


REV05042015

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

14190819 B: 11464 P: 6825 Total Pages: 4
01/02/2024 04:34 PM By: zjorgensen 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 1


Project Name: NEA18 DEV 3RD AVE TOWNHOMES 6 LOTS
WO#: 7039420
RW#:

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, **860 E 3RD AVE TH, 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 **10** 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: **BEG AT NW COR OF LOT 3, BLK 24, PLAT G, SLC SUR; N 89°52'38" E 133.11 FT; S 0°00'53" W 82.50 FT; S 89°52'38" W 133.11 FT; N 0°00'53" E 82.50 FT TO BEG. 11253-3690**

Assessor Parcel No. **09323790210000**

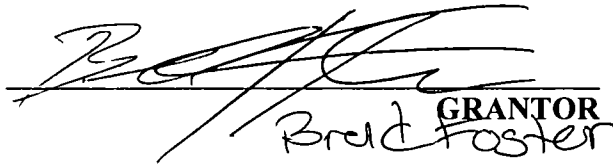
Together with the right of access to the right of way from adjacent lands of Grantor for all activities in connection with the purposes for which this easement has been granted; and together with the present and (without payment therefor) the future right to keep the right of way clear of all brush, 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 14th day of December, 2023


GRANTOR
Brad Foster

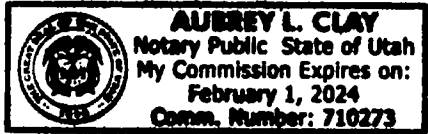
GRANTOR

Acknowledgment by a Corporation, LLC, or Partnership:

STATE OF Utah)
County of Salt Lake) ss.

On this 14th day of December, 2023, before me, the undersigned Notary Public in and for said State, personally appeared Brad Foster (name), known or identified to me to be the _____ (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 860E 3rd Ave TH, LLC (entity name), and acknowledged to me that said entity executed the same.

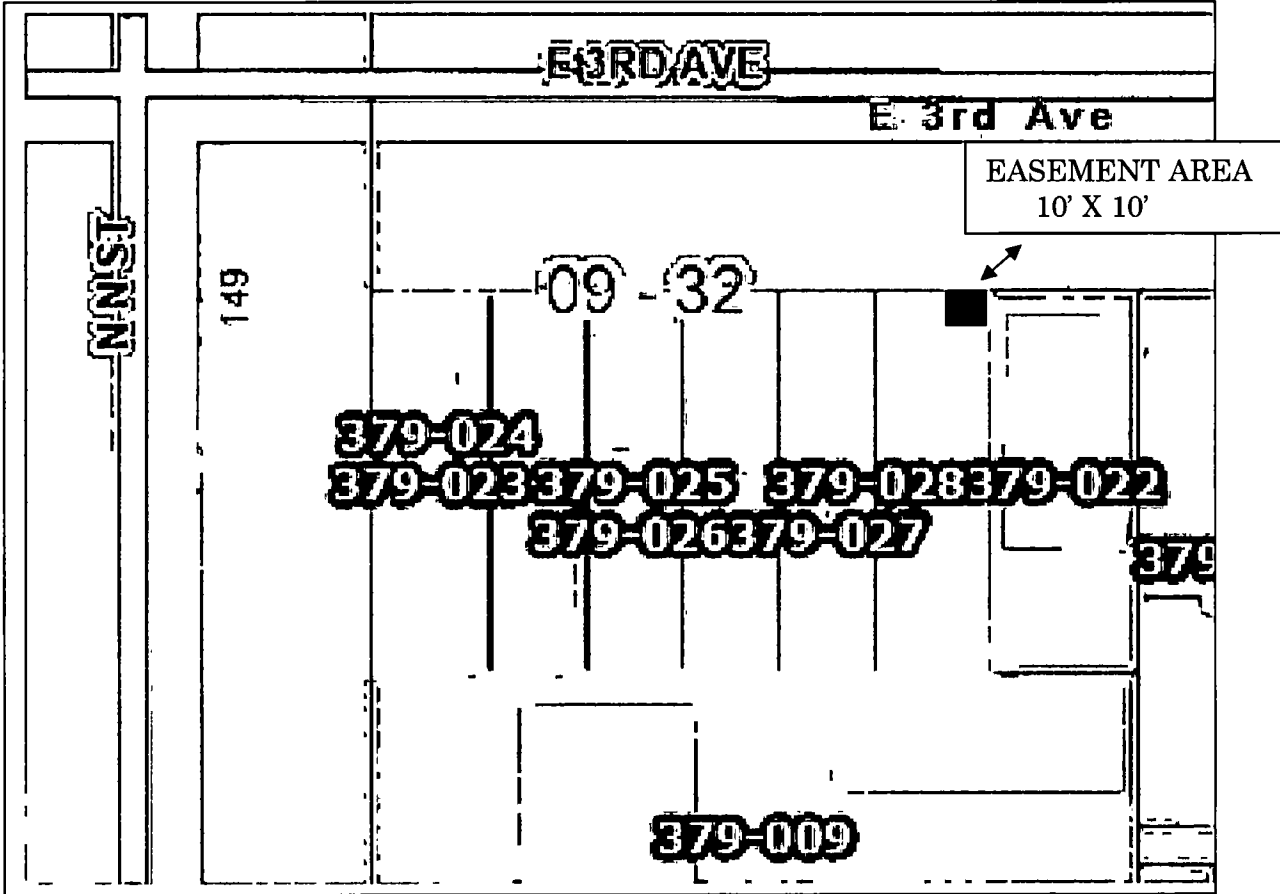
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Aubrey L. Clay _____ (notary signature)
NOTARY PUBLIC FOR Utah (state)
Residing at: West Jordan, Utah (city, state)
My Commission Expires: 02-01-2024 (d/m/y)

Property Description

Quarter: NE 1/4 Quarter: SW 1/4 Section: 32 Township 01,
Range 001, Salt Lake Base & Meridian
County: Salt Lake State: Utah
Parcel Number: 0932379021



CC#: 11441 WO#: 7039420

Landowner Name: **860 E 3RD AVE TH, LLC**

Drawn by: P35153

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: NOT TO SCALE