

11-003-0163

REV05042015
Return to:
Rocky Mountain Power
Lisa Louder/ Luke Brunson
1407 West North Temple Ste. 110
Salt Lake City, UT 84116

E 3494204 B 8078 P 432-437
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
08/24/2022 12:09 PM
FEE \$40.00 Pgs: 6
DEP RT REC'D FOR ROCKY MOUNTAIN PO
WER

Project Name: GAV13 ALLURE TWELVE25 53 UNITS
WO#: 8203626
RW#:

RIGHT OF WAY EASEMENT

For value received, ALLURE TWELVE25 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 1500 feet in length, more or less, for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of electric power transmission, distribution and communication lines and all necessary or desirable accessories and appurtenances thereto, including without limitation: supporting towers, poles, props, guys and anchors, including guys and anchors outside of the right of way; wires, fibers, cables and other conductors and conduits therefore; and pads, transformers, switches, vaults and cabinets, on, over, 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 "A" and "B" attached hereto and by this reference made a part hereof:

Legal Description:

AN UNDERGROUND POWER LINE EASEMENT OF VARYING WIDTH FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE AND BEING PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 1 WEST. SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF GENTILE STREET, SAID POINT BEING N89°30'20"W 872.26 FEET AND NORTH 678.47 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 22; THENCE N20°36'33"W 7.00 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 914.93 FEET, AN ARC LENGTH OF 7.01 FEET, A

DELTA ANGLE OF 00°26'21", A CHORD BEARING OF N69°10'17"E, AND A CHORD LENGTH OF 7.01 FEET; THENCE N68°57'06"E 66.52 FEET; THENCE N21°02'54"W 102.40 FEET; THENCE S69°32'25"W 168.94 FEET; THENCE N23°34'22"W 121.64 FEET; THENCE N64°47'03"E 347.56 FEET; THENCE S38°32'22"E 270.42 FEET; THENCE S68°57'06"W 320.15 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 921.97 FEET, AN ARC LENGTH OF 7.06 FEET, A DELTA ANGLE OF 00°26'21", A CHORD BEARING OF S69°10'17"W, AND A CHORD LENGTH OF 7.06 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING:

PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 1 WEST. SALT

LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING N89°30'20"W 802.93 FEET AND N00°29'40"E 715.62 FEET

FROM THE SOUTH QUARTER CORNER OF SAID SECTION 22; THENCE

N21°02'54"W 102.30 FEET;

THENCE N69°32'25"E 73.82 FEET; THENCE S21°02'54"E 18.39 FEET; THENCE

N68°57'06"E 39.17 FEET;

THENCE N21°02'54"W 17.98 FEET; THENCE N69°32'25"E 86.37 FEET; THENCE S38°32'22"E 105.11 FEET;

THENCE S68°57'06"W 230.94 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING:

PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 1 WEST. SALT

LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING N89°30'20"W 1002.34 FEET AND N00°29'40"E 759.51 FEET

FROM THE SOUTH QUARTER CORNER OF SAID SECTION 22; THENCE

N23°34'22"W 104.45 FEET;

THENCE N64°47'03"E 329.41 FEET; THENCE S38°32'22"E 138.45 FEET; THENCE S69°32'25"W 365.57 FEET

TO THE POINT OF BEGINNING.

CONTAINING 14,162 SQUARE FEET OR 0.325 ACRES MORE OR LESS.

Assessor Parcel No.

11-003-0163

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 therefore) the future right to keep the

right of way and adjacent lands 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, use or permit any equipment or material of any kind that exceeds twelve (12) feet in height, light any fires, place or store any flammable materials (other than agricultural crops), 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 19 day of July, 2022.

By - Brian Lamano

Print and Sign GRANTOR

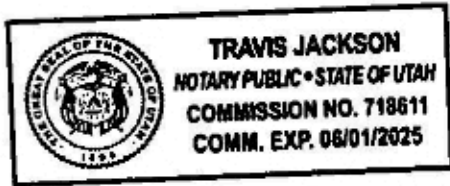
[Signature]
Print and Sign GRANTOR

Acknowledgment by a Corporation, LLC, or Partnership:

STATE OF VT)
County of Davis) ss.)

On this 20 day of July, 2022, before me, the undersigned Notary Public in and for said State, personally appeared Brian Lamano (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 Allure Twelve 25 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.



[Signature]
(Notary Signature)

NOTARY PUBLIC FOR VT (state)
Residing at: Layton, UT (city, state)
My Commission Expires: 06/01/2025 (d/m/y)

Right-of-Way Easement Description

AN UNDERGROUND POWER LINE EASEMENT OF VARYING WIDTH FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE AND BEING PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 1 WEST. SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

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CONTAINING 14,162 SQUARE FEET OR 0.325 ACRES MORE OR LESS.

