



\*W3345427\*

REV05042015

Return to:

Rocky Mountain Power  
Lisa Louder/Jacob Barnett  
1407 West North Temple Ste. 110  
Salt Lake City, UT 84116

E# 3345427 PG 1 OF 7  
Leann H. Kilts, WEBER COUNTY RECORDER  
29-Oct-24 1136 AM FEE \$40.00 DEP DAC  
REC FOR: PACIFICORP- LLOUDER  
ELECTRONICALLY RECORDED

Project Name: Ken Garff Honda

WO#: 7222684

RW#: \_\_\_\_\_

### UNDERGROUND RIGHT OF WAY EASEMENT

For value received, **Garff Properties—La Quinta, 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 250 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:

PCV

Legal Description: *S75N 1W*

Assessor Parcel No. 06-354-0003

SW 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 11 day of October, 2024.

**“GRANTOR”**

**GARFF PROPERTIES—LA QUINTA, LLC**

By:   
Name: John K. Garff  
Title: Manager

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

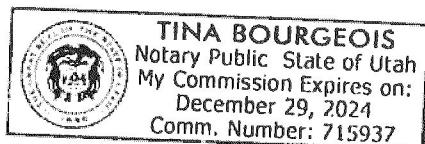
STATE OF Utah)  
 County of Salt Lake) ss.

On this 11 day of October, 2024, before me, the undersigned Notary Public in and for said State, personally appeared John Garff (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 Garff Properties-LA <sup>(Quinta, LLC)</sup> (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.

*Tina Bourgeois*

(notary signature)



NOTARY PUBLIC FOR Utah (state)  
 Residing at: West Valley City Utah (city, state)  
 My Commission Expires: 29/12/2024 (d/m/y)

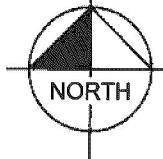
12 7 WEST QUARTER CORNER  
OF SECTION 7, T5N, R1W,  
SLB&M

POC

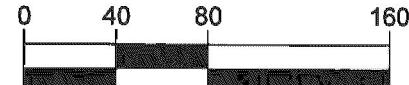
(BASIS OF BEARINGS)  
N0°20'06"E 2661.22'

12 7 SOUTHWEST CORNER  
OF SECTION 7,  
T5N, R1W, SLB&M  
13 18

| LINE TABLE |             |        |
|------------|-------------|--------|
| NO.        | BEARING     | LENGTH |
| L1         | S00°44'15"W | 3.37'  |
| L2         | N89°15'45"W | 17.00' |
| L3         | N00°44'15"E | 16.73' |
| L4         | S89°15'54"E | 17.00' |
| L5         | S00°44'15"W | 3.37'  |

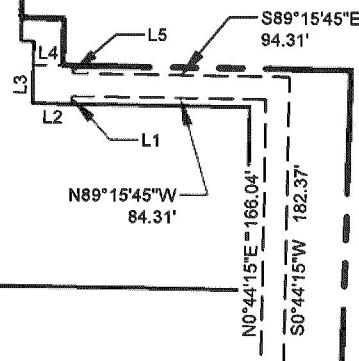


GRAPHIC SCALE IN FEET



1" (INCH) = 80' (FEET)

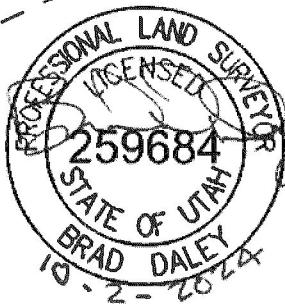
BUILDING



LOT 2  
KEN GARFF AUTO GROUP  
PARCEL NO. 063540003

0.159 ACRE  
6,947 SQ. FT.

RIVERDALE RD. (SR-26)



## LEGEND

- SECTION LINE
- Boundary Line
- EASEMENT LINE AS NOTED
- Tie Line
- Centerline
- SECTION CORNER
- QUARTER CORNER
- ▲ CALCULATED POINT

CC#:

WO#:

LANDOWNER:

DRAWN BY:

KIMLEY-HORN

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.

