

Return to:

Rocky Mountain Power  
1438 West 2550 South  
Ogden, Utah, 84401

E# 3353741 PG 1 OF 4

B RAHIMZADEGAN, WEBER CTY. RECORDER  
09-JAN-25 108 PM FEE \$40.00 SED  
REC FOR: ROCKY MOUNTAIN POWER

Grantor Parcel Number: 150310024

**POWER EASEMENT**

For value received, **GB MS INDUSTRIAL, LLC**, a Utah limited liability company, ("Grantor"), hereby grants to **ROCKY MOUNTAIN POWER**, ("Grantee"), an access and utility easement for the construction, reconstruction, operation, maintenance, repair, replacement, of a power line and all necessary or desirable accessories and appurtenances thereto, including without limitation: on, over, 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 "A" attached hereto and by this reference made a part hereof:

ds

PCV

AN EASEMENT 15 FEET IN WIDTH, BEING 7.5 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE. SAID EASEMENT BEING A PART OF THE WEST HALF OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING LOCATED NORTH 00°12'34" WEST 3278.86 FEET ALONG THE WEST SECTION LINE OF SAID WEST HALF OF SECTION 12 AND NORTH 90°00'00" EAST 537.87 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 12; RUNNING THENCE SOUTH 89°49'48" EAST 36.56 FEET; THENCE SOUTH 23°09'40" EAST 29.63 FEET; THENCE SOUTH 03°02'50" WEST 676.87 FEET; THENCE SOUTH 04°53'37" WEST 212.39 FEET; THENCE SOUTH 07°35'40" EAST 219.30 FEET; THENCE SOUTH 18°54'28" EAST 214.80 FEET; THENCE SOUTH 00°11'38" WEST 182.78 FEET TO THE POINT OF TERMINATION.

Assessor Parcel Number: 150310024 / NP

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 2 day of January, 2025.

**GB MS INDUSTRIAL, LLC**

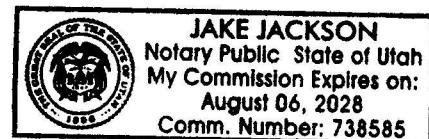
Jonathan Gardner  
NAME

Manager  
TITLE

State of Utah

County of Salt Lake  
On this 2, day of January, 225, personally appeared before me  
Jonathan Gardner, whose identity is personally known to me  
(or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did  
say that they are the Manager of GB MS INDUSTRIAL LLC and that said document  
was signed by him/her in behalf of said corporation, and said  
Manager acknowledged to me that said corporation executed the  
same.

Jake Jackson  
Notary Public



## Property Description

Quarter: WEST Quarter:        Section: 12 Township 6 NORTH  
Range 2 WEST        S.L.B.&M.        Meridian  
County: WEBER        State: UTAH  
Parcel Number:        150310024



## BOUNDARY DESCRIPTION

AN EASEMENT 15 FEET IN WIDTH, BEING 7.5 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE. SAID EASEMENT BEING A PART OF THE WEST HALF OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING LOCATED NORTH 00°12'34" WEST 3278.86 FEET ALONG THE WEST SECTION LINE OF SAID WEST HALF OF SECTION 12 AND NORTH 90°00'00" EAST 537.87 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 12; RUNNING THENCE SOUTH 89°49'48" EAST 36.56 FEET; THENCE SOUTH 23°09'40" EAST 29.63 FEET; THENCE SOUTH 03°02'50" WEST 676.87 FEET; THENCE SOUTH 04°53'37" WEST 212.39 FEET; THENCE SOUTH 07°35'40" EAST 219.30 FEET; THENCE SOUTH 18°54'28" EAST 214.80 FEET; THENCE SOUTH 00°11'38" WEST 182.78 FEET TO THE POINT OF TERMINATION.

CC#:	WO#:
Landowner Name:	<u>GB MS, Industrial, LLC</u>
Drawn by:	

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.

