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REV05042015

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



ENT 4800:2023 PG 1 of 4
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 Jan 26 12:36 pm FEE 40.00 BY TR
RECORDED FOR ROCKY MOUNTAIN POWER

Project Name: Pearson Resident
WO#: 8222257
RW#:

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, **Vessie August Pearson, IV** (“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 79 feet in length, more or less, and a branch 10 feet in width and 40 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 **UTAH** County, State of **UTAH** more particularly described as follows and as more particularly described and/or shown on Exhibit(s) **A** attached hereto and by this reference made a part hereof:

Legal Description:

BEGINNING AT A POINT WHICH IS EAST 8.83 FEET AND SOUTH 19.88 FEET FROM THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN:

**THENCE SOUTH 2°37'00" EAST 208.86 FEET; THENCE SOUTH 85°13'57" WEST 24.83 FEET; THENCE SOUTH 47°23'50" WEST 60.18 FEET; THENCE NORTH 13°43'30" WEST 11.42 FEET; THENCE NORTH 47°23'22" EAST 41.78 FEET; THENCE SOUTH 85°13'57" WEST 37.03 FEET; THENCE NORTH 13°43'30" WEST 10.12 FEET; THENCE NORTH 85°13'57" EAST 70.12 FEET; THENCE NORTH 2°37'00" WEST 199.70 FEET; THENCE SOUTH 89°53'47" EAST 10.01 FEET, TO THE POINT OF BEGINNING.
CONTAINS 3294 SQUARE FEET, MORE OR LESS.**

Assessor Parcel No. 49:990:0002

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 14 day of December, 2022



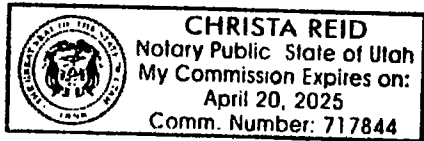
Vessie August Pearson, IV GRANTOR

Acknowledgement by an Individual Acting on His Own Behalf:

STATE OF Utah)
) ss.
County of Salt Lake)

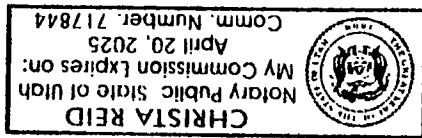
On this 14 day of December, 2022, before me, the undersigned Notary Public in and for said State, personally appeared Vessie August Pearson (name), known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that (he/she/they) executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



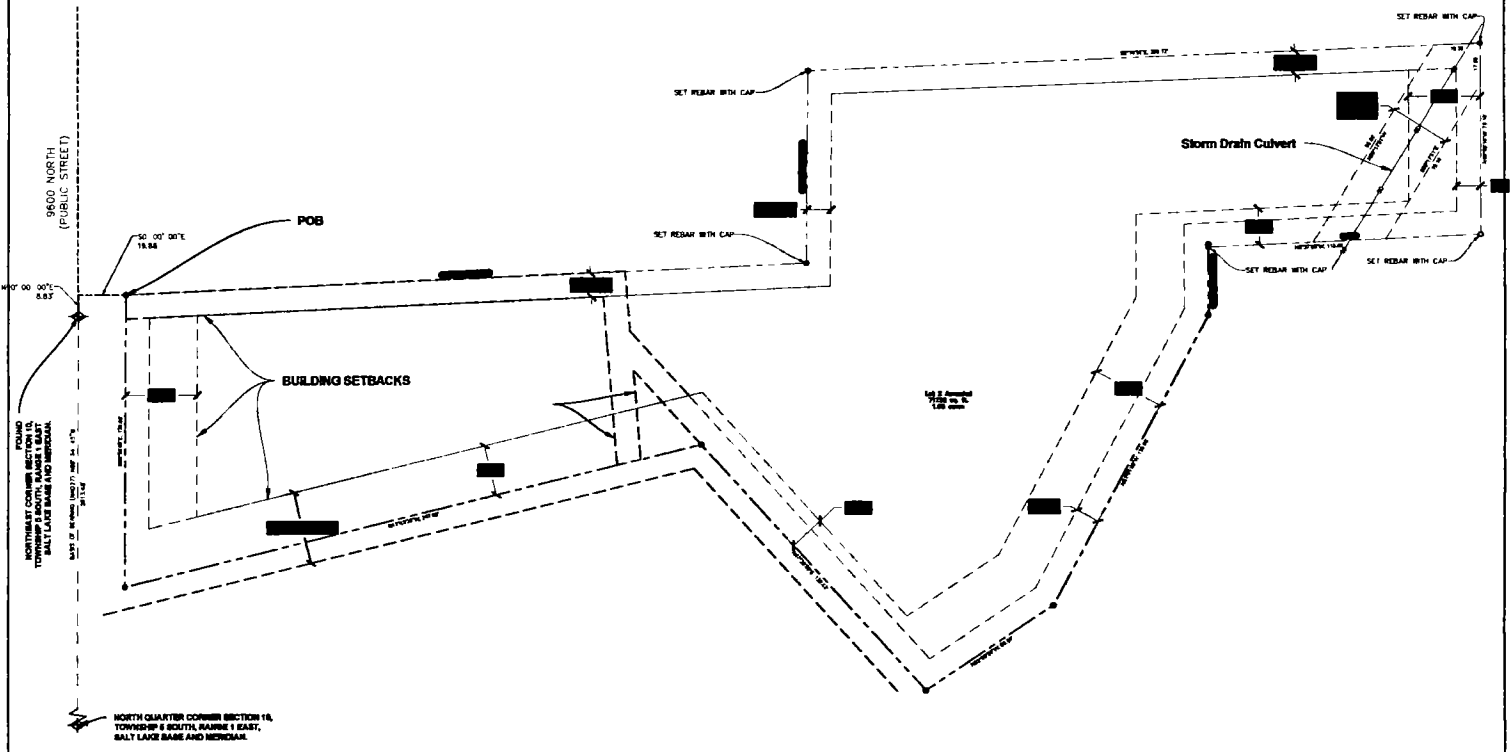
Christa Reid
(notary signature)

NOTARY PUBLIC FOR Utah (state)
Residing at: Salt Lake City, UT (city, state)
My Commission Expires: 4/20/2025 (d/m/y)



Property Description

Quarter: NE Quarter: NE Section: 10 Township 5 (N or S),
 Range 1 (E or W), 26 (SALT LAKE) Meridian
 County: Utah State: Utah
 Parcel Number: 49:990:0002



CC#: 11421 WO#: 822257
 Landowner Name: Vessie August Pearson, IV
 Drawn by: Jason Jenkins, PLS

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



SCALE: 1" = 80'