

REV05042015

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

E 3519357 B 8203 P 544-548
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
03/01/2023 01:33 PM
FEE \$40.00 Pgs: 5
DEP RT REC'D FOR ROCKY MOUNTAIN POW
ER

Project Name: MyRoof
WO#: 8267249
RW#:

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, Nautilus, 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 100 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 A attached hereto and by this reference made a part hereof:

Legal Description:

Beginning at a point on the South line of a certain State Road South 00°22' West 486.5 feet and South 79°58' East 715.56 feet from the Northwest corner of Section 10, Township 4 North, Range 1 West, Salt Lake Base and Meridian; said point being the Easterly line of Airmen Avenue as recorded on Mechem Towns; thence South 79°58' East 174.92 feet; thence South 00°22' West 174.55 feet to the Northerly line of Mechem Towns; thence North 79°49'06" West 174.39 feet; thence North 164.00 feet; thence Northerly along a 171.00 foot radius curve to the right 9.46 feet Chord: North 01°35'12" East 9.46 feet to the point of beginning.

Assessor Parcel No. 09-050-0110

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 23 day of Feb, 2023.



GRANTOR Jon Gleave

GRANTOR

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Legal Description:

Beginning at a point on the South line of a certain State Road South 00°22' West 486.5 feet and South 79°58' East 715.56 feet from the Northwest corner of Section 10, Township 4 North, Range 1 West, Salt Lake Base and Meridian; said point being the Eastern line of Airmen Avenue as recorded on Mecham Towns; thence South 79°58' East 174.92 feet; thence South 00°22' West 174.55 feet to the Northerly line of Mecham Towns; thence North 79°49'06" West 174.39 feet; thence North 164.00 feet; thence Northerly along a 171.00 foot radius curve to the right 9.46 feet Chord: North 01°35'12" East 9.46 feet to the point of beginning.

Assessor Parcel No.

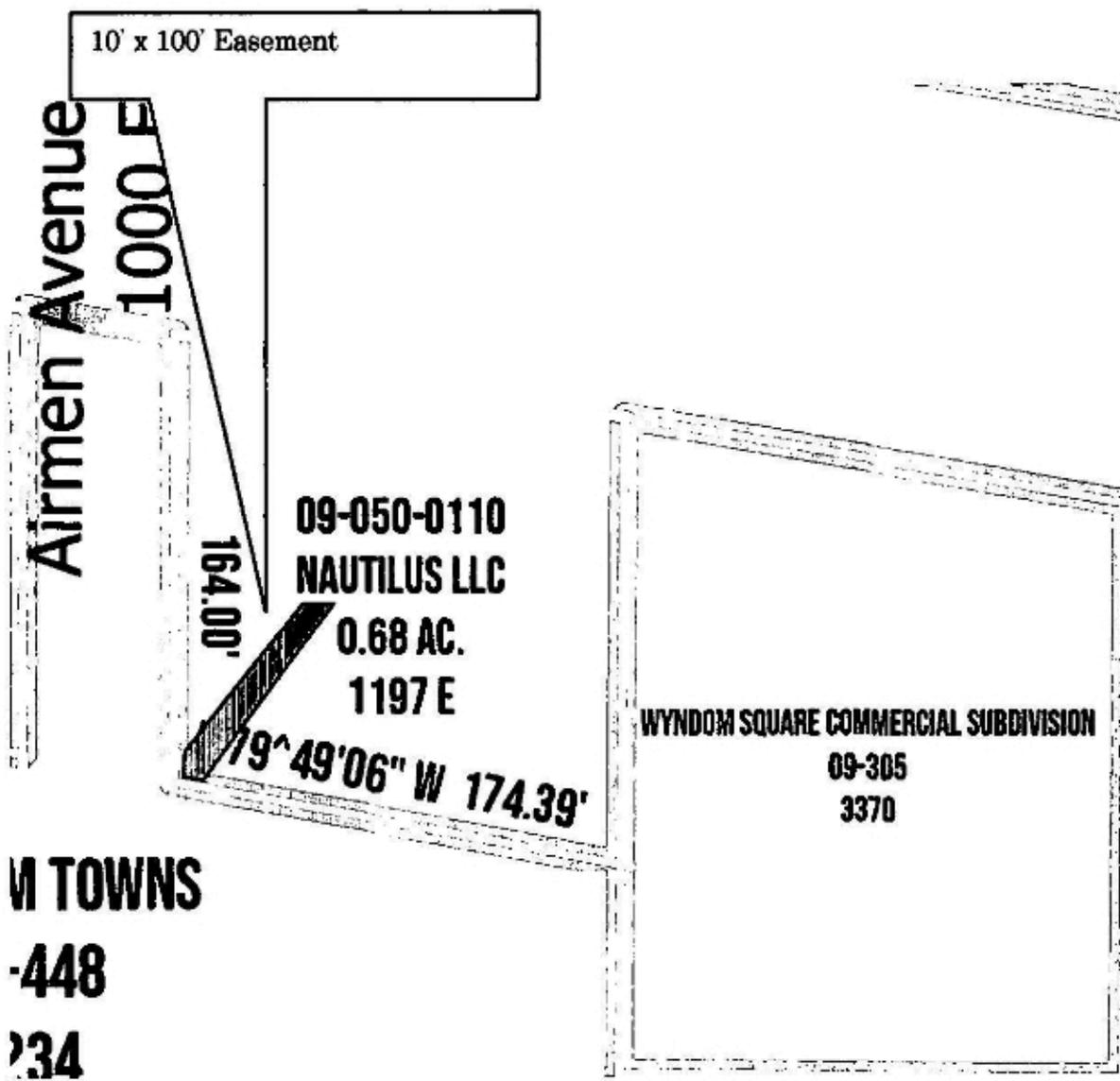
09-050-0110

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

Property Description

NW 1/4 SECTION 10 - 4 NORTH - 1 WEST
SALT LAKE BASE AND MERIDIAN
DAVIS COUNTY, UTAH
TAX LOT: 09-050-0110



CC#: 11456 WO#: 8267249

Landowner Name: NAUTILUS LLC

Drawn by: IAN BARKER

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

**ROCKY MOUNTAIN
POWER**
A DIVISION OF PACORCORP

SCALE: NOT TO SCALE