

REV05042015

Return to:
Rocky Mountain Power
Lisa Louder/Roy Avery
1407 West North Temple Ste. 110
Salt Lake City, UT 84116



W3192910

Project Name: Riverdale Landing
WO#: 6911523
RW#:

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, **Larry H. Miller Management Corporation** (“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 **Weber County, State of Utah** more particularly described as follows and as more particularly described and/or shown on Exhibit(s) **“A1”, “A2”, “A3”, and “B”** attached hereto and by this reference made a part hereof:

Assessor Parcel No. 06-341-0006

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 18th day of August, 2021.

Steve Starks

written name of who is signing **GRANTOR**



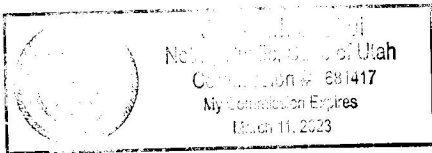
Signature

Acknowledgment by a Corporation, LLC, or Partnership:

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

On this 18th day of August, 2021, before me, the undersigned Notary Public in and for said State, personally appeared Steve Starks (name), known or identified to me to be the 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 Larry H. Miller Management Corporation (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.

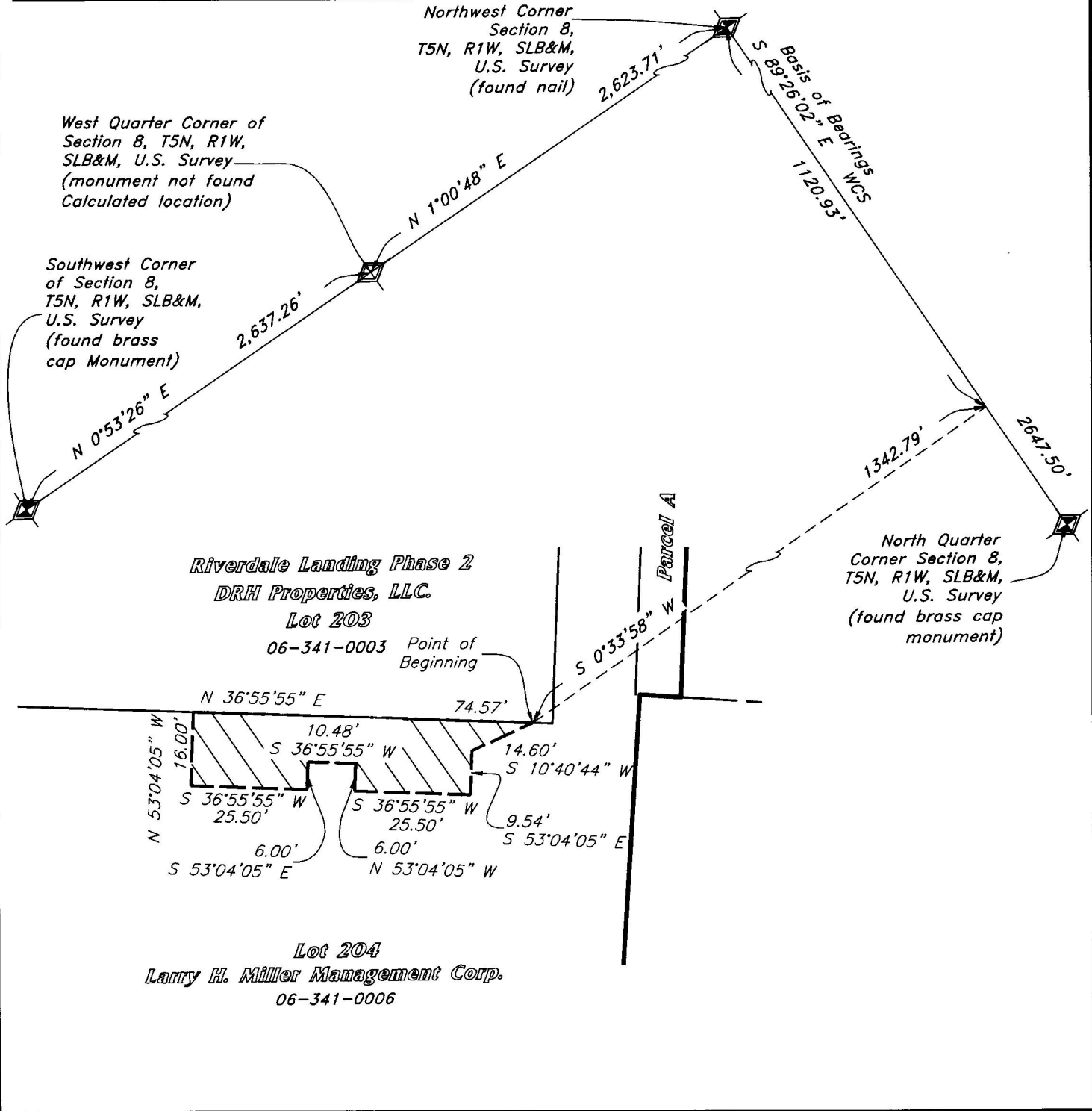
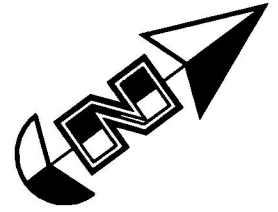


