

14399964 B: 11580 P: 1572 Total Pages: 7
06/20/2025 01:29 PM By: csummers Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: ROCKY MOUNTAIN POWER CO LISA LOUDER
1407 W NORTH TEMPLE STE 110 SALT LAKE CITY, UT 84116



REV05042015

Return to:

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

Project Name: CAN12 COWBOY PROPERTIES 200UNIT APPT BLD

WO#: 7247053

RW#:

RIGHT OF WAY EASEMENT

For value received, LIBERTY CORNER ASSOCIATES, 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 1100 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" attached hereto and by this reference made a part hereof:

Legal Description:

A TEN-FOOT-WIDE EASEMENT IN FAVOR OF ROCKY MOUNTAIN POWER LOCATED IN LOTS 12-23, FOXS SUBDIVISION, ON FILE AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK B, AT PAGE 64, SAID EASEMENT ALSO BEING LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, THE SIDE LINES OF SAID EASEMENT BEING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:
BEGINNING AT A POINT NORTH 0°10'12" WEST 11.83 FEET AND SOUTH 89°49'48" WEST 5.00 FEET FROM THE SOUTHEAST CORNER OF LOT 12 OF SAID SUBDIVISION, AND RUNNING THENCE SOUTH 89°13'36" WEST 66.24 FEET; THENCE SOUTH 89°13'23" WEST 237.00 FEET; THENCE NORTH 43°30'24" WEST 17.58 FEET; THENCE NORTH 0°01'36" WEST 254.25 FEET; THENCE NORTH 89°55'57" EAST 314.64 FEET; THENCE SOUTH 0°10'12" EAST 263.26 FEET TO THE POINT OF TERMINUS, SAID POINT ALSO BEING THE POINT OF BEGINNING.

&

AN EASEMENT IN FAVOR OF ROCKY MOUNTAIN POWER, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 0°10'12" WEST 26.00 FEET AND SOUTH 89°55'57" WEST 136.60 FEET FROM THE NORTHEAST CORNER OF LOT 12, FOXS SUBDIVISION, ON FILE AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK B, AT PAGE 64, SAID POINT ALSO BEING NORTH 89°55'57" EAST 236.02 FEET AND SOUTH 0°04'03" EAST 8.07 FEET FROM A FLAT BRASS CAP MONUMENT WITH RING & LID LOCATED AT THE INTERSECTION OF 300 WEST STREET AND LUCY AVENUE, AND RUNNING THENCE SOUTH 0°04'03" EAST 17.22 FEET; THENCE SOUTH 89°55'57" WEST 20.01 FEET; THENCE NORTH 0°04'03" WEST 17.22 FEET TO THE SOUTH RIGHT OF WAY LINE OF LUCY AVENUE; THENCE NORTH 89°55'57" EAST ALONG SAID RIGHT OF WAY LINE 20.01 FEET TO THE POINT OF BEGINNING.

Assessor Parcel No. 15124580170000

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.

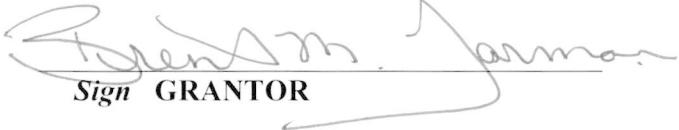
At no time shall Grantor place, use or permit any equipment or material of any kind that exceeds twelve (12) feet in height, light any fires, place or store any flammable materials (other than agricultural crops), on or within the boundaries of the right of way. Subject to the foregoing limitations, 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 16 day of June, 2025.

Liberty Corner Associates, LLC by its manager, Cowboy Partners, LC by Brent M. Harman VP
Print GRANTOR

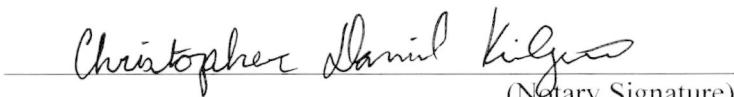

Sign GRANTOR

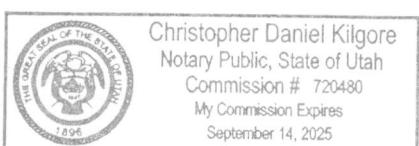
Acknowledgment by a Corporation, LLC, or Partnership:

STATE OF Utah)
County of Salt Lake) ss.

On this 16 day of June, 2025, before me, the undersigned Notary Public in and for said State, personally appeared Brent Harman (name), known or identified to me to be the Vice 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 Liberty Corner Associates 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.

