

ENT 31072 : 2025 PG 1 of 4  
**ANDREA ALLEN**  
**UTAH COUNTY RECORDER**  
2025 Apr 29 03:41 PM FEE 40.00 BY CS  
RECORDED FOR Real Advantage Title Insura  
ELECTRONICALLY RECORDED

*REV05042015*

Return to:

Rocky Mountain Power  
Wyatt Hansen  
1407 West North Temple Ste. 110  
Salt Lake City, UT 84116

Project Name: Steele Ridge Buildings 4 & 5

WO#: 7329894

RW#:

**UNDERGROUND RIGHT OF WAY EASEMENT**

For value received, Steele Ridge 7 LLC ("Grantor"), hereby grants Rocky Mountain Power, an unincorporated division of PacifiCorp its successors and assigns, ("Grantee"), an easement for a right of way, 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 A attached hereto and by this reference made a part hereof:

**Legal Description:**

A right-of-way easement situate in the in the northeast quarter of section 14, township 5 south, range 1 west, Salt Lake Base & Meridian, in favor of Rocky Mountain Power 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, being more particularly described as follows:

Beginning at a point located 15.00 feet south from the northwest corner of lot 7, Steele Ridge plaza subdivision plat, on file in the office of the Utah County Recorder, file no. 18548, and running thence s 90°00'00" e 121.01 feet, thence s 48°03'56" e 52.86 feet, thence s 00°19'20" w 76.71 feet, thence n 89°19'32" w 10.00 feet, thence n 00°19'20" e 72.16 feet, thence n 48°03'56" w 33.57 feet, thence n 88°10'30" w 4.63 feet, thence s 00°21'02" e 94.91 feet, thence s 89°14'10" w 25.77 feet, thence n 00°00'00" e 10.00 feet, thence n 89°14'10" e 15.71 feet, thence n 00°21'02" w 82.23 feet, thence n 90°00'00" w 110.73 feet, thence n 00°00'00" e 20.00 feet to the point of beginning.

Said easement contains 0.11 acres (4,712 sq. Ft.)

Assessor Parcel No. 66:919:0007

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

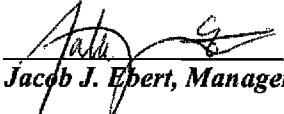
with the present and (without payment therefor) the future right to keep the right of way clear of all brush, trees, timber, structures, buildings and other hazards which might endanger Grantee's facilities or impede Grantee's activities.

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 29 day of April, 2025.

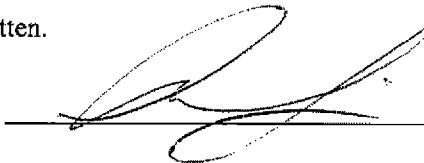
  
\_\_\_\_\_  
Jacob J. Ebert, Manager      GRANTOR

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

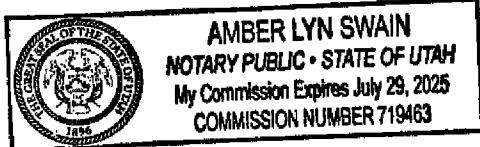
STATE OF Utah)  
County of Utah) ss.

On this 29 day of April, 2025, before me, the undersigned Notary Public in and for said State, personally appeared Jacob J. Ebert (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 Steele Ridge 7 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.

