

REV05042015

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

14198853 B: 11468 P: 7029 Total Pages: 6
01/29/2024 03:30 PM By: salvarado 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



Project Name: OQU14: OKLAND-BALLPARK 2500AMP TEMP <1YR
WO#: 7167560
RW#:

UNDERGROUND RIGHT OF WAY TEMPORARY EASEMENT

For value received, **VP Daybreak Devco LLC** (“Grantor”), hereby grants Rocky Mountain Power, an unincorporated division of PacifiCorp its successors and assigns, (“Grantee”), a temporary easement for a right of way 5ft feet in width and 1315’ 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) **Exhibit A** attached hereto and by this reference made a part hereof:

Legal Description:

Beginning at a point that lies South 89°55'30" East 451.706 feet along the Daybreak Baseline Southeast (Basis of bearings is South 89°55'30" East 10641.888' between Southwest Corner of Section 24, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 4377.083 feet from the Southwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North 41°25'43" West 419.145 feet; thence North 01°44'19" East 3.560 feet; thence North 38°59'40" East 924.136 feet to the point of terminus.

Assessor Parcel No. 2624101001

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 24th day of January, 2024.



Eric Carlson GRANTOR

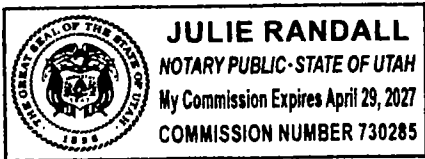
Acknowledgment by a Corporation, LLC, or Partnership:

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

On this 24th day of January, 2024, before me, the undersigned Notary Public in and for said State, personally appeared Eric Carlson (name), known or identified to me to be the Vice President (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 VP Drybreak Denco, LLC (entity name), and acknowledged to me that said entity executed the same. *By: LHMRE, LLC ES: Manager*

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

Julie Randall
(notary signature)