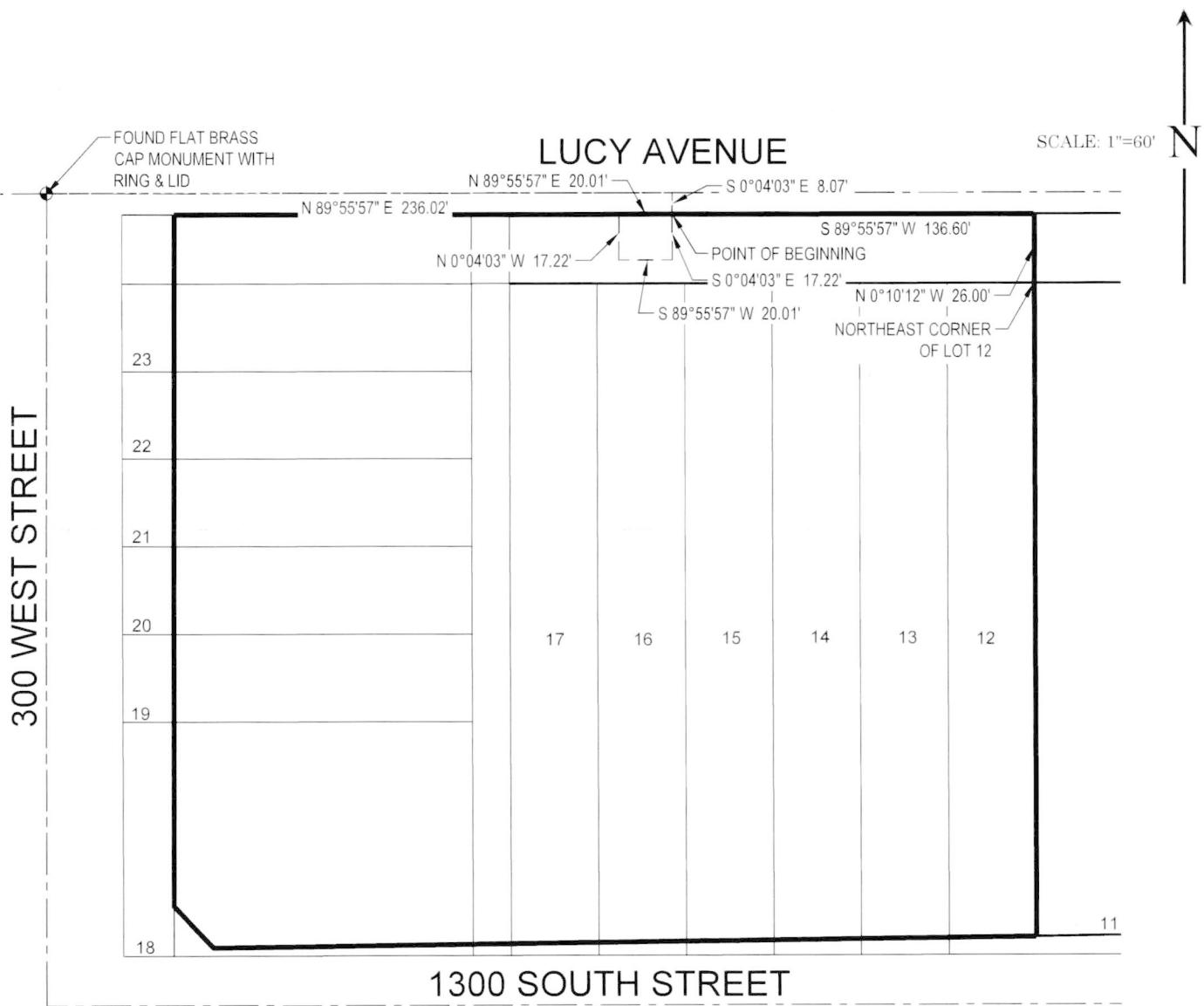

(Notary Signature)



NOTARY PUBLIC FOR Utah (state)
Residing at: Salt Lake City, UT (city, state)
My Commission Expires: 9/14/25 (d/m/y)

Property Description

Quarter: **SE** Quarter: Section 12 Township 1 (S),
 Range 1 (W), **SALT LAKE BASE & MERIDIAN**
 County **SALT LAKE** State: **UTAH**
 Parcel Number: 15-12-458-017



CC#:	WO#:
Landowner Name:	LIBERTY CORNER ASSOCIATES, LLC
Drawn by:	KSL

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: 1"=60'