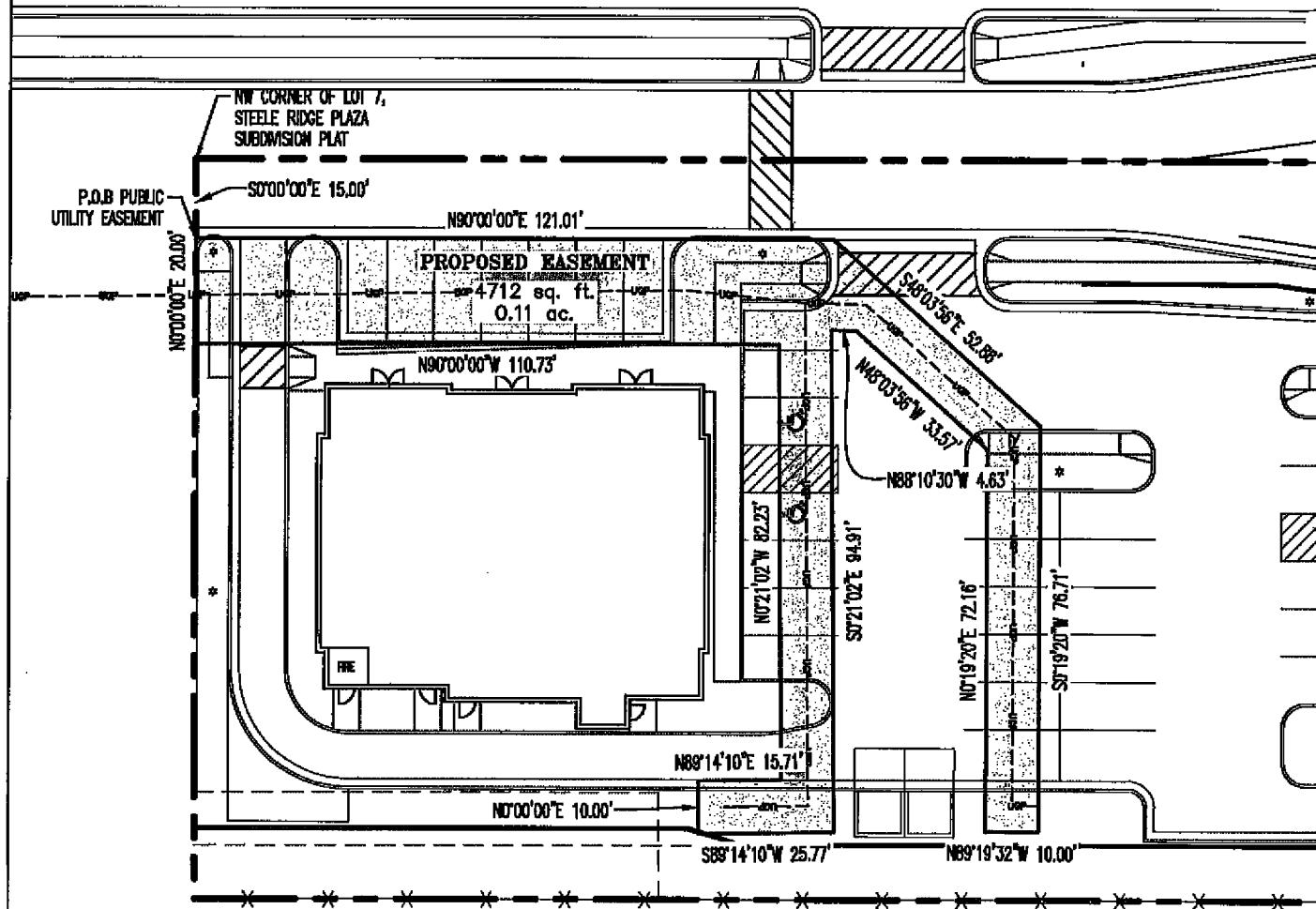


(notary signature)



NOTARY PUBLIC FOR Utah (state)  
Residing at: Orem, Utah (city, state)  
My Commission Expires: 29 July 2025 (d/m/y)

**EXHIBIT A**



## ROCKY MOUNTAIN POWER EASEMENT BOUNDARY DESCRIPTION

A RIGHT-OF-WAY EASEMENT SITUATE IN THE IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, IN FAVOR OF ROCKY MOUNTAIN POWER 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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED 15.00 FEET SOUTH FROM THE NORTHWEST CORNER OF LOT 7, STEELE RIDGE PLAZA SUBDIVISION PLAT, ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER, FILE NO. 18548, AND RUNNING THENCE S 90°00'00" E 121.01 FEET, THENCE S 48°03'56" E 52.88 FEET, THENCE S 00°19'20" W 76.71 FEET, THENCE N 89°19'32" W 10.00 FEET, THENCE N 00°19'20" E 72.16 FEET, THENCE N 48°03'56" W 33.57 FEET, THENCE N 88°10'30" W 4.63 FEET, THENCE S 00°21'02" E 94.91 FEET, THENCE S 89°14'10" W 25.77 FEET, THENCE N 00°00'00" E 10.00 FEET, THENCE N 89°14'10" E 15.71 FEET, THENCE N 00°21'02" W 82.23 FEET, THENCE N 90°00'00" W 110.73 FEET, THENCE N 00°00'00" E 20.00 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT CONTAINS 0.11 ACRES (4,712 SQ. FT.)

