

REV05042015

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



W3201596

Project Name: Courtyard at Green Farm Phase 2
WO#: 8075242
RW#:

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, **Green Farm 2 Community, 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 129.61 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 **Weber** 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:

A parcel of land, situate in the Northeast Quarter of Section 5 and the Northwest and Southwest Quarters of Section 4, Township 5 North, Range 2 West, Salt Lake Base and Meridian, said parcel also located in West Haven City, Weber County, Utah. Being more particularly described as follows:

Beginning at the Northwest corner of Lot 13, The Grove at Green Farm - Phase 1, said point being North 89°16'46" West 1321.64 feet along the Section line and North 00°43'14" East 349.60 feet from the East Quarter Corner of said Section 5 and running thence: North 00°37'45" East 322.08 feet to the Southeast Corner of Charles Green Subdivision Phase 2; thence North 01°33'37" East 657.63 feet along the East line of Charles Green Subdivision Phase 2 to and along the East line of Charles Green Subdivision Phase 1 to the Southerly line of that parcel described in the Personal Representative Deed (Entry No. 3067562 at the Weber County Recorder's Office); thence South 89°08'20" East 1304.13 feet along said Southerly line, also being an existing fence; thence North 1323.28 feet to the North line of said Section 5; thence East 16.50 feet to the Northeast corner of said Section 5; thence South 1305.60 feet along the East line of said Section 5 to the Southerly line of that property conveyed in a Warranty Deed (Entry No. 1384216 in Book 1788 at Page 2176 at the Weber County Recorder's Office), also being an existing fence; thence South 89°18'58" East 653.41 feet along said Southerly line to the Westerly line of that property conveyed in a Warranty Deed (Entry No. 3003585 at the Weber County Recorder's Office), also being the 1/16th line of said Section 4; thence South 00°40'40" West 1309.03 feet along said Westerly line and 1/16th line; thence North 89°16'15" West 161.70 feet; thence Westerly 187.06 feet along the arc of a 280.72-foot radius tangent curve to the left (center bears South 00°44'01" West and the long chord bears South 71°38'37" West 183.62 feet with a central angle of 38°10'47"); thence South 50°33'37" West 74.65 feet to the Northerly line of The Fields at Green Farm Phase 3; thence along said Northerly line the following three (3) courses and distance: 1) Westerly 23.56 feet along the arc of a 15.00-foot radius tangent curve to the right (center bears North 39°26'23" West and the long chord bears North 84°26'23" West 21.21 feet with a central angle of 90°00'00"); 2) North 39°26'23" West 179.15 feet and 3) Northwesterly 199.20 feet along the arc of a 352.11-foot radius non-tangent curve to the left (center bears South 50°33'41" West and the long chord bears North 55°38'45" West 196.56 feet with a central angle of 32°24'52") to the Southeast corner of Parcel B, The Grove at Green Farm Phase 2; thence North 16°27'16" East 171.48 feet along the East line of said Parcel B; thence North 88°51'38" West 1337.85 feet along the North lines of Phase 1 and 2, The Grove at Green Farm to the Point of Beginning.

Assessor Parcel No.

08-037-0242

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 27th day of October, 2021.

Jed M Nilson
written name of who is signing GRANTOR

[Handwritten Signature]
Signature

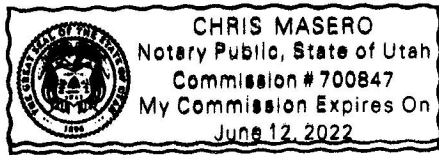
Acknowledgment by a Corporation, LLC, or Partnership:

STATE OF Utah)
County of WEBER) ss.

On this 21th day of October, 2021, before me, the undersigned Notary Public in and for said State, personally appeared JED NILSON (name), known or identified to me to be the (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 Green Farm 2 Community 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.

