

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

Project Name: Winkel Rock DE LLC  
WO#: 7112178  
RW#:

### **RIGHT OF WAY EASEMENT**

For value received, Winkel Rock DE LLC, ("Grantor"), hereby grants Rocky Mountain Power, an unincorporated division of PacifiCorp its successors and assigns, ("Grantee"), an easement for a right of way further described on Exhibit "A", 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 attached hereto and by this reference made a part hereof:

Assessor Parcel No. **15-144-0001, 15-144-0002, 15-144-0003**

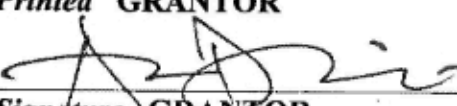
Together with the right of access to the right of way from adjacent lands of Grantor for all activities in connection with the purposes for which this easement has been granted; and together with the present and (without payment therefore) the future right to keep the right of way and adjacent lands 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 1 day of MAY, 2024.

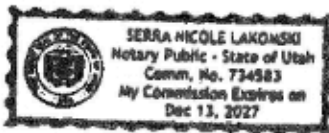
Adam L. Davis  
*Printed* GRANTOR  
  
*Signature* GRANTOR

STATE OF VIRGA)

) ss.  
County of SALT LAKE )

On this 1 day of MAY, 2024, before me, the undersigned  
Notary Public in and for said State, personally appeared ADAM DAVIS  
(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  
WINKEL ROCK PE 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.



A handwritten signature in black ink, appearing to be 'SML', written over a horizontal line.

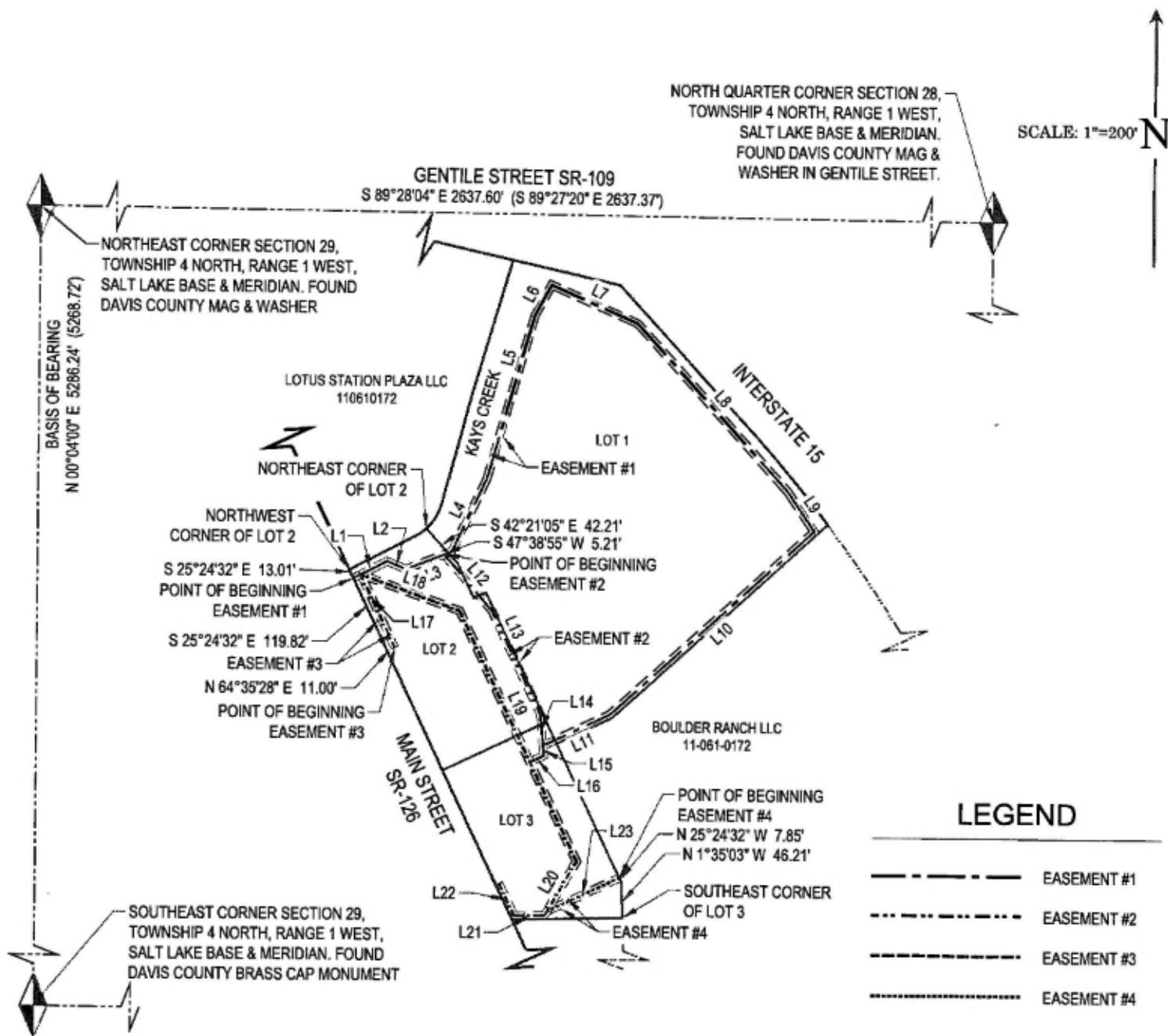
(Notary Signature)