CC#: _____

WO#: _____

Landowner Name: **LAMANO**

Drawn By: **N. ANDERSON**

SCALE:	SHEET	OF
1"=100'	1	2

EXHIBIT A



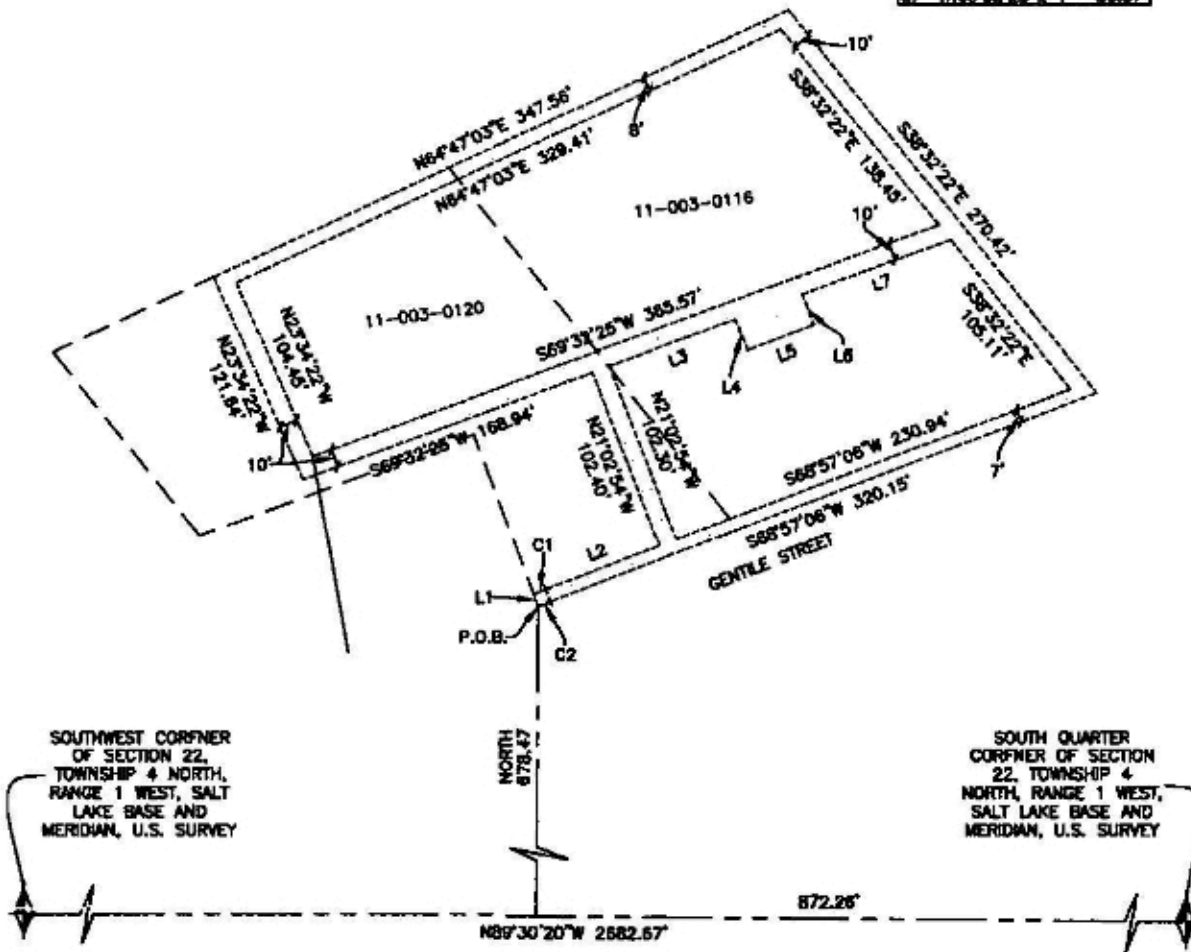
Property Description

Quarter: SE Quarter: SW Section: 22 Township 4N (N or S),
Range 1W (E or W), S.L.B.& Meridian
County: DAVIS State: UTAH
Parcel Number: 11-003-0183



CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1	914.93	17.01	17.01	N89°10'17" E	0°26'21"
C2	921.97	17.08	17.08	S89°10'17" W	0°26'21"

LINE	BEARING	DISTANCE
1	N22°38'33" W	7.00
2	N89°57'08" E	88.52
3	N89°52'29" E	73.82
4	S21°02'54" E	18.39
5	N89°57'08" E	39.17
6	N21°02'54" W	17.98
7	N89°52'29" E	88.37



CC#: _____ WO#: _____
Landowner Name: **LAMANO**
Drawn by: **NKA**

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



SCALE: 1" = 100'