

REV05042015

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

Project Name: Stansbury Medical
WO#: 008197944
RW#:

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, Stansbury Medical Partners, LLC ("Grantor"), hereby grants Rocky Mountain Power, an unincorporated division of PacifiCorp its successors and assigns, ("Grantee"), an easement for a right of way 18.68 feet in width and 21.89 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 Tooele 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:

A parcel of land, situate in the Northwest Quarter of Section 27, Township 2 South, Range 4 West, Salt Lake Base and Meridian, said parcel also located in Stansbury Park Area, of Tooele County, Utah, more particularly described as follows:

Beginning at the northeast corner of Lot 2 of Holiday Oil Bates Canyon Road Subdivision, as recorded as Entry 457575 in the office of the Tooele County Recorder's office, said point being North 89°39'27" East 326.89 feet along the section line and South 283.50 feet from the Northwest Corner of Section 27, Township 2 South, Range 4 West, Salt Lake Base and Meridian and running thence along the north lot line of said lot 2, South 89°39'50 West 26.04 feet; thence South 00°20'10" East 18.68 feet; thence East 21.89 feet to a point on the east lot line of said lot 2, thence along said east lot line North 12°06'11" East 19.26 feet to the point of beginning. Containing 449 square feet, more or less.

Assessor Parcel No. 19-095-0-0002

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 1st day of Sept, 2022



James Balderson, Authorized Agent GRANTOR

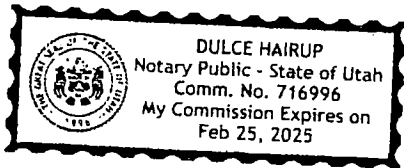
Acknowledgment by a Corporation, LLC, or Partnership:

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

On this 1st day of Sept, 2022, before me, the undersigned Notary Public in and for said State, personally appeared James Balderson (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 Stansbury Medical Partners^{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.

Dulce Hairup
(notary signature)



NOTARY PUBLIC FOR UT (state)
Residing at: Sandy, UT (city, state)
My Commission Expires: 25, Feb, 2025 (d/m/y)

STANSBURY MEDICAL POWER EASEMENT EXHIBIT

HOLIDAY OIL BATES CANYON
ROAD SUBDIVISION

LOT 1 S89°39'50"W 26.04'



S0°20'10"E 18.68'

N12°06'11"E 19.26'

EAST 21.89'

HOLIDAY OIL BATES CANYON
ROAD SUBDIVISION
LOT 2

STATE ROAD 36



WILDING
ENGINEERING

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