

REV05042015

Return to:

Rocky Mountain Power
Lisa Louder/Dillon Larson
1407 West North Temple Ste. 110
Salt Lake City, UT 84116

Project Name: TURF EQUIPMENT CO
WO#: 7233457
RW#:

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, **TEI PROPERTIES, LLC** ("Grantor"), hereby grants Rocky Mountain Power, an unincorporated division of PacifiCorp its successors and assigns, ("Grantee"), an easement for a right of way **10.0** feet in width and **122.55'** 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 & B**" attached hereto and by this reference made a part hereof:

Legal Description: **See Exhibit A**

Assessor Parcel No. 15-17-276-009

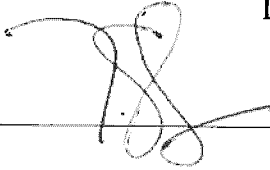
Together with the right of access to the right of way from adjacent lands of Grantor for all activities in connection with the purposes for which this easement has been granted; and together with the present and (without payment therefor) the future right to keep the right of way clear of all brush, 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 4 day of December, 2024



GRANTOR

Tyler B Sorenson President TEI Properties LLC

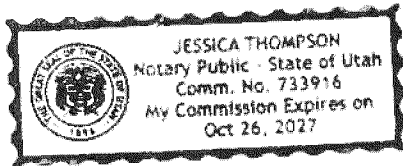
GRANTOR

Acknowledgment by a Corporation, LLC, or Partnership:

STATE OF UT)
County of Salt Lake) ss.

On this 4 day of Dec, 2024, before me, the undersigned Notary Public in and for said State, personally appeared Tyler B. Sorenson (name), known or identified to me to be the 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 TEI Properties, 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.



[Handwritten Signature]
(notary signature)

NOTARY PUBLIC FOR UT (state)
Residing at: Salt Lake City, UT (city, state)
My Commission Expires: 10/26/2027 (d/m/y)

Right-of-Way Easement Description

A perpetual right of way easement being a part of Lot 16-A, NIN Tech East VII - Amended Lots 16 & 17 recorded May 20, 2013 as Entry No. 11645416 in Book 2013 of Plats, at Page 91 in the Office of the Salt Lake County Recorder. Said easement is located in the Northeast Quarter of Section 17, Township 1 South, Range 1 West, Salt Lake Base and Meridian and is described as follows:


Beginning at a point on and existing Utah Power & Light easement recorded as Entry No. 9375007 in Book 9130, at Page 1419 in the Office of said Recorder, which is 68.39 feet N. 70°52'14" E. along the southeasterly line of said Lot 16-A and 10.0 feet N. 19°07'46" W. from the southwesterly corner of said Lot 16-A, NIN Tech East VII - Amended Lots 16 & 17; thence N. 19°07'46" W. 10.00 feet; thence N. 70°52'14" E. 122.55 feet; thence S. 19°07'46" E. 10.00 feet to said existing Utah Power & Light easement; thence S. 70°52'14" W. 122.55 feet to the **Point of Beginning**.

The above-described perpetual right of way easement contains 1225 square feet in area or 0.028 acre, more or less.

EXHIBIT "B": By this reference, made a part hereof.

BASIS OF BEARING: N. 89°54'21" E. per said NIN Tech East VII - Amended Lots 16 & 17 along the Section line between the North Quarter Corner and the Northeast Corner of said Section 17, Township 1 South, Range 1 West, Salt Lake Base and Meridian

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CC#: 11441 WO#: 007198397	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
Landowner Name: TEI PROPERTIES, LLC	
Drawn By: BFM	
<h2>EXHIBIT A</h2>	<div style="display: flex; justify-content: space-between; align-items: center;">  <div style="border: 1px solid black; padding: 2px;"> SCALE: 1"=30' feet </div> </div>

Property Description

Northeast Quarter, Section 17, Township 1 South, Range 1 West,
 Salt Lake Base and Meridian
 Salt Lake County, State of Utah
 Parcel Number: 15-17-276-009