Sheet 1 of 2

 **ROCKY MOUNTAIN**  
POWER  
A DIVISION OF PACIFICORP

SCALE:  
1" = 80'

**EXHIBIT A**

## EASEMENT LEGAL DESCRIPTION

A ROCKY MOUNTAIN POWER EASEMENT LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, CITY OF RIVERDALE, WEBER COUNTY, UTAH, BEING A PART OF LOT 2 OF THE KEN GARFF RIVERDALE SUBDIVISION, AS SHOWN ON THE PLAT THERE OF RECORDED UNDER INSTRUMENT NO. 3315979, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

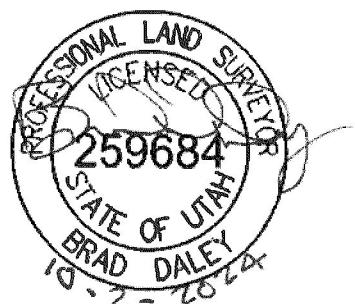
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 7 FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 7 BEARS NORTH 0°20'06" EAST, A DISTANCE OF 2661.22 FEET; THENCE NORTH 0°20'06" EAST, A DISTANCE OF 386.12 FEET, AND NORTH 89°39'54" WEST, A DISTANCE OF 819.11 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 2, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF RIVERDALE RD.;

THENCE ALONG SAID LOT LINE AND RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES AND DISTANCES:  
 NORTH 02°25'00" WEST, A DISTANCE OF 10.89 FEET;  
 NORTH 64°14'15" EAST, A DISTANCE OF 196.59 FEET;  
 NORTH 68°02'59" EAST, A DISTANCE OF 120.52 FEET;

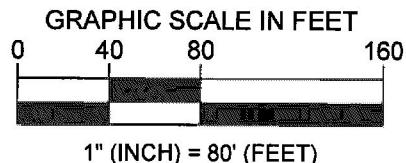
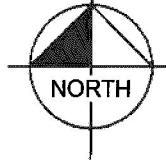
THENCE NORTH 65°23'00" EAST, A DISTANCE OF 80.44 FEET;  
 THENCE NORTH 00°44'15" EAST, A DISTANCE OF 166.04 FEET;  
 THENCE NORTH 89°15'45" WEST, A DISTANCE OF 84.31 FEET;  
 THENCE SOUTH 00°44'15" WEST, A DISTANCE OF 3.37 FEET;  
 THENCE NORTH 89°15'45" WEST, A DISTANCE OF 17.00 FEET;  
 THENCE NORTH 00°44'15" EAST, A DISTANCE OF 16.73 FEET;  
 THENCE SOUTH 89°15'54" EAST, A DISTANCE OF 17.00 FEET;  
 THENCE SOUTH 00°44'15" WEST, A DISTANCE OF 3.37 FEET;  
 THENCE SOUTH 89°15'45" EAST, A DISTANCE OF 94.31 FEET;  
 THENCE SOUTH 00°44'15" WEST, A DISTANCE OF 182.37 FEET;  
 THENCE SOUTH 65°23'00" WEST, A DISTANCE OF 87.00 FEET;  
 THENCE SOUTH 68°02'59" WEST, A DISTANCE OF 120.42 FEET;  
 THENCE SOUTH 64°14'15" WEST, A DISTANCE OF 200.57 FEET TO THE POINT OF BEGINNING.

CONTAINS 6,947± SQ. FT. OR 0.159 ACRE±

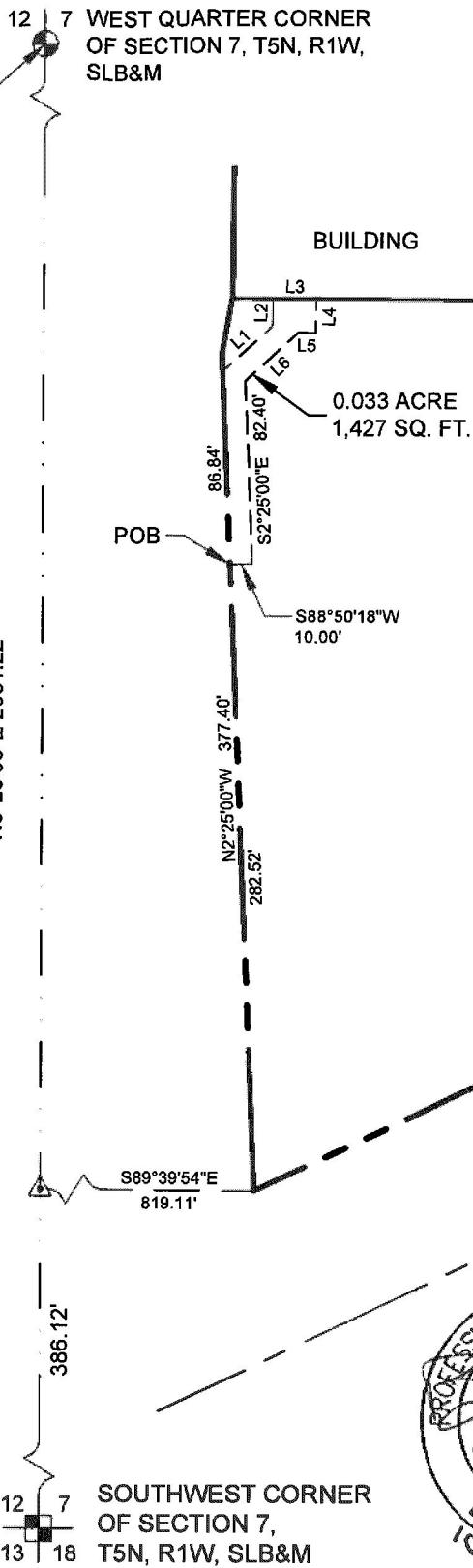
QUARTER: SW SECTION: 7, TOWNSHIP 5 NORTH  
 RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.  
 COUNTY: WEBER STATE: UTAH  
 PARCEL NUMBER: 063540003



