

REV05042015

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



ENT 45312:2019 PG 1 of 4
JEFFERY SMITH
UTAH COUNTY RECORDER
2019 May 22 9:18 am FEE 40.00 BY SW
RECORDED FOR HORAN, JACOB

Project Name:
WO#:
RW#:

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, **AF Utah, LLC, a Utah limited liability company** (“Grantor”), hereby grants Rocky Mountain Power, an unincorporated division of PacifiCorp its successors and assigns, (“Grantee”), an easement for a right of way ten feet in width and two hundred forty-five 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) **B** attached hereto and by this reference made a part hereof:

Legal Description: Beginning at a point being North 0°24’14” East 142.45 feet along the section line and West 2,503.51 feet from the East Quarter Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian, and running; thence South 2°24’06” West 245.79 feet; thence North 89°32’52” West 5.01 feet; thence North 2°24’06” East 245.81 feet; thence South 89°22’15” East 5.00 feet to the point of beginning.

Assessor Parcel No. 13:041:0088

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

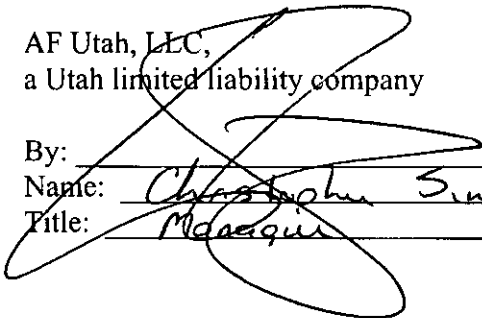
purposes not inconsistent, as determined by Grantee, with the purposes for which this easement has been granted.

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 20 day of May, 2019.

AF Utah, LLC,
a Utah limited liability company

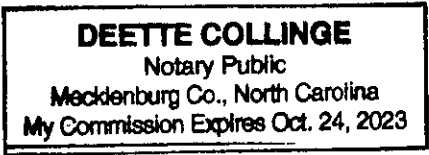
By: 
Name: Christopher Simms
Title: Manager

STATE OF NC

County of Lincoln

On this 20 day of May, 2019, before me, the undersigned Notary Public in and for said State, personally appeared Christopher Simms, known or identified to me to be the Manager of AF Utah, LLC, a Utah limited liability company who executed the instrument on behalf of said limited liability company, 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.

