

REV05042015

Return to:

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

14345743 B: 11549 P: 7155 Total Pages: 4
02/11/2025 09:40 AM By: BGORDON Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: PACIFICORP- LLOUDER
1407 W NORTH TEMPLESALT LAKE CITY, UT 841163187

Project Name: NEA12 CW URBAN 4 UNIT TOWNHOME
WO#: 7258225
RW#:

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, **CW The Row, LLC, a Utah limited liability company** ("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 40 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: COM AT NW COR LOT 3 BLK 32 PLAT F SLC SUR S 95 FT E
156.39 FT N 95 FT W 156.39 FT TO BEG

Assessor Parcel No.

16-05-232-003-0000

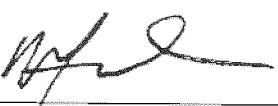
Together with the right of access to the right of way from adjacent lands of Grantor for all activities in connection with the purposes for which this easement has been granted; and together with the present and (without payment therefor) the future right to keep the right of way clear of all brush, 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 28 day of JANUARY, 2025


(Insert Grantor Name Here) GRANTOR

Brian Hunsaker, Mgr. of CW The Row LLC
(Insert Grantor Name Here) GRANTOR

Acknowledgment by a Corporation, LLC, or Partnership:

STATE OF Utah)
) ss.
County of Davis)

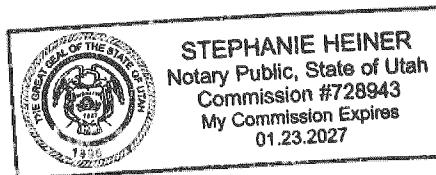
On this 28th day of January, 2025, before me, the undersigned Notary Public in and for said State, personally appeared Holton Hunsaker (name), known or identified to me to be the Manager (president / vice-president / secretary / assistant secretary) of the corporation, or the (manager / member) of the limited liability company, or a partner of the partnership that executed the instrument or the person who executed the instrument on behalf of CW, the ROW, 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.

Alisher

(notary signature)

NOTARY PUBLIC FOR Utah (state)
Residing at: Logan, UT (city, state)
My Commission Expires: 01-23-2027 (d/m/y)



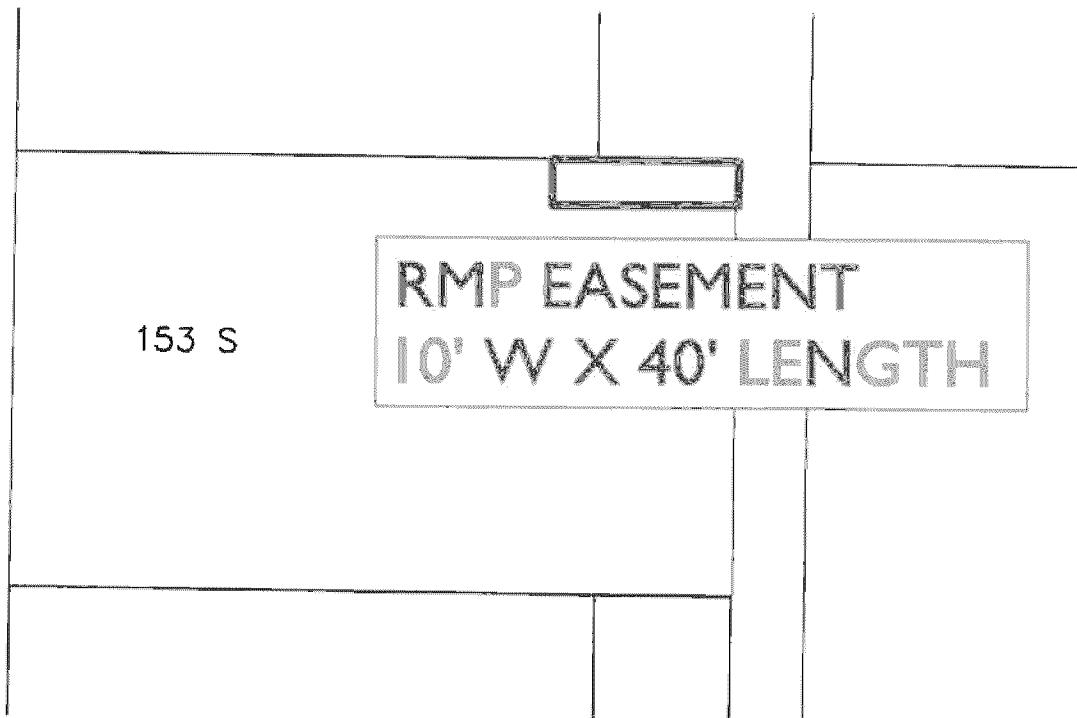
Property Description

Section: 04 Township 1S (N or S), Range 1E (E or W),
11 Meridian
County: Salt Lake State: Utah
Parcel Number: 16052320030000



S 1300 E

S 1300 E



CC#: 11441 WO#: 7258225

Landowner Name: CW The Row, LLC

Drawn by: James McKendrick

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



**ROCKY MOUNTAIN
POWER**
A DIVISION OF PACIFICORP

SCALE: NTS