Jane L. Soaker

(notary signature)
NOTARY PUBLIC FOR UTAH (state)
Residing at: LEHI, UTAH (city, state)
My Commission Expires: 03-11-2023 (d/m/y)

Property Description

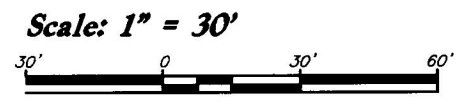
Northwest Quarter, Section 8, Township 5 North, Range 1 West,
Salt Lake Base and Meridian
County: Weber, State: UT



CC#: 11461 WO#: 6911523
 Landowner Name: LHM
 Drawn by: AWA

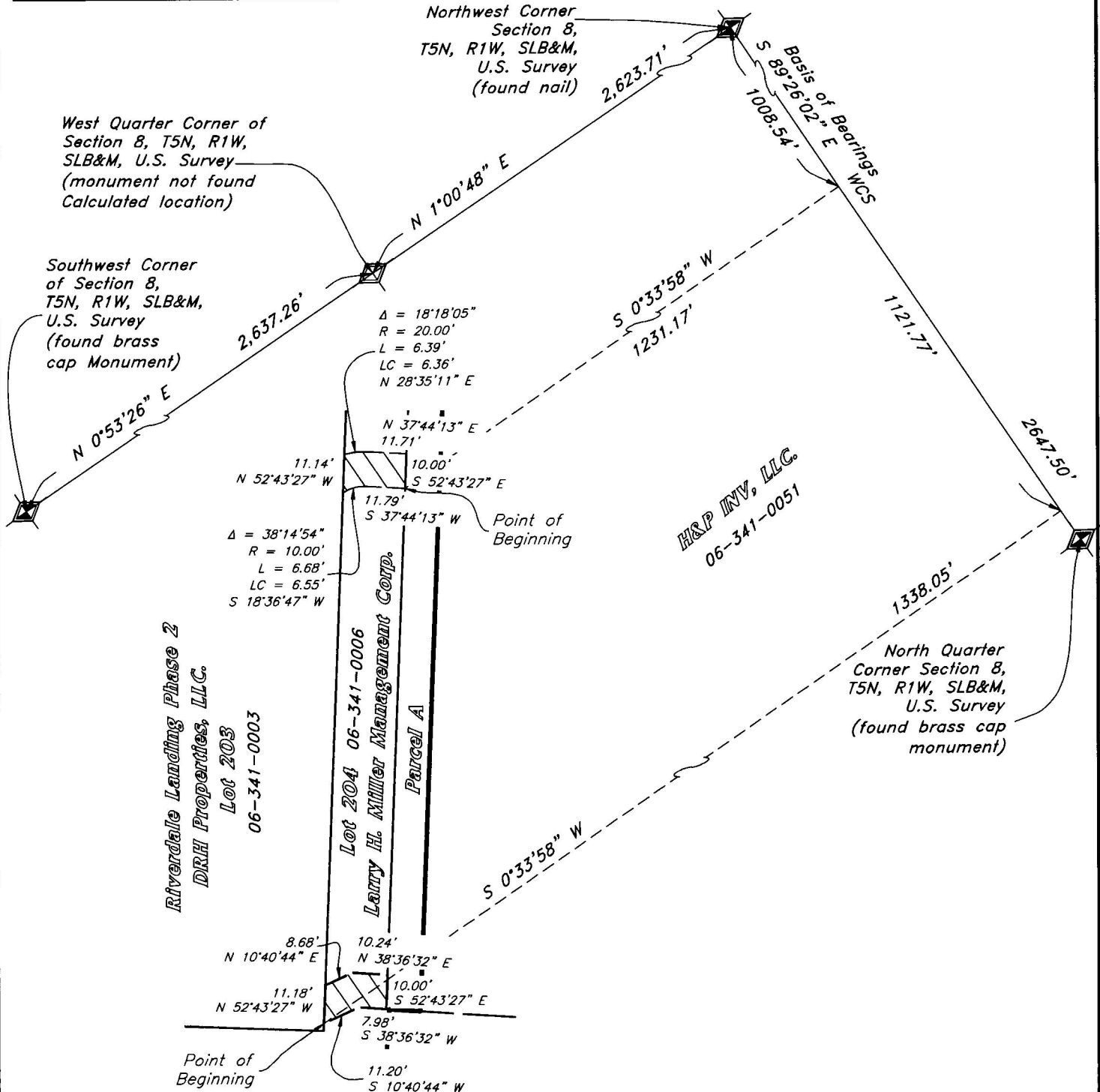
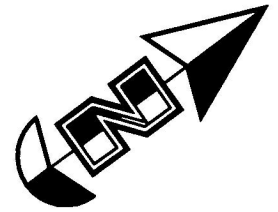
This drawing should be used only as a representation of the location of the easement being conveyed. The exact location of all structures, lines and appurtenances is subject to change within the boundaries of the described easement area.

