

When Recorded, please return to:
Rocky Mountain Power
Lisa Louder/Lisa Baker
1407 West North Temple Ste. 110
Salt Lake City, UT 84116

Tooele County APN: a portion of 04-070-0-0006

GRANT OF EASEMENT

19th THIS GRANT OF EASEMENT ("GRANT OF EASEMENT") is entered into this day of October, 2021, by **HAROLD D. O'NEEL and PAMELA R. O'NEEL, Co-Trustees of the HAROLD D AND PAMELA R O'NEEL LIVING TRUST DATED OCTOBER 25, 2016** (the "Grantors"), whose address is 1935 East Pheasant Lane, Lake Point, Utah, 84074, in consideration of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby grants, sells, bargains, conveys and warrants, by all claiming by through or under Grantors but not otherwise, to **ROCKY MOUNTAIN POWER, an unincorporated division of PacifiCorp, an Oregon corporation** ("Grantee"), whose address is 1407 West North Temple, Suite 110, Salt Lake City, Utah, 84116, a perpetual, non-exclusive easement (the "Easement"), solely for the purpose of the construction, reconstruction, operation, maintenance, repair, replacement, and removal of buried or underground electric powerlines, together with all necessary or desirable (a) underground accessories and appurtenances thereto, including without limitation, wires, fibers, cables and other conductors and conduits therefore and (b) above ground pads, transformers, switches, vaults and cabinets, on, over, under, and across certain real property owned by Grantors, located in Tooele County, State of Utah and more particularly described on **Exhibit "A"** attached hereto and as graphically depicted on **Exhibit "B"** attached hereto.

Notwithstanding anything in this Grant of Easement to the contrary, nothing herein shall prohibit the Grantors from using the Easement or any other real property owned by Grantors adjacent thereto, for any lawful purpose, including, but not limited to any development thereon, so long as such use is not incompatible or inconsistent with the quiet enjoyment of the rights and easements granted herein.

This Grant of Easement shall be deemed to run with the real properties described on Exhibit "A" and as depicted on Exhibit "B" attached hereto and shall be binding upon and inure to the benefit of the successors and assigns of Grantors.

The provisions of this Grant of Easement shall be governed by and construed in accordance with the laws of the State of Utah. If any provision of this instrument or the application thereof to any person or circumstance shall be invalid or unenforceable to any extent,

the remainder of this instrument and the application of such provision to other persons or circumstances shall not be affected thereby and shall be enforced to the extent permitted by applicable by law.

To the fullest extent permitted by law, the Grantors waive 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 Grant of Easement. The Grantors further waive 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.

The persons signing below hereby represent and warrant that they are authorized to execute this Grant of Easement.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK; SIGNATURES FOLLOW ON NEXT PAGE]

**EXHIBIT "A"
TO
GRANT OF EASEMENT**

**LEGAL DESCRIPTION
OF
EASEMENT**

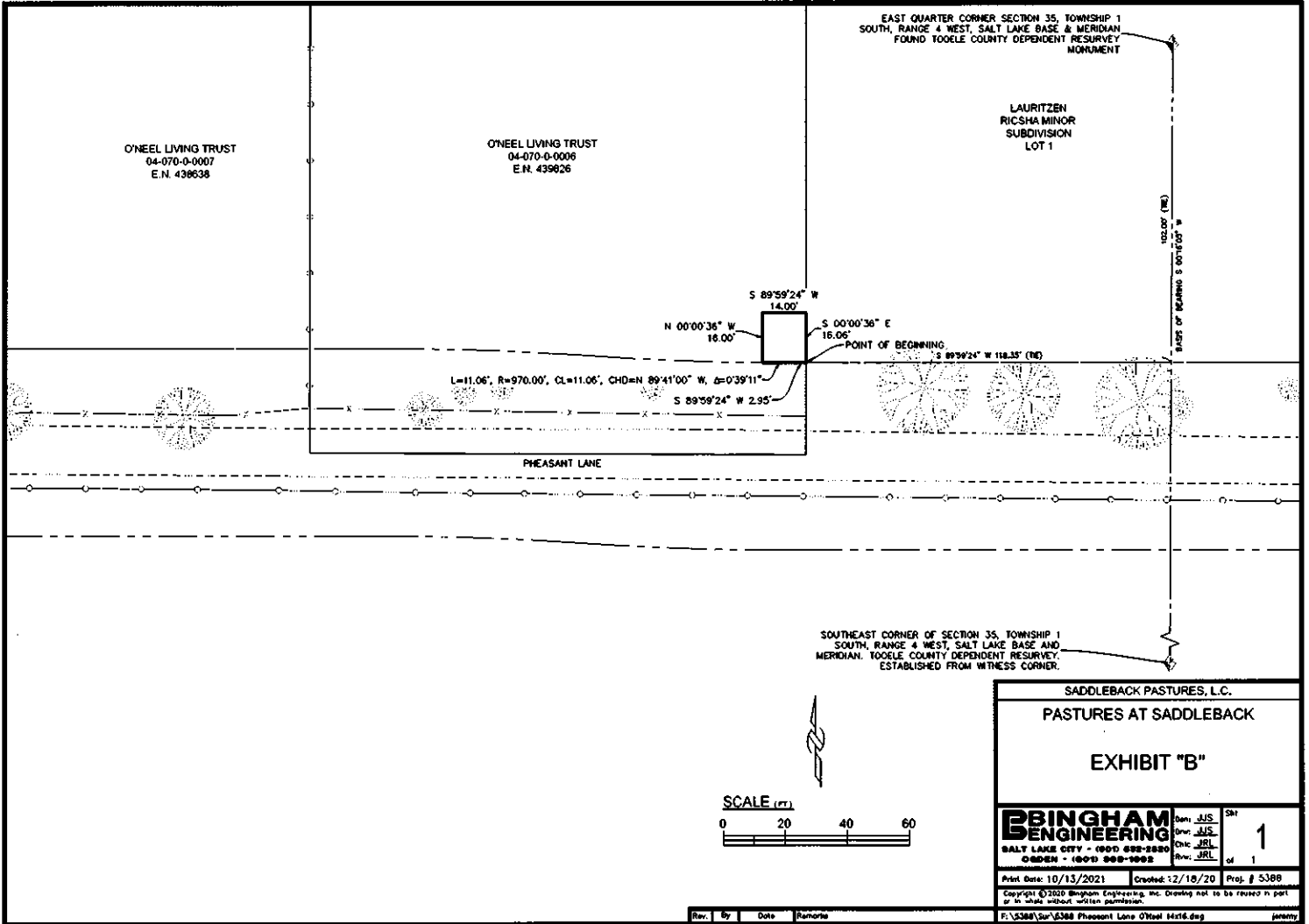
An easement located in Tooele County, State of Utah, being more particularly described as follows:

