT			PARCEL: 26-03-400-005 M H JONES FAMILY LLC WEST JORDAN, UTAH PACIFICORP EASEMENT			
DISCIPLINE ENG.	PROJ/ER#	PL#				
PROJECT ENG.	DATE: 2023-05-02	ENG:				
APPROVAL ENG.	DES:	CH:				
SCALE: 1"=200'	SHEET 1 OF 1	REVISION				