

REV05042015

Return to:

Rocky Mountain Power  
Luke Brunson  
1569 West North Temple  
Salt Lake City, UT 84116

Project Name: TRM11 BCG LEGACY VIEW, LLC 800A PANEL  
WO#: 7157428  
RW#:

### **RIGHT OF WAY EASEMENT**

For value received, BCG LEGACY VIEW 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 400 feet in length, more or less, for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of electric power transmission, distribution and communication lines and all necessary or desirable accessories and appurtenances thereto, including without limitation: supporting towers, poles, props, guys and anchors, including guys and anchors outside of the right of way; wires, fibers, cables and other conductors and conduits therefore; and pads, transformers, switches, vaults and cabinets, on, over, 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 "A" & "B" attached hereto and by this reference made a part hereof:

#### **Legal Description:**

A power easement being part of Lot 9A, Legacy Industrial Park Lot 8 & 9 Amended, recorded August 8, 2023 as Entry No.

14138560, in Book 2023P at Page 157 in the Office of the Salt Lake County Recorder.

Said easement is located in the Northeast

Quarter of Section 11, Township 1 South, Range 2 West, Salt Lake Base and Meridian and is described as follows:

Beginning at a point on the northeasterly right-of-way line of Legacy View Street, which is 119.63 feet N.24°20'36"W. from the

Street Monument at Legacy View Street and 1100 South; thence along said northeasterly right-of-way N.40°21'20"W. 10.06 feet;

thence N.55°48'37"E. 348.82 feet; thence North 16.39 feet; thence West 1.67 feet; thence North 12.00 feet; thence East 13.33 feet;

thence South 12.00 feet; thence West 1.67 feet; thence South 21.69 feet; thence S.55°48'37"W. 353.03 feet to the Point of

Beginning.

The above described power easement contains 3,860 square feet in area or 0.089 acre, more or less.

Assessor Parcel No.

14-11-276-013-0000

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 therefore) the future right to keep the right of way and adjacent lands 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, use or permit any equipment or material of any kind that exceeds twelve (12) feet in height, light any fires, place or store any flammable materials (other than agricultural crops), 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 10 day of February, 2025.

Brandon Blaser mgr of BC15 Legacy View, LLC

**Print GRANTOR**

**Sign GRANTOR**

**Acknowledgment by a Corporation, LLC, or Partnership:**

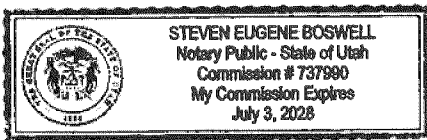
STATE OF Utah )  
 ) ss.  
County of Salt Lake )

On this 10<sup>th</sup> day of February, 20 25, before me, the undersigned Notary Public in and for said State, personally appeared Brandon Blaser (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 BCG Legacy View, 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: Salt Lake City, Utah (city, state)  
My Commission Expires: July 3, 2028 (d/m/y)



# Right-of-Way Easement Description

A power easement being part of Lot 9A, Legacy Industrial Park Lot 8 & 9 Amended, recorded August 8, 2023 as Entry No. 14138560, in Book 2023P at Page 157 in the Office of the Salt Lake County Recorder. Said easement is located in the Northeast Quarter of Section 11, Township 1 South, Range 2 West, Salt Lake Base and Meridian and is described as follows:

**Beginning** at a point on the northeasterly right-of-way line of Legacy View Street, which is 119.63 feet N.24°20'36"W. from the Street Monument at Legacy View Street and 1100 South; thence along said northeasterly right-of-way N.40°21'20"W. 10.06 feet; thence N.55°48'37"E. 348.82 feet; thence North 16.39 feet; thence West 1.67 feet; thence North 12.00 feet; thence East 13.33 feet; thence South 12.00 feet; thence West 1.67 feet; thence South 21.69 feet; thence S.55°48'37"W. 353.03 feet to the **Point of Beginning**.

The above described power easement contains 3,860 square feet in area or 0.089 acre, more or less.

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

**BASIS OF BEARING:** S. 00°01'23" W. along the Monument line of Legacy View Street between the Found Monuments at 1100 South Street and 1250 South Street.

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CC#: 11441 WO#: 007157428

Landowner Name: BCG Legacy View LLC

Drawn By: BLP

**EXHIBIT A**

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.



SCALE: 1"=150 feet

# Property Description

Northeast Quarter, Section 11, Township 1 South, Range 2 West,  
Salt Lake Base and Meridian  
Salt Lake County, State of Utah  
Parcel Number: 14-11-276-013



LOT 9A & LOT 8A  
LEGACY INDUSTRIAL PARK LOT 8 & 9 AMENDED  
AMENDING LEGACY INDUSTRIAL PARK LOTS 8 &  
9 AND ADDITIONAL LANDS  
E#14138560, B: 2023P, P: 157

LOT 8A  
488,099 Sq. Ft.,  
11.205 Ac.  
1010 S. Legacy View

BCG LEGACY VIEW LLC  
14-11-276-012

LOT 9A  
284,420 Sq. Ft.,  
6.529 Ac.  
1035 S. Legacy View

BCG LEGACY VIEW LLC  
14-11-276-013

Future Development

5600 WEST STREET  
(Public Right-of-Way)

LINE TABLE		
LINE #	LENGTH	BEARING
L1	10.06	N40° 21' 20"W
L2	348.82	N55° 48' 37"E
L3	16.39	N0° 00' 00"E
L4	1.67	N90° 00' 00"W
L5	12.00	N0° 00' 00"E
L6	13.33	N90° 00' 00"E
L7	12.00	S0° 00' 00"E
L8	1.67	N90° 00' 00"W
L9	353.03	S55° 48' 37"W

## LEGEND

- Tract Boundary
- Adjacent Parcel
- Perpetual Easement

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CC#: 11441 WO#: 007157428

Landowner Name: BCG Legacy View LLC

Drawn By: BLP

**EXHIBIT B**

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.



SCALE: 1"=150 feet