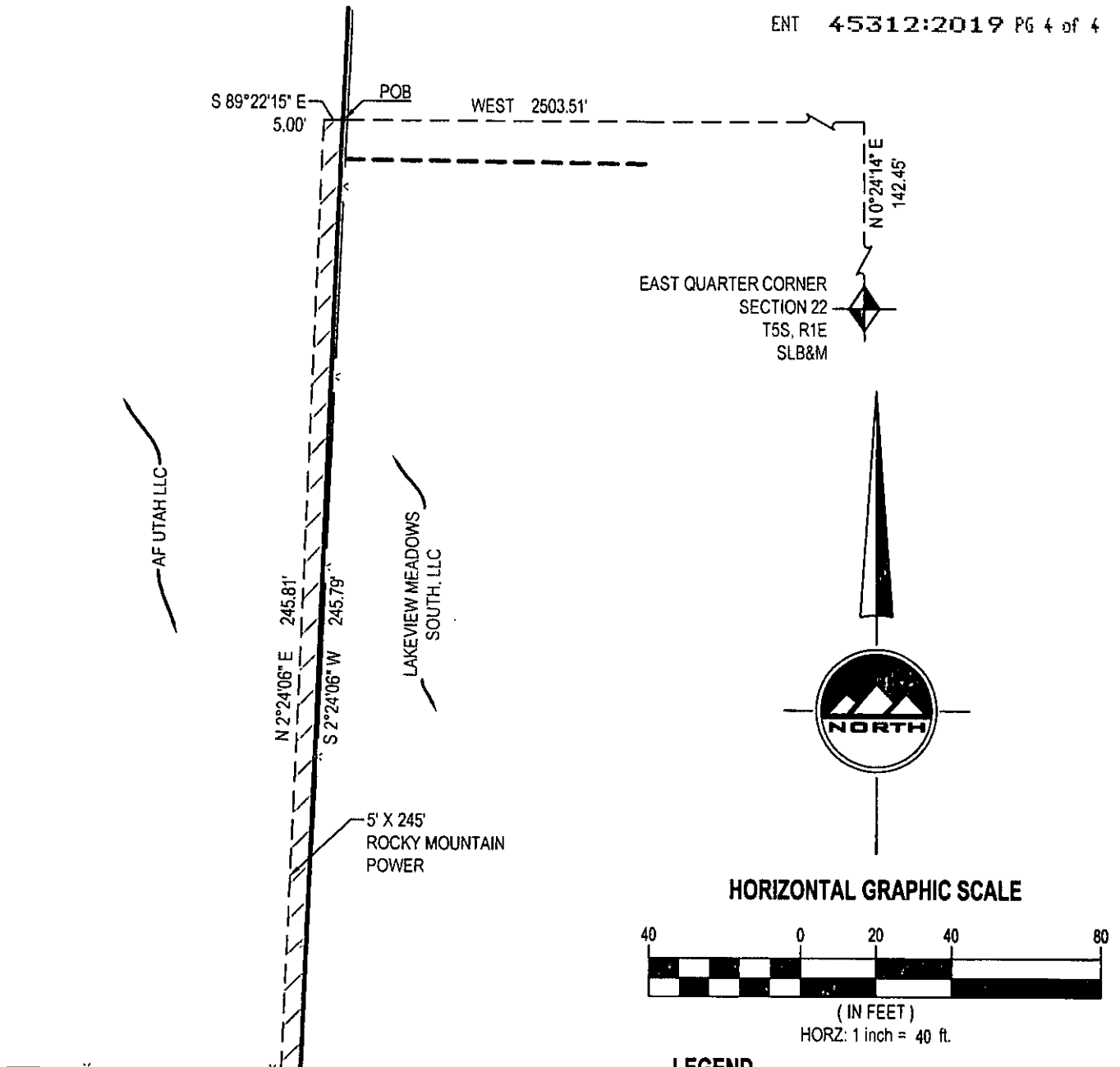


Deette Collinge




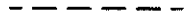
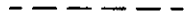


NOTARY PUBLIC

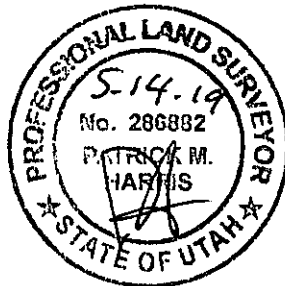
Residing at: 119 Crosscenter Rd
My Commission Expires: 10/24/2023


*Dorran
NC 28037*



LEGEND

-  SECTION CORNER-BRASS CAP
-  PROPERTY LINE
-  ADJACENT PROPERTY LINE
-  DEED LINE
-  TANGENT LINE
-  EASEMENT LINE
-  SECTION LINE



<p>PROJECT # 8618 DATE 3/22/2019</p> <p style="font-size: 2em; font-weight: bold; text-align: center;">1-1</p> <p>FILE: FA</p>	<p>10.0' ROCKY MOUNTAIN POWER EASEMENT</p> <p>AF UTAH LLC</p> <p>6785 W 7750 N AMERICAN FORK, UTAH 10' X 245' RMP EASEMENT</p>	<p>FOR: KEYSTONE CONSTRUCTION 520 SOUTH 850 EAST SUITE A300 LEHI, UTAH 84043 801-828-6226</p>	<p>45 W. 10000 S. Ste 500 Sandy, UT 84070 Phone: 801.255.0529 Fax: 801.255.4449 www.ensigneng.com</p> <div style="text-align: right;">  <p>ENSIGN</p> </div>
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