|              |  |   |
|--------------|--|---|
| CC#:         | WO#:   | 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. |
| LANDOWNER:   |  |   |
| DRAWN BY:    | KIMLEY-HORN  |   |
| EXHIBIT A    |  <b>ROCKY MOUNTAIN<br/>POWER</b><br><small>A DIVISION OF PACIFICORP</small> |   |
| Sheet 2 of 2 |  | SCALE:<br>1" = 80'  |



(BASIS OF BEARINGS)  
N0°20'06"E 2661.22'



## LINE TABLE

| NO. | BEARING     | LENGTH |
|-----|-------------|--------|
| L1  | S47°29'54"W | 30.41' |
| L2  | S00°44'15"W | 12.07' |
| L3  | N89°15'45"W | 19.00' |
| L4  | N00°44'15"E | 15.00' |
| L5  | S89°15'45"E | 7.52'  |
| L6  | N47°29'54"E | 32.11' |

LOT 2  
KEN GARFF AUTO GROUP  
PARCEL NO. 063540003

## LEGEND

- SECTION LINE
- BOUNDARY LINE
- EASEMENT LINE AS NOTED
- TIE LINE
- CENTERLINE
- SECTION CORNER
- QUARTER CORNER
- ▲ CALCULATED POINT



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CC#:

WO#:

LANDOWNER:

DRAWN BY:

KIMLEY-HORN

Sheet 1 of 2

EXHIBIT A



ROCKY MOUNTAIN  
POWER  
A DIVISION OF PACIFICORP

SCALE:  
1" = 80'

## EASEMENT LEGAL DESCRIPTION

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COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 7 FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 7 BEARS NORTH 0°20'06" EAST, A DISTANCE OF 2661.22 FEET; THENCE NORTH 0°20'06" EAST, A DISTANCE OF 386.12 FEET, AND NORTH 89°39'54" WEST, A DISTANCE OF 819.11 FEET, AND NORTH 2°25'00" WEST, A DISTANCE OF 282.52 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION;

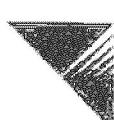
THENCE NORTH 02°25'00" WEST, A DISTANCE OF 86.84 FEET TO A POINT;  
 THENCE NORTH 47°29'54" EAST, A DISTANCE OF 30.41 FEET TO A POINT;  
 THENCE NORTH 00°44'15" EAST, A DISTANCE OF 12.07 FEET TO A POINT;  
 THENCE SOUTH 89°15'45" EAST, A DISTANCE OF 19.00 FEET TO A POINT;  
 THENCE SOUTH 00°44'15" WEST, A DISTANCE OF 15.00 FEET TO A POINT;  
 THENCE NORTH 89°15'45" WEST, A DISTANCE OF 7.52 FEET TO A POINT;  
 THENCE SOUTH 47°29'54" WEST, A DISTANCE OF 32.11 FEET TO A POINT;  
 THENCE SOUTH 02°25'00" EAST, A DISTANCE OF 82.40 FEET TO A POINT;  
 THENCE SOUTH 88°50'18" WEST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.  
 CONTAINS 1,427± SQ. FT. OR 0.033 ACRE±

QUARTER: SW SECTION: 7, TOWNSHIP 5 NORTH  
 RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.  
 COUNTY: WEBER STATE: UTAH  
 PARCEL NUMBER: 063540003



|            |             |
|------------|-------------|
| CC#        | WO#         |
| LANDOWNER: |             |
| DRAWN BY:  | KIMLEY-HORN |
| EXHIBIT A  |             |

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**ROCKY MOUNTAIN  
POWER**  
A DIVISION OF PACIFICORP

Sheet 2 of 2

SCALE:  
1" = 80'