Beginning at a point on the east line of that certain property conveyed to Harold D and Pamela R O'Neel Living Trust Dated October 25, 2016, recorded in the office of the Tooele County Recorder as Entry No. 439826, said point also being the southwest corner of Lot 1 of Ricsha Minor Subdivision as recorded in said office as Entry No. 220908, said point also being the northwest corner of the right-of-way dedicated for Pheasant Lane by said Ricsha Minor Subdivision, said point lies South $00^{\circ}16'05''$ West along the section line 102.00 feet to the north Pheasant Lane right-of-way and South $89^{\circ}59'24''$ West along said right-of-way 118.35 feet from the East Quarter Corner of Section 35, Township 1 South, Range 4 West, Salt Lake Base and Meridian (basis of bearing being South $00^{\circ}16'05''$ West between the East Quarter corner and the Southeast Corner of Section 35, T1S, R4W, SLB&M), and running thence South $89^{\circ}59'24''$ West along the extension of the said north Pheasant Way right-of-way line 2.95 feet; thence along the arc of a 970.00 foot radius curve to the right through a central angle of $00^{\circ}39'11''$ a distance of 11.06 feet (chord bearing N $89^{\circ}41'00''$ W, chord length 11.06'); thence North $00^{\circ}00'36''$ West 16.00 feet; thence North $89^{\circ}59'24''$ East 14.00 feet to said east line of said O'Neel Property and said west line of said Lot 1; thence South $00^{\circ}00'36''$ East along said east and west lines 16.06 feet to the point of beginning.

Containing 225 square feet or 0.005 acres.

Tooele County Tax Parcel No.: a portion of 04-070-0-0006

EXHIBIT "B"
TO
GRANT OF EASEMENT
GRAPHIC DEPICTION OF EASEMENT
[SEE ATTACHED]



O'NEEL LIVING TRUST
04-070-0-0007
E.N. 438638

O'NEEL LIVING TRUST
04-070-0-0006
E.N. 439826

EAST QUARTER CORNER SECTION 35, TOWNSHIP 1
SOUTH, RANGE 4 WEST, SALT LAKE BASE & MERIDIAN
FOUND TOOELE COUNTY DEPENDENT RESURVEY
MONUMENT

LAURITZEN
RICHSHA MINOR
SUBDIVISION
LOT 1

S 89°59'24" W
14.00'

N 00°00'36" W
16.00'

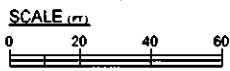
S 00°00'36" E
16.06'

POINT OF BEGINNING

L=11.06', R=970.00', CL=11.06', CHD=N 89°41'00" W, Δ=0°39'11"
S 89°59'24" W 2.95'

102.00' (NE)
BASES OF BEARING & DISTANCE

SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 1
SOUTH, RANGE 4 WEST, SALT LAKE BASE AND
MERIDIAN, TOOELE COUNTY DEPENDENT RESURVEY,
ESTABLISHED FROM WITNESS CORNER.



SADDLEBACK PASTURES, L.C.	
PASTURES AT SADDLEBACK	
EXHIBIT "B"	
BINGHAM ENGINEERING	Drawn: JLS Proj: JLR Chk: JRL Rev: JRL
Sheet 1	of 1
Print Date: 10/13/2021	Created: 12/10/20 Proj. # 5388
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Rev.	By	Date	Description
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