

REV05042015

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

Project Name: LAY16 IHC/JF CAPITOL UG RELOCATE 280782  
WO#: 8057070  
RW#:

**UNDERGROUND RIGHT OF WAY EASEMENT**

For value received, **JF PARKWAY PARTNERS QOZB 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 636 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 **Davis** County, State of **Utah** more particularly described as follows and as more particularly described and/or shown on Exhibit(s) **A, B** attached hereto and by this reference made a part hereof:

Legal Description:

A part of the Northwest Quarter of Section 28 Township 4 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, Layton City, Davis County, Utah:

Beginning at a point 1566.43 feet South 0°04'16" West along the Section Line and 137.74 feet South

89°55'44" East from the Northwest Quarter Corner of said Section 28; and running thence North 56°48'54" East 553.40 feet; thence South 33°11'06" East 25.00 feet to a point on the Southerly property line of Grantor's Property; thence along Grantor's south property North 56°48'54" East 30.00 feet; thence North 33°11'06" West 20.00 feet; thence South 56°48'54" West 15.50 feet; thence North 33°11'06" West 15.00 feet; thence South 56°48'54" West 547.90 feet; thence North 33°11'06" West 18.31 feet; thence South 56°48'54" West 20.00 feet; thence South 33°11'06" East 28.31 feet to the point of beginning.

Contains: 6,718 square feet

NOTE

ROTATE BEARINGS CLOCKWISE 0°22'09" TO MATCH DAVIS COUNTY BEARINGS

Assessor Parcel No. 11-856-0001

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.

Grantee shall restore (as near as practicable) to its previous condition, at no cost to Grantor, any pavement, landscaping, curb and gutter, or any other improvement damaged in constructing, maintaining, repairing, removing or replacing the Facilities within such right-of-way.

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 1<sup>st</sup> day of October, 2021.

Chad Bessinger  
Print and Sign GRANTOR

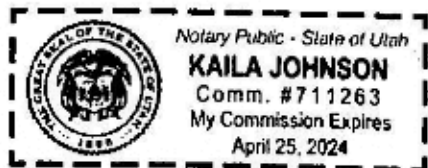
  
Print and Sign GRANTOR

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

STATE OF UTAH )  
 ) ss.  
County of DAVIS )

On this 1<sup>st</sup> day of October, 2021, before me, the undersigned Notary Public in and for said State, personally appeared Chad Bessinger (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 JF Parkway Partners Q02B, 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.



[Handwritten Signature]  
(notary signature)

NOTARY PUBLIC FOR Utah (state)  
Residing at: Kaysville, Utah (city, state)  
My Commission Expires: 4/25/2024 (d/m/y)



# Property Description

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CC#: \_\_\_\_\_

WO#: 8057070

Landowner Name: JF PARKWAY PARTNERS COZB  
LLC

Drawn By: CORY MORRIS

# EXHIBIT B

SCALE:	SHEET	OF
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