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ENT 70946:2020 PG 1 of 4  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2020 May 27 8:42 am FEE 40.00 BY NA  
RECORDED FOR PACIFICORP

REV05042015

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

Project Name: Lone Star Builders (Quick Quack)  
WO#: 6607078  
RW#:

**UNDERGROUND RIGHT OF WAY EASEMENT**

For value received, **Pony Express Land Development** ("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 275 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: Lot 3, Porters Crossing Town Center Sub**

Assessor Parcel No. 49:755:0003

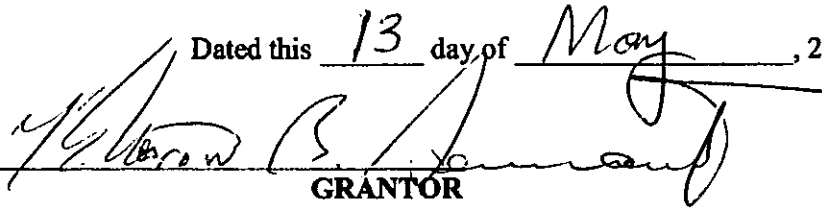
Together with the right of access to the right of way from adjacent lands of Grantor for all activities in connection with the purposes for which this easement has been granted; and together with the present and (without payment therefor) the future right to keep the right of way clear of all brush, 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 13 day of May, 2020



GRANTOR

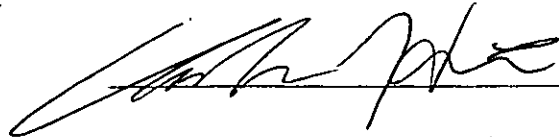
GRANTOR

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STATE OF Utah )  
County of Salt Lake ) ss.

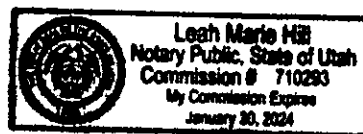
On this 13<sup>th</sup> day of May, 2020, before me, the undersigned Notary Public in and for said State, personally appeared Khosrow Semnani (name), known or identified to me to be the President (president / vice-president / secretary / assistant secretary) of the corporation, or the (manager / member) 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 Pony Express Land Development (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 signature)

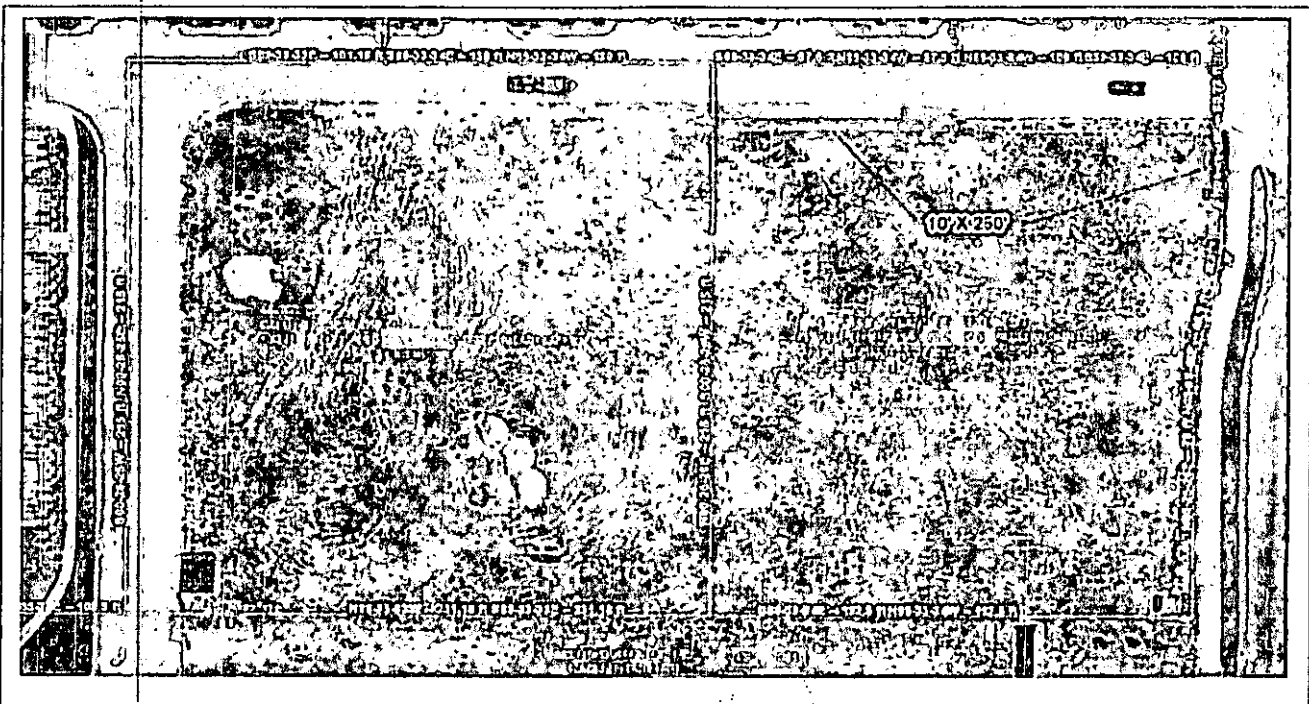
NOTARY PUBLIC FOR Utah (state)  
Residing at: Salt Lake City, Utah (city, state)  
My Commission Expires: 01/30/2024 (d/m/y)



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**Property Description**

Quarter: SE 1/4 Quarter: SE 1/4 Section: 20 Township 5S, Range 1W,  
 Salt Lake Base & Meridian  
 County: Utah State: Utah  
 Parcel Number: 49:755:0003



CC#: 11421	WO#: 6607078
Landowner Name: Pony Express Land Development	
Drawn by: p11710	

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