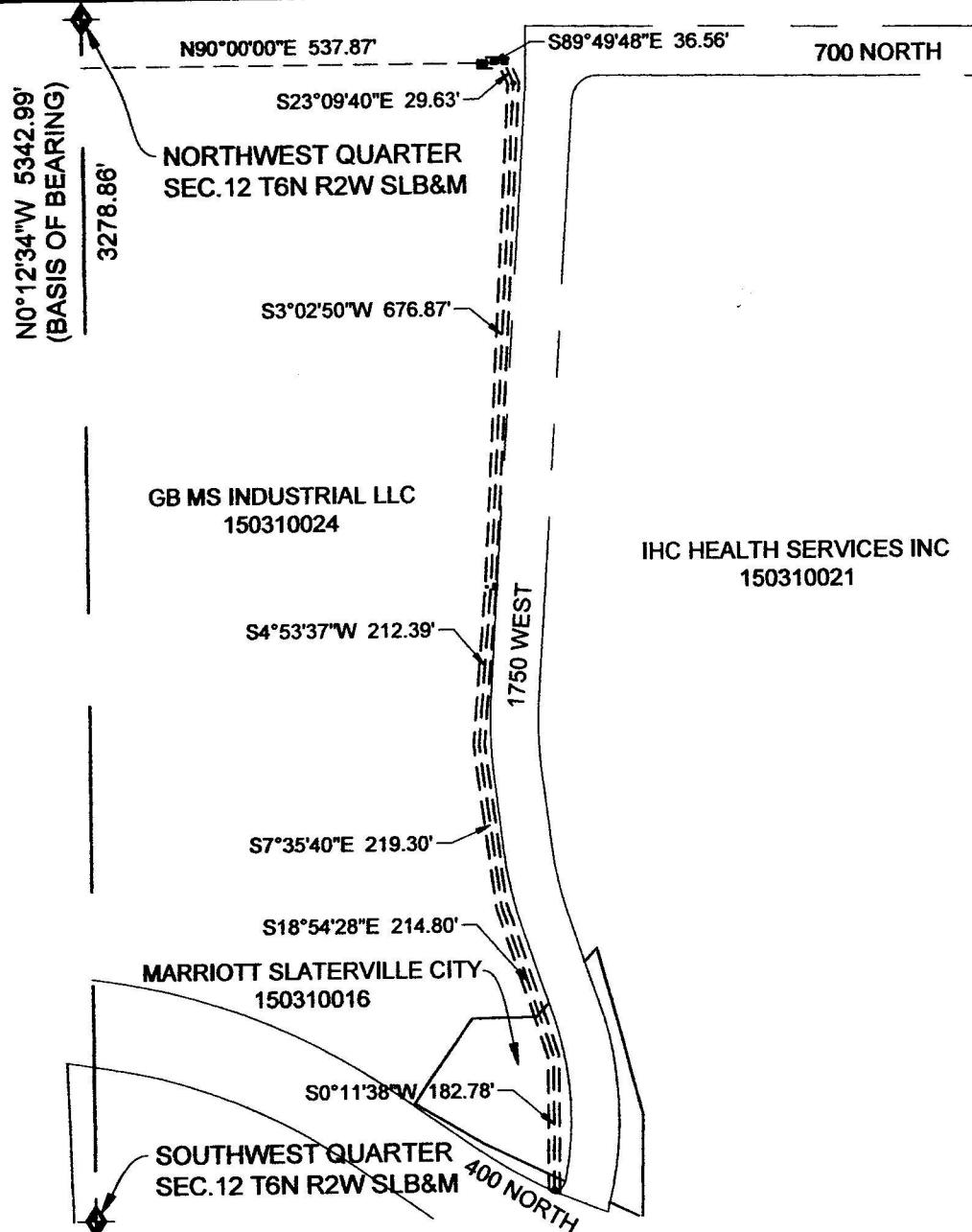


## EXHIBIT B

## Property Description

Half: WEST Quarter: 12 Section: 12 Township 6 NORTH  
 Range 2 WEST S.L.B.&M. Meridian  
 County: WEBER State: UTAH  
 Parcel Number: 150310024 & 150310016

↑  
N



CC#:	WO#:
Landowner Name:	
Drawn by:	

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.



SCALE: 1" = 250'

**EXHIBIT A**