

REV05042015

Return to:

Rocky Mountain Power  
Lisa Louder/Teria Walker  
1407 West North Temple Ste. 110  
Salt Lake City, UT 84116



ENT 70546:2016 PG 1 of 4  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2016 Jul 29 11:57 am FEE 16.00 BY SS  
RECORDED FOR MENLOVE, MARC

Project Name: TRI11 Garff Auto Body

WO#: 6102726

RW#:

**UNDERGROUND RIGHT OF WAY EASEMENT**

For value received, Garff Investment Properties LLC ("Grantor"), hereby grants Rocky Mountain Power, an unincorporated division of PacifiCorp its successors and assigns, ("Grantee"), an easement for a right of way 30 feet in width and 300 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: A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A POINT WHICH IS SOUTH 00°44'08" EAST ALONG THE SECTION LINE A DISTANCE OF 552.50 FEET AND SOUTH 89°13'06" EAST 963.45 FEET FROM THE NORTHWEST CORNER OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 120.09 FEET; THENCE SOUTH 89°19'40" WEST 28.02 FEET; THENCE NORTH 00°40'20" WEST 197.16 FEET; THENCE NORTH 89°19'40" EAST 49.82 FEET; THENCE NORTH 218.19 FEET; THENCE SOUTH 89°25'19" EAST 311.18 FEET; THENCE SOUTH 00°42'00" EAST 361.58 FEET; THENCE SOUTH 11°50'08" WEST 26.90 FEET; THENCE SOUTH 01°02'00" EAST 138.54 FEET TO THE POINT OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 11.24 FEET THROUGH A CENTRAL ANGLE OF 32°11'35" (CHORD BEARS SOUTH 16°06'04" WEST 11.09 FEET); THENCE NORTH 89°13'06" WEST 329.01 FEET TO THE POINT OF BEGINNING.

Assessor Parcel No.

(Insert Parcel No. Here)

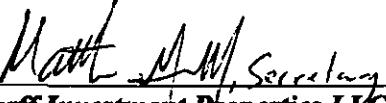
Together with the right of access to the right of way from adjacent lands of Grantor for all activities in connection with the purposes for which this easement has been granted; and together with the present and (without payment therefor) the future right to keep the right of way clear of all brush, 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 29 day of July, 2016.

  
\_\_\_\_\_  
Garff Investment Properties LLC GRANTOR

\_\_\_\_\_  
Garff Investment Properties LLC GRANTOR

**Acknowledgment by a Corporation, LLC, or Partnership:**

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

On this 29 day of July, 2016, before me, the undersigned Notary Public in and for said State, personally appeared Matthew B. Garff (name), known or identified to me to be the Secretary (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 Garff Investment Properties 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.



Notary Public  
 LYNETTE D. FOLEY  
 Commission #088615  
 My Commission Expires  
 January 13, 2020  
 State of Utah

Lynette D. Foley

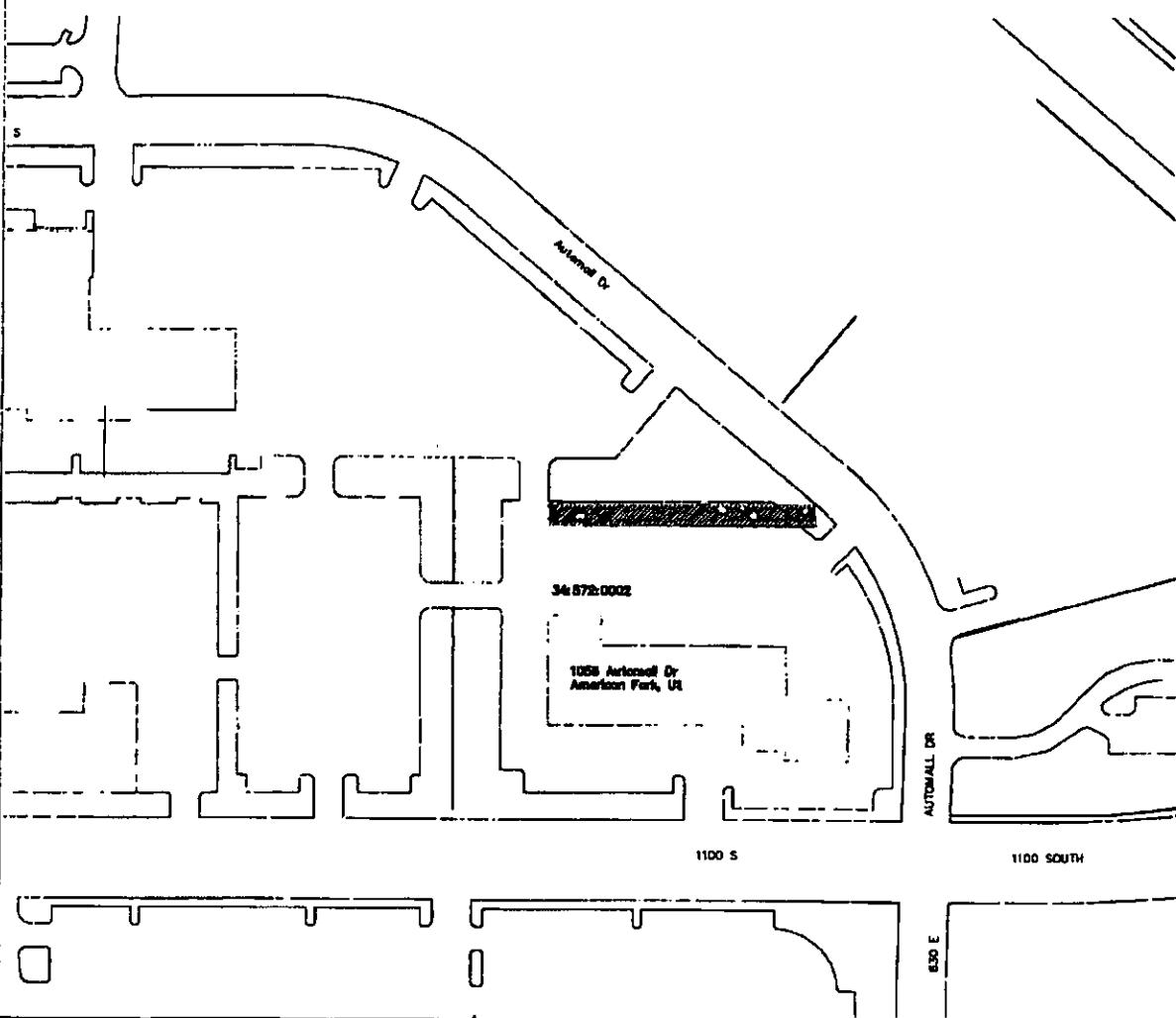
(notary signature)

NOTARY PUBLIC FOR utah (state)  
 Residing at: 4055 Main St Salt Lake City, UT (city, state)  
 My Commission Expires: 1-13-2020 (d/m/y)

**Property Description**

Quarter: \_\_\_\_\_ Quarter: \_\_\_\_\_ Section: 26 Township 6 S, Range 2 E,  
 Salt Lake Base and Meridian  
 County: Utah State: Utah  
 Parcel Number: 34:572:0002

↑  
**N**  
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CC#:11421 WO#:6102726:

Landowner Name: Garff Investment

Drawn by: T Walker

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: NTS