NOTARY PUBLIC FOR UTAH (state)  
Residing at: SALT LAKE CITY, UTAH (city, state)  
My Commission Expires: 12/13/2027 (d/m/y)

**Property Description**

3571395  
BK 8502 PG 492

Quarter: **NW** Quarter: Section 28 Township 4 (N),  
Range 1 (W), **SALT LAKE BASE & MERIDIAN**  
County **DAVIS** State: **UTAH**  
Parcel Number: 15-144-0001, 15-144-0002, 15-144-0003



CC#: WO#:  
Landowner Name: Winkel Rock DE LLC  
Drawn by: KSL

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 HANCOCK

SCALE: 1"=200'

# Property Description

3571395  
BK 8502 PG 493

## EASEMENT 1

A TEN FOOT PERPETUAL POWER EASEMENT SITUATED IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID EASEMENT ALSO SITUATE IN LOTS 1, 2 AND 3 OF LAYTON STATION PHASE 1 SUBDIVISION, AS RECORDED IN THE OFFICE OF THE DAVIS COUNTY RECORDER AS MAP NO. 6679, THE SIDE LINES OF SAID EASEMENT BEING 5 FEET BOTH SIDES OF THE FOLLOWING DESCRIBED CENTER LINE:

BEGINNING AT A POINT ON THE WESTERLY LINE OF LOT 2, SAID POINT BEING SOUTH 25°24'32" EAST 13.01 FEET FROM THE NORTHWEST CORNER OF SAID LOT 2, AND RUNNING THENCE ALONG THE FOLLOWING ELEVEN (11) COURSES: 1) NORTH 62°43'40" EAST 50.44 FEET, 2) SOUTH 67°24'57" EAST 26.99 FEET, 3) NORTH 69°01'19" EAST 65.36 FEET, 4) NORTH 25°27'36" EAST 108.67 FEET, 5) NORTH 15°46'45" EAST 226.33 FEET, 6) NORTH 27°51'55" EAST 46.22 FEET, 7) SOUTH 66°18'57" EAST 125.50 FEET, 8) SOUTH 42°21'05" EAST 300.96 FEET, 9) SOUTH 34°21'05" EAST 63.34 FEET, 10) SOUTH 47°38'55" WEST 365.87 FEET, 11) SOUTH 64°35'28" WEST 98.29 FEET, TO THE POINT OF TERMINUS.

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N 62°43'40" E	50.49'
L2	S 67°24'57" E	26.99'
L3	N 69°01'19" E	65.36'
L4	N 25°27'36" E	108.67'
L5	N 15°46'45" E	226.33'
L6	N 27°51'55" E	46.22'
L7	S 66°18'57" E	125.50'
L8	S 42°21'05" E	300.96'
L9	S 34°21'05" E	63.34'
L10	S 47°38'55" W	365.87'
L11	S 64°35'28" W	98.29'
L12	S 40°53'10" E	98.60'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L13	S 25°24'32" E	152.03'
L14	S 05°05'21" E	41.70'
L15	S 05°05'21" E	13.33'
L16	S 64°35'28" W	20.39'
L17	N 25°24'32" W	107.18'
L18	S 70°24'32" E	140.71'
L19	S 25°24'32" E	369.08'
L20	S 30°13'06" W	83.70'
L21	S 88°25'02" W	39.80'
L22	N 25°24'32" W	48.24'
L23	S 64°35'28" W	106.28'