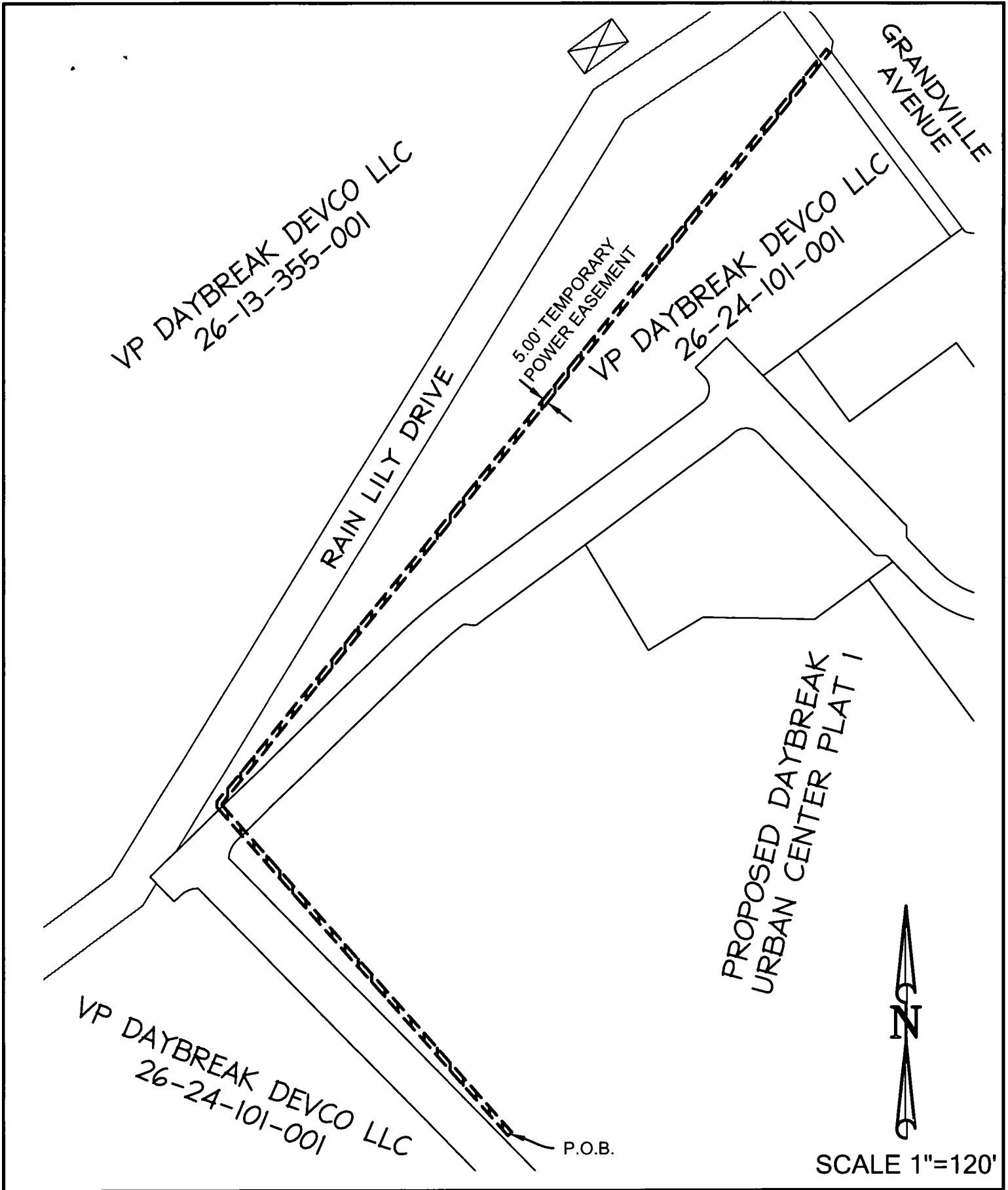


NOTARY PUBLIC FOR Utah (state)
Residing at: Sandy, Utah (city, state)
My Commission Expires: April 29, 2027 (d/m/y)

Urban Center Plat 1 Temporary Power Easement

Beginning at a point that lies South 89°55'30" East 451.706 feet along the Daybreak Baseline Southeast (Basis of bearings is South 89°55'30" East 10641.888' between Southwest Corner of Section 24, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 4377.083 feet from the Southwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North 41°25'43" West 419.145 feet; thence North 01°44'19" East 3.560 feet; thence North 38°59'40" East 924.136 feet to the point of terminus.

Contains: (approx. 1347 L.F.)



PERIGEE
CONSULTING
CIVIL • STRUCTURAL • SURVEY

6000 SOUTH 1200 WEST, SUITE 100
SOLARIS, ARIZONA 85111 TEL: 480.486.8811 FAX: 480.486.8812

WEST JORDAN, UT 84088
WWW.PERIGEECONSULTING.COM

**TEMPORARY POWER EASEMENT
URBAN CENTER PLAT 1**

PREPARED FOR: MILLER FAMILY REAL ESTATE

EXHIBIT "A"

10165

SIGNED: _____
 TITLE: _____
 DATE: _____

CUSTOMER PROVIDED VAULT
 SI#7992594

TEMP POWER: INSTALL & REMOVE:
 10-20: 3#1/0-AL PRIMARY CABLE
 20 : PULL VAULT-CUSTOMER PROVIDED
 20-30: 3#1/0-AL PRIMARY CABLE
 30 : CUSTOMER OWNED 1500KVA TRANSFORMER
 : 3#350-QX SERVICE CABLE
 : 2500AMP CTS METER

CUSTOMER TO PROVIDE XFMR
 VAULT SI#7992958

1500KVA XFMR PROVIDED
 BY CUSTOMER. RMP TO LOCK
 TRANSFORMER FOR DURATION
 OF PROJECT

Customer To install All Conduits As Drawn With Gray Schedule
 40 PVC With Fiberglass Long Sweep 90° Elbows & Is Responsible
 For All The Excavation, Trenching, Sanding & The Installation of
 All Underground Conduits & Vaults. Also Obtain & Record Any
 Necessary Utility Easements or Rights-of-Way.



Know what's below.
 Call before you dig.

Foreman		Emp #	Job Start Date			 A BENSCHIRE HATHAWAY ENERGY COMPANY	
CC# 11431	WO# / REQ# 007167560	Map String 11303002.0	Job Comp Date				
Customer: OKLAND CONSTRUCTION Address: 11158 GRANDVILLE AVE (AMOTURI)			Circuit OQU14	Post Jobs RQII Posted <input type="checkbox"/>	EST ID# P45162	Print Date 1/10/2024	Scale 1 in = 139'