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RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
WEST VALLEY CITY
3600 CONSTITUTION BLVD
WVC UT 84119-3720
BY: MBF, DEPUTY - MA 4 P.

REV05042015

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

Project Name:
WO#: 666 9482
RW#:

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, **JD Development LLC** ("Grantor"), hereby grants **Rocky Mountain Power**, an unincorporated division of **PacifiCorp** its successors and assigns, ("Grantee"), an easement for a right of way, 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 **Salt Lake 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 perpetual easement and right of way, upon part of an entire tract of property, situate in the Southeast Quarter of Section 26, Township 1 South, Range 2 West, Salt Lake Base and Meridian, in Salt Lake County, Utah. The boundaries of said perpetual easement are described as follows:

Beginning at the intersection of the northerly right of way line of 3500 South Street (SR-71) and the grantors easterly boundary line, said point is 2087.43 feet S.89°45'35"E. along the section line and 53.00 feet N.00°14'25"E. from the South Quarter Corner of said Section 26 (Note: Basis of Bearing is S.89°45'35"E. along the section line between the found monuments representing the South Quarter Corner and the Southeast Corner of Section 26, Township 1 South, Range 2 West, Salt Lake Base & Meridian); and running thence along said northerly right of way line N.89°45'35"W. 15.00 feet; thence N.00°06'28"E. 10.00 feet; thence S.89°45'35"E. 15.00 feet to said grantors easterly boundary line; thence along said easterly boundary line S.00°06'28"W. 10.00 feet to the point of beginning.

The above described perpetual easement contains 150 square feet or 0.003 acre in area, more or less.

Assessor Parcel No.

14-26-476-032

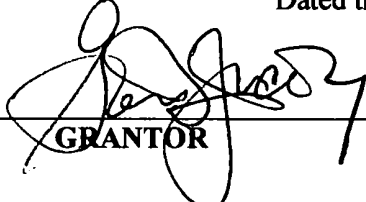
Together with the right of access to the right of way from adjacent lands of Grantor for all activities in connection with the purposes for which this easement has been granted; and together with the present and (without payment therefor) the future right to keep the right of way clear of all brush, 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 19 day of June, 20 19.



GRANTOR

GRANTOR

Acknowledgment

STATE OF California)
) ss.
County of Alameda

On this 19 day of June, 20 19, before me, the undersigned Notary Public in and for said State, personally appeared GORDON D. JACOBY, known or identified to me to be the Principal 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 JD Development LLC, 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.

Romie Verma

(notary signature)

NOTARY PUBLIC FOR California (state)
Residing at: Oakland, CA (city, state)
My Commission Expires: March 4, 2020 (d/m/y)

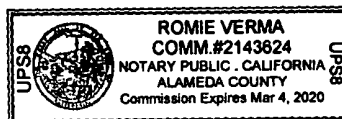
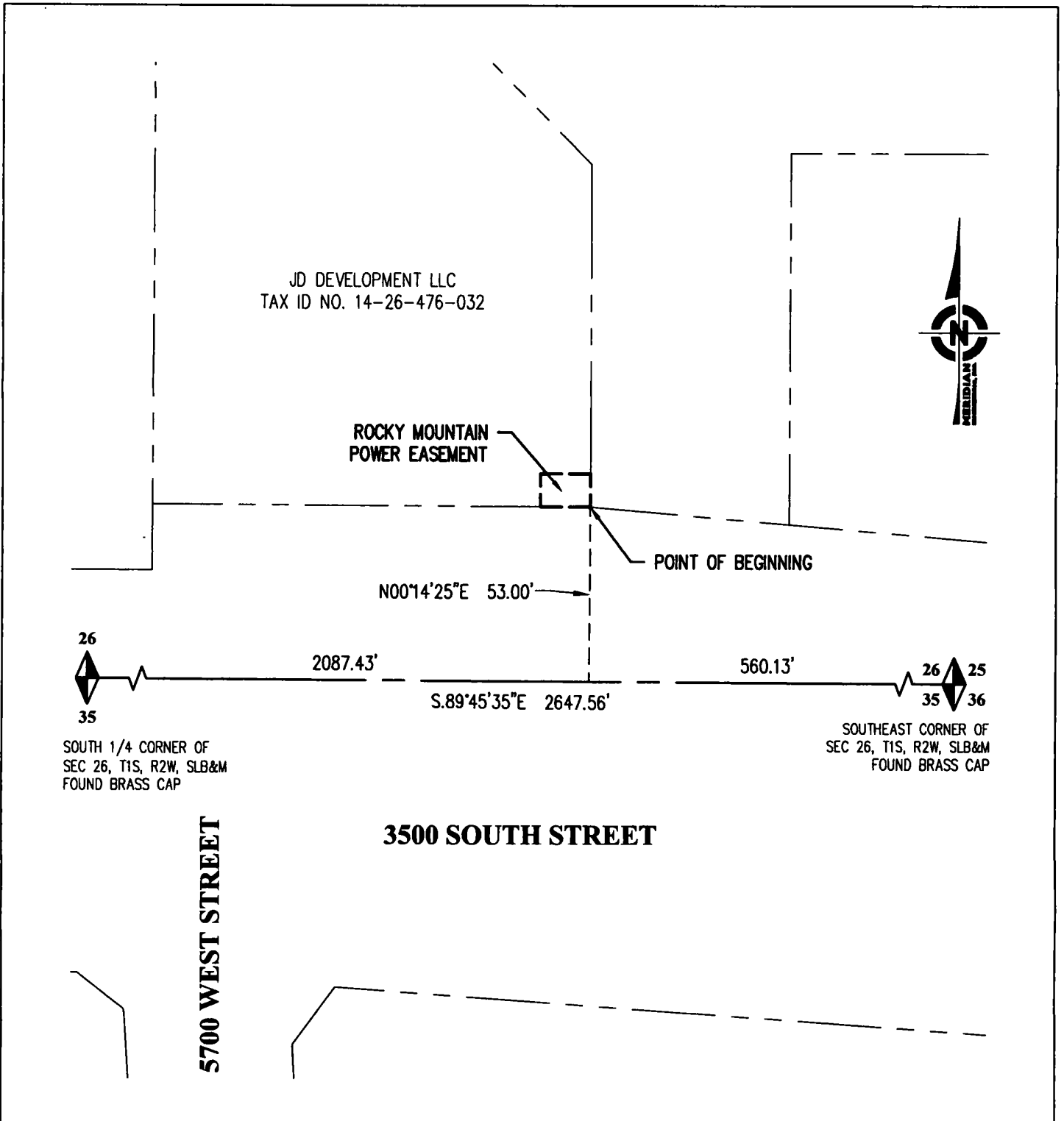


EXHIBIT A



26
35
SOUTH 1/4 CORNER OF
SEC 26, T1S, R2W, SLB&M
FOUND BRASS CAP

26 25
35 36
SOUTHEAST CORNER OF
SEC 26, T1S, R2W, SLB&M
FOUND BRASS CAP

5700 WEST STREET

3500 SOUTH STREET

EASEMENT AREA = 150 SF, 0.003 AC

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: N.T.S.	DATE: 03/19/2019	EXHIBIT A SITUATE IN THE SE 1/4 OF SEC. 26, T.1S., R.2W., SLB&M SALT LAKE COUNTY, UTAH	BY: GWB	CKD: TRW	APP:
