

REV05042015

Return to:

Rocky Mountain Power

Lisa Louder/

1407 West North Temple Ste. 110

Salt Lake City, UT 84116

14381545 B: 11569 P: 6606 Total Pages: 5

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Rashelle Hobbs, Recorder, Salt Lake County, Utah

Return To: ROCKY MOUNTAIN POWER

LISA LOUDER 1407 W NORTH TEMPLE STE 110 SALT LAKE CITY, UT 84116



Project Name: Quadrant Lot 3

WO#: 007247312

RW#:

### **UNDERGROUND RIGHT OF WAY EASEMENT**

For value received, **XR Quadrant III, 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 1,486 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) **Exhibits A & B** attached hereto and by this reference made a part hereof:

Legal Description: See Exhibit A

Assessor Parcel No.

07-27-100-011

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 2<sup>nd</sup> day of May, 20 25.

Robert W. Heywood, Manager  
**XR Quadrant III, LLC GRANTOR**

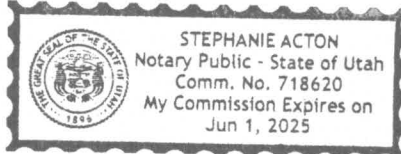
Robert W. Heywood, Manager  
**XR Quadrant III, LLC GRANTOR**

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

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

On this 2<sup>nd</sup> day of May, 20 25, before me, the undersigned Notary Public in and for said State, personally appeared Robert D. Heywood (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 XR Quadrant III, 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.



Stephanie Acton  
(notary signature)

NOTARY PUBLIC FOR Utah (state)  
Residing at: Salt Lake City, Utah (city, state)  
My Commission Expires: 6/1/2025 (d/m/y)

## Right-of-Way Easement Description

A perpetual right of way easement being a strip of land 10.00 - feet in width being a part of Parcel A of The Quadrant Plat "A" Subdivision Plat recorded September 27, 2022 as Entry No. 14022063 in Book 2022 of Plats, at Page 229 in the Office of the Salt Lake County Recorder. Said Easement is located in the Northwest Quarter of Section 27, Township 1 North, Range 2 West, Salt Lake Base and Meridian. Said 10.00-foot wide strip of land lies 5.00 - feet on each side of the following described centerline:

Beginning at a point on an existing drainage easement which is 1937.38 feet S. 89°51'09" E. along the Quarter Section line and 694.66 feet North from the West Quarter corner of said Section 27; thence West 11.52 feet; thence S.71°58'52"W. 60.38 feet; thence West 86.13 feet; thence North 27.13 feet; thence N.45°58'37"E. 28.65 feet; thence N.00°03'40"E. 1046.47 feet; thence N.46°43'02"W. 31.46 feet; thence North 29.57 feet; thence East 71.52 feet; thence N.68°34'27"E. 77.13 feet; thence East 15.56 feet to the Point of Terminus.

The sidelines of said 10.00 wide strip of land shall be lengthened or shortened to begin and terminate at right angles to said centerline.

The above-described perpetual right of way easement contains 14,855 square feet in area or 0.341 acre, more or less.

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

**BASIS OF BEARING:** S. 89°51'09" E. along the Quarter Section line between the West Quarter Corner and the Center Quarter Corner of said Section 27, Township 1 North, Range 2 West, Salt Lake Base and Meridian as shown on The Quadrant Plat "A" Subdivision Plat.

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CC#: 11441 WO#: 007247312

Landowner Name: XR QUADRANT III, LLC

Drawn By: BLP

# EXHIBIT A

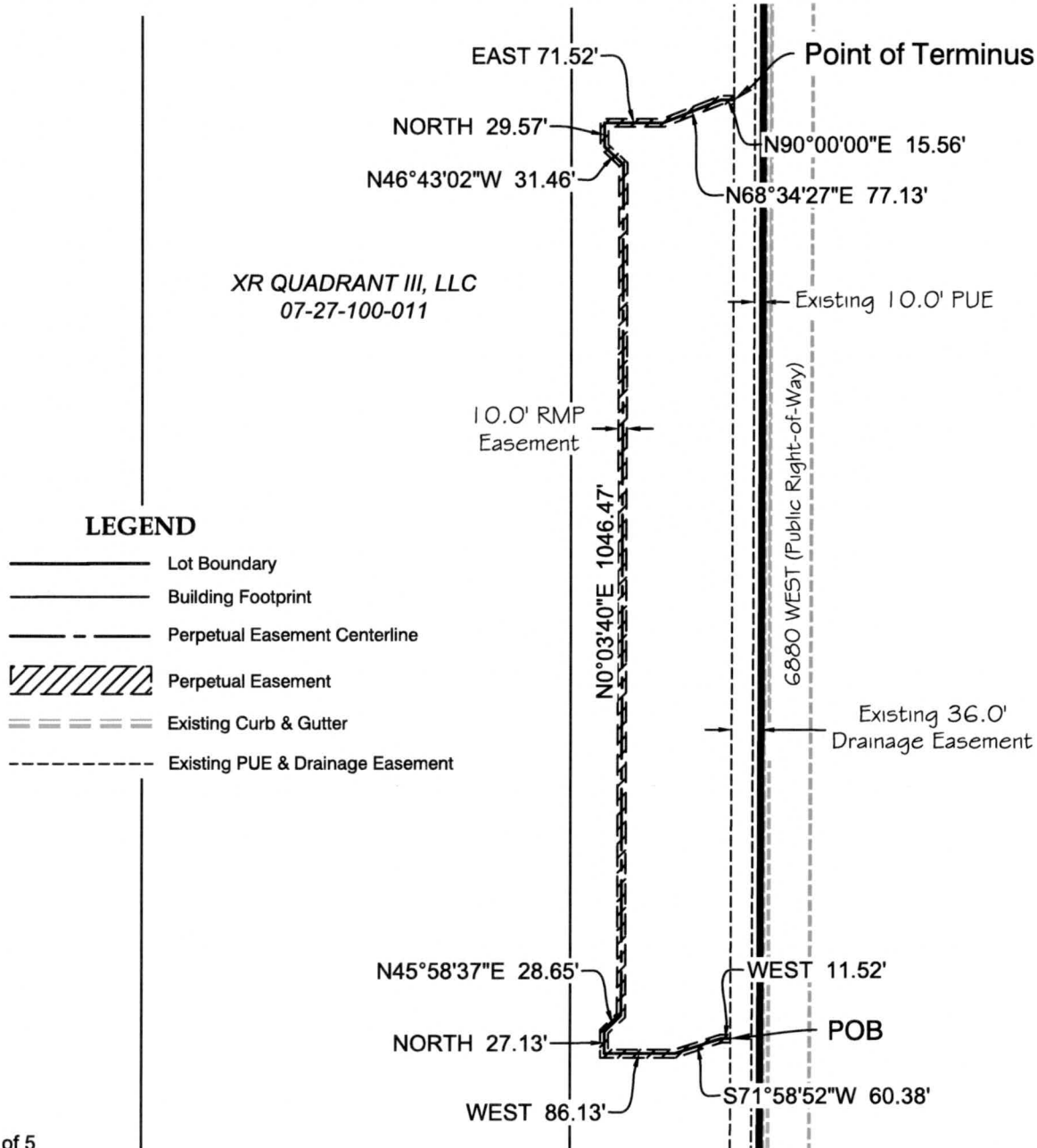
This drawing should be used only as a representation of the location of the easement being conveyed. The exact location of all structures, lines and appurtenances is subject to change within the boundaries of the described easement area.



SCALE: 1"=200 feet

## Property Description

Northwest Quarter, Section 27, Township 1 North, Range 2 West,  
Salt Lake Base and Meridian  
Salt Lake County, State of Utah  
Parcel Number: 07-27-100-011



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CC#: 11441 WO#: 007247312

Landowner Name: XR QUADRANT III, 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"=200 feet