



W3233149

REV05042015

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

E# 3233149 PG 1 OF 5

LEANN H KILTS, WEBER CTY. RECORDER
29-APR-22 209 PM FEE \$40.00 TN
REC FOR: ROCKY MOUNTAIN POWER

Project Name: Taylor Landing sewer lift station
WO#: 8092985
RW#:

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, **3900 West/Taylor Partners, 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 1,220 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:

Parcel 2: Part of the East Half of the Northwest Quarter of Section 28, Township 6 North, Range 2 West, Salt Lake Meridian, US Survey; Beginning at the Northeast Corner of the Northwest Quarter of Section 28 and Running Thence West 74'4", Thence South 150 feet, Thence West 290 feet, Thence South 20 feet, Thence West 180 feet, Thence South 186.72 feet, Thence West 125 feet, Thence North 58.15 feet, more or less, to a Point 290.33 feet South of the North Section Line of Section 28, Thence West 150 feet Thence North 290.33 feet, Thence West 500.67 feet, More or Less, to the Northwest Corner of the East Half of the Northwest Quarter of Section 28, Thence South 40 Chains, Thence East 20 Chains, Thence North 40 Chains to the Place of Beginning.

Less and Excepting the Following: a Tract of Land Situate in the Northwest Quarter of Section 28, Township 6 North, Range 2 West, Salt Lake Base & Meridian, US Survey, Weber County, Utah Being More Particularly Described as Follows:

Commencing at the West Quarter Corner of Said Section 28, Thence South 89° 13'14" East 1324.08 feet along the Quarter Section Line, Thence North 00°46'08" East 33.00 feet to a Point on the North Line of 2200 South Street, the True Point of Beginning, Thence North 00°46'08" East 968.00 feet along the One Sixteenth Line, Thence South 89°13'14" East 900.00 feet, Thence South 00°46'08" West 968.00 feet to a Point on the North Line of 2200 South Street, Thence North 89°13'14" West 900.00 feet along the North Line of 2200 South Street to the Point of Beginning.

Also less and Excepting: Part of the Northwest Quarter of Section 28, Township 6 North, Range 1 East, Salt Lake Base and Meridian, US Survey, More Particularly Described as Follows:

Beginning at a Point which is South 89°13'14" East 1324.08 feet from the West Quarter Corner of Said Section 28, and Running Thence North 00°46'08" East 33.00 feet to the South Line of Equine Estates, Thence along Said South Line Extended South 89°13'14" East 900.00 feet, Thence South 00°46'08" West 33.00 feet, Thence North 89°13'14" West 900.00 feet to the Point of Beginning.

— DR

Assessor Parcel No. 15-078-0179

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 14TH day of APRIL, 2022.

Douglas Nesler

written name of who is signing GRANTOR



Signature

Acknowledgment by a Corporation, LLC, or Partnership:

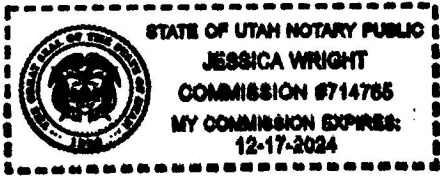
STATE OF Utah)
) ss.
County of Davis)

On this 14th day of April, 2022, before me, the undersigned Notary Public in and for said State, personally appeared Douglas John Nasler (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 3900 West Taylor Partners 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.

Jessica Wright

(notary signature)

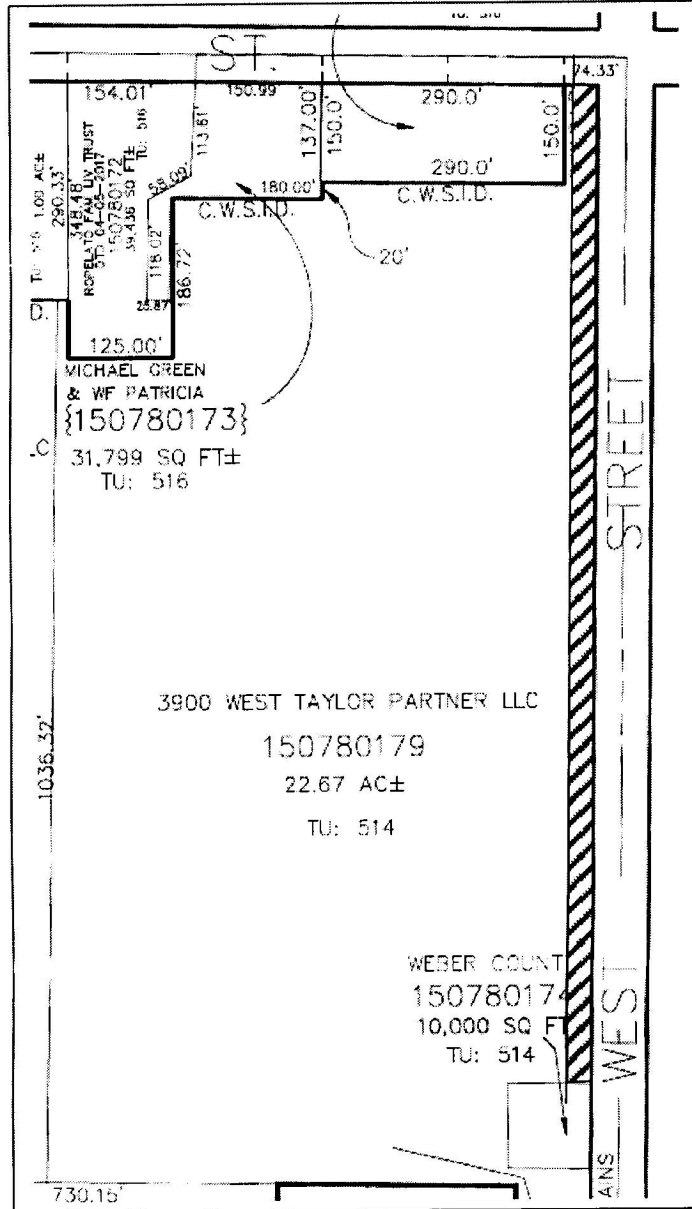


NOTARY PUBLIC FOR Utah (state)
Residing at: Layton, Utah (city, state)
My Commission Expires: 12-17-2024 (d/m/y)

dr

Property Description

Quarter: NE Quarter: NW Section: 28 Township 6 N (N or S),
 Range 2 W (E or W), Salt Lake Base & Meridian
 County: Weber State: Utah
 Parcel Number: 15-078-0179



CC#: 11461 WO#: 8092985

Landowner Name: 3900 West/Taylor Prtnrs

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