Chris Masero
(notary signature)



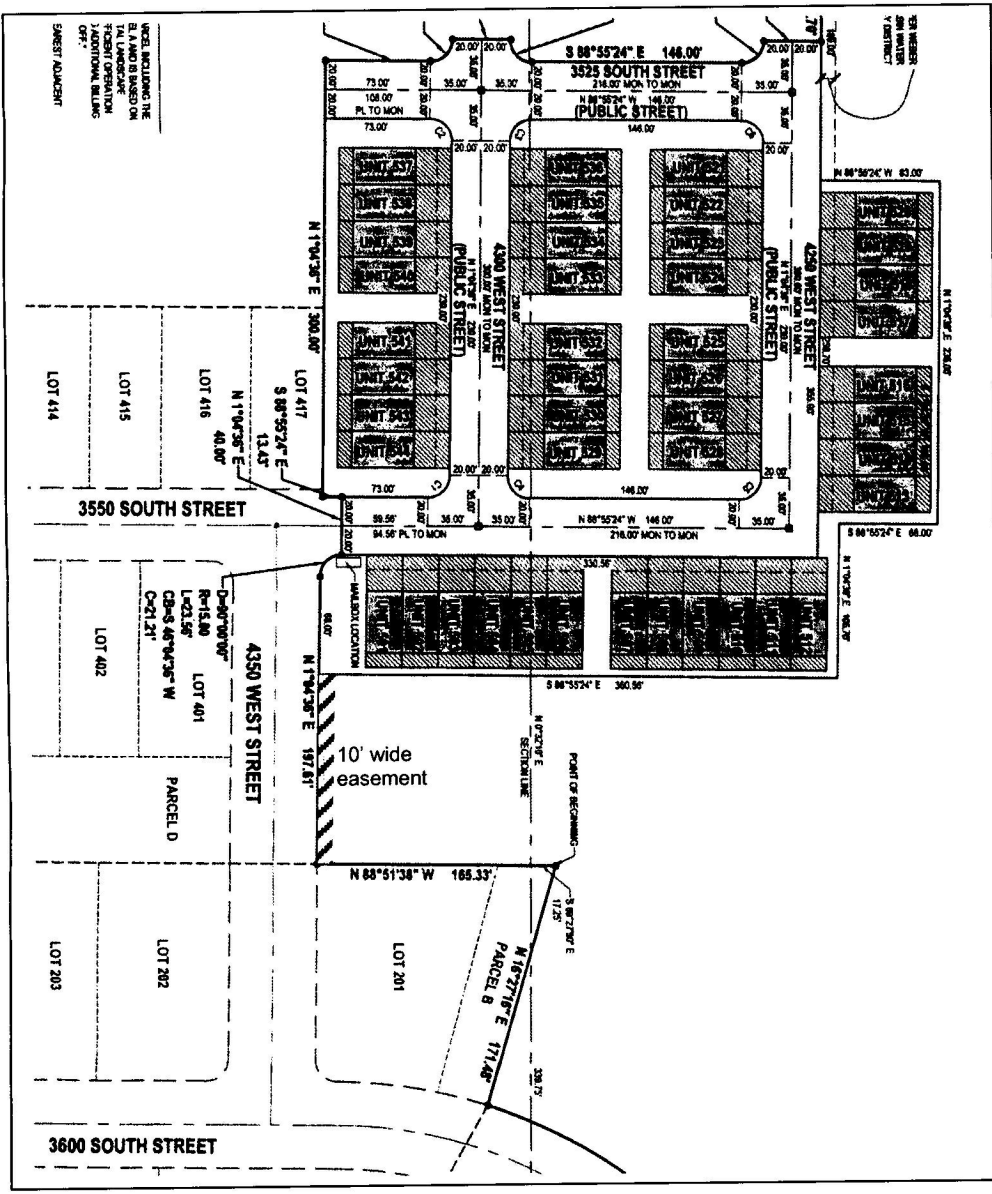
NOTARY PUBLIC FOR Utah (state)
Residing at: South Ogden (city, state)
My Commission Expires: 6-12-2022 (d/m/y)

Property Description

Quarter: SE Quarter: NE Section: 5 Township 5 N (N or S), Range 2 W (E or W), Salt Lake Meridian

County: Weber State: Utah

Parcel Number: 08-037-0242



CC#: 11461 WO#: 8075242
 Landowner Name: Green Farm 2 Cmty
 Drawn by: R. Avery

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: Not To Scale