EXHIBIT A2



Property Description

Northwest Quarter, Section 8, Township 5 North, Range 1 West,
 Salt Lake Base and Meridian
 County: Weber, State: UT



CC#: 11461 WO#: 6911523
 Landowner Name: LHM
 Drawn by: AWA

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EXHIBIT A3



Exhibit B

Larry H. Miller Management Group, Lot 204, 06-341-0006 (Exhibit A1)

A part of Lot 204, Riverdale Landing Phase 2 Subdivision lying within the Northwest Quarter of Section 8, Township 5 North, Range 1 West, Salt Lake Base and Meridian in Weber County, Utah:

Beginning at a point on a Northeasterly Line of said Lot 204 being 9.32 feet North 53°04'05" West along said Northeasterly Line from the most Southerly angle point common to said Lot 204 and Lot 201; said point of beginning is located 842.16 feet South 89°26'02" East along the Section Line; and 1574.18 feet South 0°33'58" West from the Northwest Corner of said Section 8; and running thence South 35°08'25" West 97.55 feet; thence South 53°09'37" East 63.79 feet; thence South 36°50'23" West 10.00 feet; thence North 53°09'37" West 73.50 feet; thence North 35°08'25" East 107.57 feet to the Northeasterly Line of said Lot 204; thence South 53°04'05" East 10.00 feet along said Northeasterly Line to the point of beginning.

Contains 1,712 sq ft

Also: (Exhibit A2)

Beginning at a point on a Northwesterly Line of said Lot 204 being 4.31 feet South 36°55'55" West along said Northwesterly Line from the most Easterly Corner of Lot 203; said point of beginning is located 1120.93 feet South 89°26'02" East along the Section Line; and 1342.79 feet South 0°33'58" West from the Northwest Corner of said Section 8; and running thence South 10°40'44" West 14.60 feet; thence South 53°04'05" East 9.54 feet; thence South 36°55'55" West 25.50 feet; thence North 53°04'05" West 6.00 feet; thence South 36°55'55" West 10.48 feet; thence South 53°04'05" East 6.00 feet; thence South 36°55'55" West 25.50 feet; thence North 53°04'05" West 16.00 feet to the Northwesterly Line of said Lot 204; thence North 36°55'55" East 74.57 feet along said Northwesterly Line to the point of beginning.

Contains 963 sq ft

Also: (Exhibit A3)

Beginning at a point on a Southwesterly Line of said Lot 204 being 2.13 feet North 52°43'27" West along said Northeasterly Line from the most Easterly Corner of Lot 203; said point of beginning is located 1121.77 feet South 89°26'02" East along the Section Line; and 1338.05 feet South 0°33'58" West from the Northwest Corner of said Section 8; and running thence North 52°43'27" West 11.18 feet along said Southwesterly Line; thence North 10°40'44" East 8.68 feet; thence North 38°36'32" East 10.24 feet to the Northeasterly Line of said Lot 204; thence South 52°43'27" East 10.00 feet along said Northeasterly Line; thence South 38°36'32" West 7.98 feet; thence South 10°40'44" West 11.20 feet to said Southwesterly Line of Lot 204 and the point of beginning.

Contains 190 sq ft

Exhibit B

Also:
(Exhibit A3)

Beginning at a point on the Northeasterly Line of said Lot 204 located 1008.54 feet South $89^{\circ}26'02''$ East along the Section Line; and 1231.17 feet South $0^{\circ}33'58''$ West from the Northwest Corner of said Section 8; and running thence South $37^{\circ}44'13''$ West 11.79 feet to a point of curvature; thence Southwesterly along the arc of a 10.00 foot radius curve to the left a distance of 6.68 feet (Central Angle equals $38^{\circ}14'54''$ and Long Chord bears South $18^{\circ}36'47''$ West 6.55 feet) to the Southwesterly Line of said Lot 204; thence North $52^{\circ}43'27''$ West 11.14 feet along said Southwesterly Line; thence Northeasterly along the arc of a 20.00 foot radius curve to the right a distance of 6.39 feet (Center bears South $70^{\circ}33'52''$ East, Central Angle equals $18^{\circ}18'05''$ and Long Chord bears North $28^{\circ}35'11''$ East 6.36 feet) to a point of tangency; thence North $37^{\circ}44'13''$ East 11.71 feet to the Northeasterly Line of said Lot 204; thence South $52^{\circ}43'27''$ East 10.00 feet along said Northeasterly Line to the point of beginning.

Contains 182 sq ft