REV05042015
Return to:
Rocky Mountain Power
Daniela Garcia
1407 West North Temple Ste. 110
Salt Lake City, UT 84116

ENT 78439:2023 PG 1 of 4
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 Dec 05 11:42 AM FEE 40.00 BY TM
RECORDED FOR PacifiCorp- LLouder
ELECTRONICALLY RECORDED

Project Name: AMF14 ESSENCE OFFICE BUILDING 220S 2500W

WO#: 7044400

RW#:

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, Essence Property LLC ("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 475' 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) Exhibit A attached hereto and by this reference made a part hereof:

Legal Description: LOT 2, MAYFIELD NORTH PROFESSIONAL OFFICE SUITES SUB AREA 1.509 AC.

Assessor Parcel No.

46:788:0002

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.

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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 6th day of November, 2077.

Christopher Anderson GRANTOR

GRANTOR

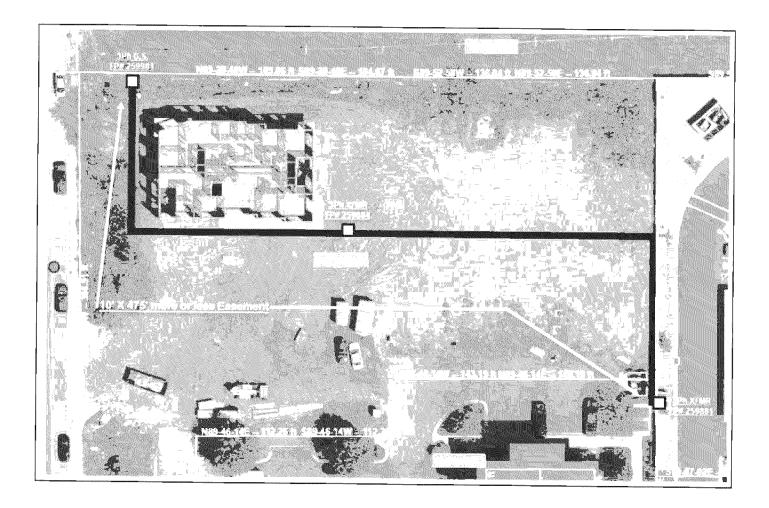
STATE OF LITTIE	
) se	
STATE OF Utah) ss. County of Utah)
a cha Al I	
On this 6' day of November	, 20 73 , before me, the undersigned Notary Public
in and for said State, personally	appeared Christopher Anderson (name), known o
identified to me to be the May	(president / vice-president / secretary
	poration, or the (manager / member) of the limited liability
	ership that executed the instrument or the person who executed
	ence Property, LLC (entity name), and acknowledged to
me that said entity executed the sar	
,	
IN WITNESS WHEREOF, I have	hereunto set my hand and affixed my official seal the day and
year in this certificate first above w	· · · · · · · · · · · · · · · · · · ·
	0 11
	Brilles (notary signature)
	(notary signature)
BRITTANY RAE ANDERSON	NOTARY PUBLIC FOR Utol (state)
NOTARY PUBLIC STATE OF UTAH	Residing at: Pleasant Grove, Utak (city, state)
COMM EXP 10-21-2024	My Commission Expires: 10 -21-2024 (d/m/y)

Property Description

Quarter: <u>NE</u> Quarter: <u>NE</u> Section: <u>25</u> Township <u>5S</u>, Range <u>1E</u>,

Salt Lake Base & Meridian County: <u>Utah</u> State: <u>Utah</u> Parcel Number: <u>46:788:0002</u>





CC#:11421

WO#: 7044400

Landowner Name: Essence Property LLC

Drawn by: 29868

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.





SCALE: NTS	LE:	LE:		TS		
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