Property Description

POWER EASEMENT

AN EASEMENT IN FAVOR OF ROCKY MOUNTAIN POWER, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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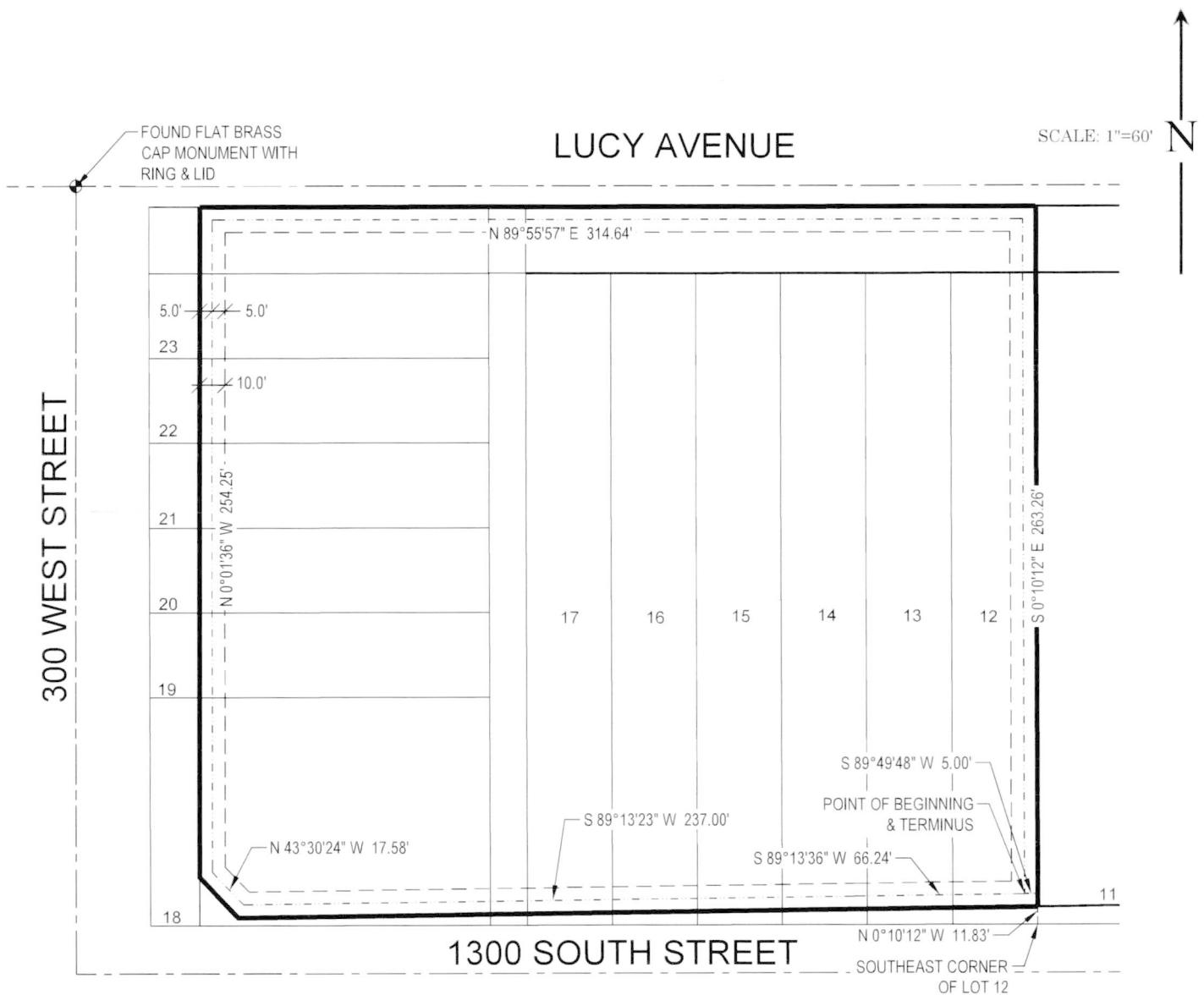
SCALE: 1"=60'	SHEET 2 OF 2
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EXHIBIT A



Property Description

Quarter: **SE** Quarter: Section 12 Township 1 (S),
 Range 1 (W), **SALT LAKE BASE & MERIDIAN**
 County **SALT LAKE** State: **UTAH**
 Parcel Number: **15-12-458-017**



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Landowner Name: LIBERTY CORNER ASSOCIATES, LLC	
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