CC#: WO#:

Landowner Name: Winkel Rock DE LLC

Drawn by: KSL

SCALE: 1"=200'

SHEET 2 OF 3

EXHIBIT A



# Property Descriptions

3571395  
BK 8502 PG 494

## EASEMENT 2

A TEN FOOT PERPETUAL POWER EASEMENT SITUATED IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID EASEMENT ALSO SITUATE IN LOTS 1, 2 AND 3 OF LAYTON STATION PHASE 1 SUBDIVISION, AS RECORDED IN THE OFFICE OF THE DAVIS COUNTY RECORDER AS MAP NO. 6679, THE SIDE LINES OF SAID EASEMENT BEING 5 FEET BOTH SIDES OF THE FOLLOWING DESCRIBED CENTER LINE:

BEGINNING AT A POINT IN SAID LOT 2, SAID POINT BEING SOUTH 42°21'05" EAST 42.21 FEET AND SOUTH 47°38'55" WEST 5.21 FEET FROM THE NORTHEAST CORNER OF SAID LOT 2, AND RUNNING THENCE ALONG THE FOLLOWING FIVE (5) COURSES: 1) SOUTH 40°53'10" EAST 98.60 FEET, 2) SOUTH 25°24'32" EAST 152.03 FEET, 3) SOUTH 05°05'21" EAST 41.70 FEET, 4) SOUTH 05°05'21" EAST 13.33 FEET, 5) SOUTH 64°35'28" WEST 20.39 FEET TO THE POINT OF TERMINUS.

## EASEMENT 3

A TEN FOOT PERPETUAL POWER EASEMENT SITUATED IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID EASEMENT ALSO SITUATE IN LOTS 2 AND 3 OF LAYTON STATION PHASE 1 SUBDIVISION, AS RECORDED IN THE OFFICE OF THE DAVIS COUNTY RECORDER AS MAP NO. 6679, THE SIDE LINES OF SAID EASEMENT BEING 5 FEET BOTH SIDES OF THE FOLLOWING DESCRIBED CENTER LINE:

BEGINNING AT A POINT ON THE WESTERLY LINE OF SAID LOT 2, SAID POINT BEING SOUTH 25°24'32" EAST 119.82 FEET AND NORTH 64°35'28" EAST 11.00 FEET FROM THE NORTHWEST CORNER OF SAID LOT 2, AND RUNNING THENCE THE FOLLOWING SIX (6) COURSES: 1) NORTH 25°24'32" WEST 107.18 FEET, 2) SOUTH 70°24'32" EAST 140.71 FEET, 3) SOUTH 25°24'32" EAST 369.08 FEET, 4) SOUTH 30°13'06" WEST 83.70 FEET, 5) SOUTH 88°25'02" WEST 39.80 FEET, 6) NORTH 25°24'32" WEST 48.24 FEET, TO THE POINT OF TERMINUS.

## EASEMENT 4

A TEN FOOT PERPETUAL POWER EASEMENT SITUATED IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID EASEMENT ALSO SITUATE IN LOT 3 OF LAYTON STATION PHASE 1 SUBDIVISION, AS RECORDED IN THE OFFICE OF THE DAVIS COUNTY RECORDER AS MAP NO. 6679, THE SIDE LINES OF SAID EASEMENT BEING 5 FEET BOTH SIDES OF THE FOLLOWING DESCRIBED CENTER LINE:

BEGINNING AT A POINT OF THE EASTERLY LINE OF LOT 3 OF SAID SUBDIVISION, SAID POINT BEING NORTH 1°35'03" WEST 46.21 FEET AND NORTH 25°24'32" WEST 7.85 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 3, AND RUNNING THENCE SOUTH 64°35'28" WEST 106.28 FEET, TO THE POINT OF TERMINUS.

CC#: WO#:

Landowner Name: Winkel Rock DE LLC

Drawn by: KSL

SCALE: 1"=100'

SHEET 3 OF 3

EXHIBIT A

