

REV05042015

Return to:

Rocky Mountain Power

Lisa Louder/Teria Walker

1407 West North Temple Ste. 110

Salt Lake City, UT 84116

ENT 194107 : 2021 PG 1 of 4

Andrea Allen

Utah County Recorder

2021 Nov 18 09:56 AM FEE 40.00 BY IP

RECORDED FOR Vanguard Title Insurance Agency, LLC - American  
ELECTRONICALLY RECORDED

Project Name: TRI13 Bishop Storage 3ph Com

WO#: 6928820

RW#:

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

For value received, Sky Harbor II 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 150 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 Utah 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: Commencing South 23.05 feet and East 860 feet from South Quarter Corner Section 26, Township 5 South, Range 1 East, Salt Lake Base and Meridian; North 0°33'0" East 809.01 feet; South 89°34'2" East 29.8 feet; North 815.23 feet; South 64°51'36" East 111.14 feet; along a curve to L (Chord bear: South 66°21'43" East 317.65 feet, radius = 6060 feet); South 0°42'35" West 1456.42 feet; North 89°22'17" West 12.03 feet; North 89°1'36" West 399.17 feet to beginning. Area 14.146 Acres

Assessor Parcel No.

13:067:0097

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 18 day of November, 2021.

  
GRANTOR

\_\_\_\_\_  
GRANTOR

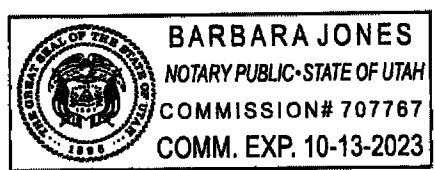


**Acknowledgment by a Corporation, LLC, or Partnership:**

STATE OF Utah )  
 County of Utah ) ss.

On this 18<sup>th</sup> day of November, 2021, before me, the undersigned Notary Public in and for said State, personally appeared Brent L. Skidmore (name), known or identified to me to be the owner (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 Sky Harbor II, 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.

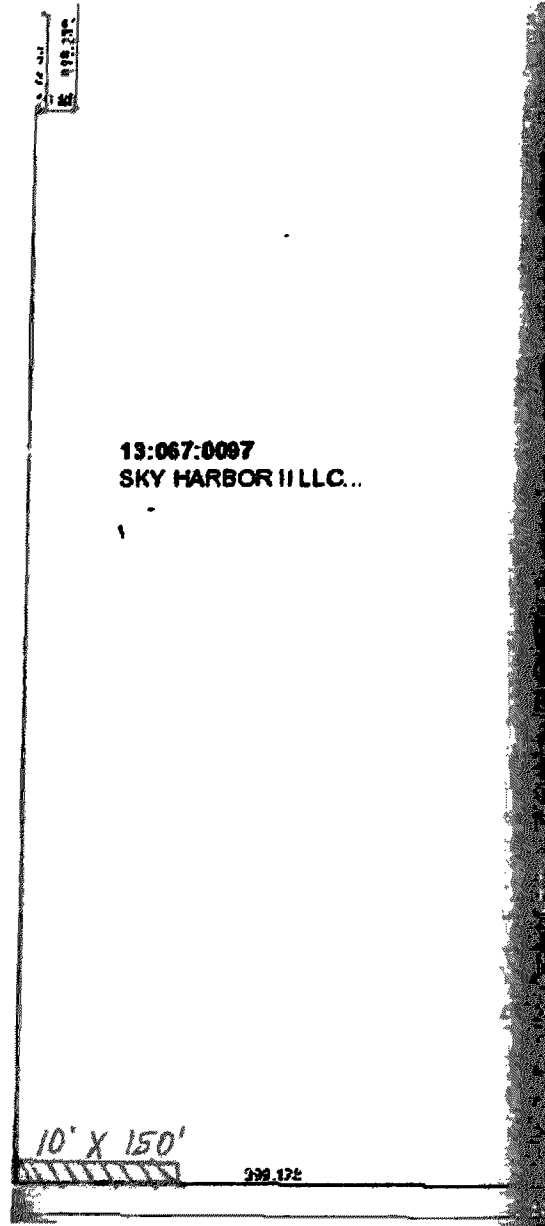


Barbara Jones (notary signature)  
 NOTARY PUBLIC FOR Utah (state)  
 Residing at: Spanish Fork (city, state)  
 My Commission Expires: 10/13/2023 (d/m/y)



# Property Description

Quarter: \_\_\_\_\_ Section: 26 Township 5 S, Range 1 E,  
 Salt Lake Base and Meridian  
 County: Utah State: Utah  
 Parcel Number: 13:067:0097



CC#:11421 WO#:6928820

Landowner Name: Sky Harbor II LLC

Drawn by: TW

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: NTS