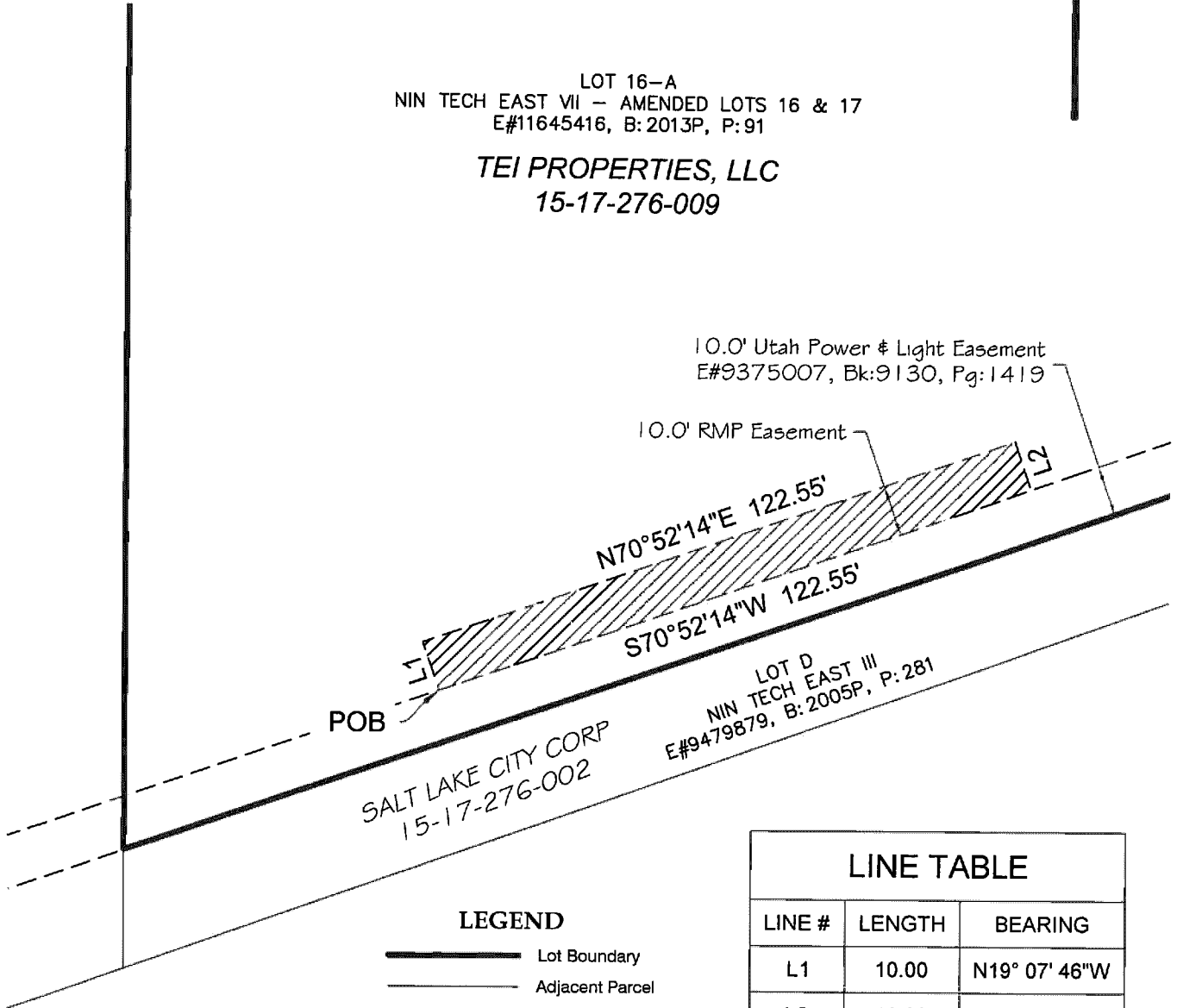


LOT 16-A
 NIN TECH EAST VII - AMENDED LOTS 16 & 17
 E#11645416, B: 2013P, P: 91

TEI PROPERTIES, LLC
 15-17-276-009

10.0' Utah Power & Light Easement
 E#9375007, Bk:9130, Pg:1419

10.0' RMP Easement



POB

SALT LAKE CITY CORP
 15-17-276-002

LOT D
 NIN TECH EAST III
 E#9479879, B: 2005P, P: 281

LEGEND

- Lot Boundary
- Adjacent Parcel
- Perpetual Easement

LINE TABLE

LINE #	LENGTH	BEARING
L1	10.00	N19° 07' 46"W
L2	10.00	S19° 07' 46"E

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CC#: 11441 WO#: 007198397
 Landowner Name: TEI PROPERTIES, LLC
 Drawn By: BFM

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 B



SCALE: 1"=30' feet