

14290534 B: 11519 P: 4106 Total Pages: 4
09/20/2024 10:12 AM By: Jattermann 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

REV05042015

Return to:

Rocky Mountain Power

Lisa Louder/ Mitchell Lindsay

1407 West North Temple Ste. 110

Salt Lake City, UT 84116

Project Name: Casto Court

WO#: 7218277

RW#:

parcel No. 22-10-420-032-0000

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, **Sachem Street Capital LLC** ("Grantor"), hereby grants Rocky Mountain Power, an unincorporated division of PacifiCorp its successors and assigns, ("Grantee"), an easement for a right of way 5 feet in width and 110 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:

A TRACT OF LAND BEING PART OF LOT 5B OF CLARENDEN WOODS, 2nd AMENDED SUBDIVISION RECORDED AS ENTRY NUMBER 13953638, IN BOOK 2022P AT PAGE 121 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; SAID TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 5B OF SAID CLARENDEN WOODS SUBDIVISION, SAID POINT BEING N88°54'44"W 168.07 FEET, S00°02'09"W 29.00 FEET, N88°54'44"E 129.97 FEET AND S00°11'09"W 110.20 FEET FROM A STREET MONUMENT LOCATED AT VALENE ST. & CASTO LANE AND RUNNING THENCE N90°00'00"E 5.00 FEET ALONG THE NORTH LINE OF SAID LOT 5B; THENCE S00°11'09"W 110.20 FEET TO THE SOUTH LINE OF SAID LOT 5B; THENCE ALONG SAID SOUTH LINE N89°58'01"W 5.00 FEET TO THE WEST LINE OF SAID LOT 5B; THENCE ALONG SAID WEST LINE OF 5B N00°11'09"E 110.20 FEET TO THE POINT OF BEGINNING. CONTAINS 551 SQUARE FEET OR 0.0126 ACRES IN AREA BASIS OF BEARING = N88°54'44"W BETWEEN STREET MONUMENTS LOCATED AT VALENE STREET/CASTO LANE AND HOLLADAY BLVD/CASTO LANE

COURTESY RECORDING ONLY

Cottonwood Title disclaims any liability as to the condition of title and as to the content, validity, or effects of this document.

Assessor Parcel No.

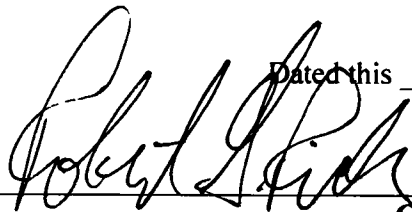
22-10-428-032-0000

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 18th day of September, 2024.


GRANTOR

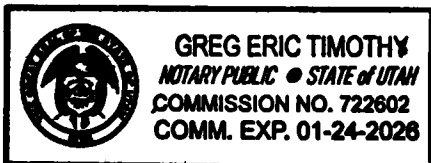
GRANTOR

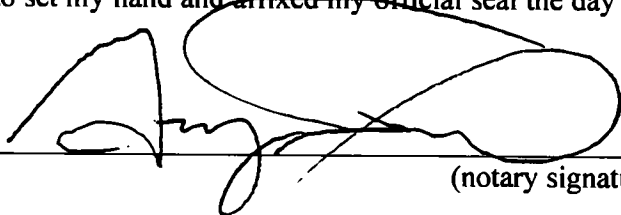
Acknowledgment by a Corporation, LLC, or Partnership:

STATE OF UTAH)
) ss.
County of SALT LAKE)

On this 18TH day of SEPTEMBER, 2024, before me, the undersigned Notary Public in and for said State, personally appeared ROBERT RICKS (name), known or identified to me to be the PRESIDENT/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 SACHEM STREET CAPITAL 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.




(notary signature)

NOTARY PUBLIC FOR UTAH (state)
Residing at: NORTH OGDEN, UTAH (city, state)
My Commission Expires: 1/24/2024 (d/m/y)

Property Description

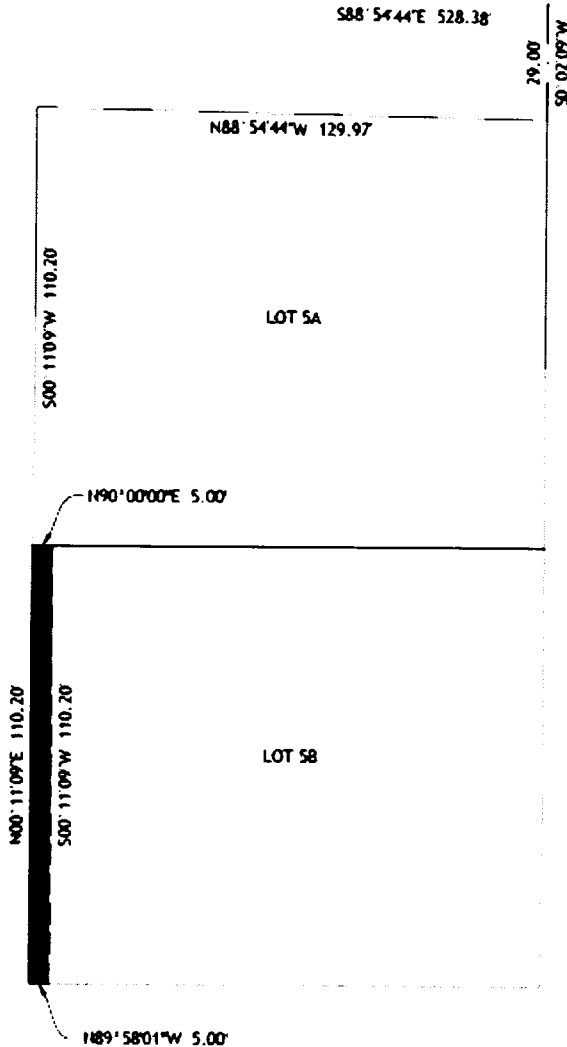
Quarter: NE Quarter: SE Section: 10 Township 2 (S),
 Range 1 (E), Salt Lake Principal Meridian
 County: Salt Lake State: Utah
 Parcel Number: 22-10-428-032-0000



STREET MONUMENT
 HOLLADAY BLVD & CASTRO LANE
 BRASS CAP



STREET MONUMENT
 VALENE STREET & CASTRO LANE
 BRASS CAP



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CONTAINS 551 SQUARE FEET OR 0.0126 ACRES IN AREA
 BASIS OF BEARING = N88°54'44"W BETWEEN STREET MONUMENTS LOCATED AT VALENE STREET/CASTO LANE AND HOLLADAY BLVD/CASTO LANE

CC#: WO#: 7218277
 Landowner Name: Sachem Street Capital LLC
 Drawn by: EDM Partners

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: