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ENT 28824:2020 PG 1 of 4
JEFFERY SMITH
UTAH COUNTY RECORDER
2020 Mar 05 1:59 pm FEE 40.00 BY IP
RECORDED FOR ROCKY MOUNTAIN POWER

REV05042015
Return to:
Rocky Mountain Power
Carolyn DeLeeuw
70 North 100 East
American Fork, UT 84003

Project Name: AMF14:DEV/MAYFIELD APTS, 30 LOTS/ICO
WO#: 6658352
RW#:

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, **ICO MULTIFAMILY HOLDINGS, 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 800 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:

RESIDENCES AT MAYFIELD SUBDIVISION, PLAT 'A'

Legal Description: BEG AT A POINT ON THE N RIGHT-OF-WAY LINE OF 450 S ST, SAID POINT BEING THE SE CORNER OF LOT 5 OF MAYFIELD SUBDV PLAT "A", SAID POINT ALSO BEING W 22.13' AND N 1053.66' FROM THE W ¼ CORNER OF SEC 30, T5S, R2E, SLB&M; AND RUNNING
THENCE N 00DEG02'36" W 271.59' ALONG THE E BOUNDARY LINE OF SAID LOT 5 OF MAYFIELD SUBDV PLAT "A"
THENCE N 89DEG51'55" W 78.10' ALONG THE E BOUNDARY LINE OF SAID LOT 5 OF MAYFIELD SUBDV PLAT "A"
THENCE N 00DEG08'06" E 348.32' ALONG THE E BOUNDARY LINE OF SAID LOT 5 OF MAYFIELD SUBDV PLAT "A" AND THE E BOUNDARY LINE OF LOT 6 OF MAYFIELD SUBDV PLAT "A" TO THE NE CORNER OF SAID LOT 6 OF MAYFIELD SUBDV PLAT "A"; THENCE S 84DEG17'22" W 35.64' ALONG THE N BOUNDARY LINE OF SAID LOT 6 OF MAYFIELD SUBDV PLAT "A"; THENCE SW 4.98' ALONG THE ARC OF A 52.00' RADIUS CURVE TO THE RIGHT (CENTER BEARS N 05DEG42'38" W AND THE CHORD BEARS S 87DEG 02'08" W 4.98' WITH A CENTRAL ANGLE OF 05DEG29'33") ALONG THE N BOUNDARY LINE OF SAID LOT 6 OF MAYFIELD SUBDV PLAT "A" THENCE S 89DEG46'14" W 188.05' ALONG THE N BOUNDARY LINE OF SAID LOT 6 OF MAYFIELD SUBDV PLAT "A"; THENCE SW 23.37' ALONG THE ARC OF A 25.00' RADIUS CURVE TO THE LEFT (CENTER BEARS S 00DEG13'46" E AND THE CHORD BEARS S 62DEG59'22" W 22.53' WITH A CENTRAL ANGLE OF 53DEG33'43") ALONG THE N BOUNDARY LINE OF SAID LOT 6 OF MAYFIELD SUBDV PLAT "A" TO THE E RIGHT-OF-WAY LINE OF 2500 W ST; THENCE N 00DEG39'41" W 77.60' ALONG THE E RIGHT-OF-WAY LINE OF SAID 2500 W ST TO THE SW CORNER OF LOT 7 OF SAID MAYFIELD SUBDV PLAT "A"; THENCE SE 26.32' ALONG THE ARC OF A 21.00' RADIUS CURVE TO THE LEFT (CENTER BEARS N 71DG35'10" E AND THE CHORD BEARS S 54DEG19'18" E 24.63' WITH A CENTRAL ANGLE OF 71DEG48'55") ALONG THE S BOUNDARY LINE OF SAID LOT 7 OF MAYFIELD SUBDV PLAT "A"; THENCE N 89DEG46'14" E 188.81' ALONG THE S BOUNDARY LINE OF SAID LOT 7 OF MAYFIELD SUBDV PLAT "A"; THENCE SE 5.37' ALONG THE ARC OF A 56.00' RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 00DEG13'46" E AND THE CHORD BEARS S 87DEG28'59" E 5.37' WITH A CENTRAL ANGLE OF 05DEG29'33") ALONG THE S BOUNDARY LINE OF SAID LOT 7 OF MAYFIELD SUBDV PLAT "A"; THENCE S 84DEG43'32" E 103.10' ALONG THE S BOUNDARY LINE OF SAID LOT 7 OF MAYFIELD SUBDV PLAT "A" TO THE SE CORNER OF SAID LOT 7 OF MAYFIELD SUBDV PLAT "A"; THENCE N 00DEG07'02" W 433.49' ALONG THE E BOUNDARY LINE OF SAID LOT 7 OF MAYFIELD SUBDV PLAT "A"; THENCE N 89DEG52'58" E 341.77'; THENCE N 89DEG08'08" E 144.41'; THENCE N 00DEG47'06" E 194.21'

THENCE E 472.40'; THENCE S 06DEG38'12" E 88.30'; THENCE S 17DEG 39'06" E 59.92'; THENCE SW 165.19' ALONG THE ARC OF A 228.00' RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 72DEG20'55" W AND THE CHORD BEARS S 03DEG06'16" W 161.60' WITH A CENTRAL ANGLE OF 41DEG30'42"); THENCE S 26DEG21'29" W 55.20" THENCE S 10DEG45'09" E 160.26'; THENCE S 88DEG11'30" W 87.09' TO A POINT ON THE E BOUNDARY LINE OF BELLE MONET PLAT 14 CONDOMINIUMS; THENCE N 07DEG34'11" E 45.78' ALONG ON THE E BOUNDARY LINE OF BELLE MONET PLAT 14 CONDOMINIUMS TO THE NE CORNER OF SAID BELLE MONET PLAT 14 CONDOMINIUMS; THENCE W 355.08' TO ALONG THE N BOUNDARY LINE OF BELLE MONET PLAT 14 CONDOMINIUMS; THENCE S 00DEG13'11" E 808.14' ALONG THE N BOUNDARY LINE OF BELLE MONET PLAT 14 CONDOMINIUMS TO THE N RIGHT-OF-WAY LINE OF 450 S ST; THENCE W 17.94' ALONG THE N RIGHT-OF-WAY LINE OF 450 S ST; THENCE W 46.94' ALONG THE ARC OF A 2033.00' RADIUS CURVE TO THE LEFT (CENTER BEARS S AND THE CHORD BEARS S 89DEG20'19" W 46.94' WITH A CENTRAL ANGLE OF 01DEG19'23"); THENCE S 88DEG40'37" W 471.32' ALONG THE N RIGHT-OF-WAY LINE OF 450 S STREET; THENCE SW 6.18' ALONG THE ARC OF A 1967.00' RADIUS CURVE TO THE RIGHT (CENTER BEARS S AND THE CHORD BEARS S 89DEG20'19" WEST 46.94' WITH A CENTRAL ANGLE OF 01DEG 01DEG19'23"); THENCE S 88DEG40'37" 471.32' ALONG THE N RIGHT-OF-WAY LINE OF 450 S ST; THENCE SW 6.18' ALONG THE ARC OF A 1967.00' RADIUS CURVE TO THE RIGHT (CENTER BEARS N 01DEG19'23" W AND THE CHORD BEARS S 88DEG46'01" W 6.18' WITH A CENTRAL ANGLE OF 00DEG10'48") ALONG THE N RIGHT-OF-WAY LINE OF 450 S ST TO THE POINT OF BEG. CONTAINS 853,175 SQUARE FEET OR 19.586 ACRES.

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 18 day of February, 2020.


James M. Lealey, Manager
 ICO Multifamily Holdings, LLC GRANTOR

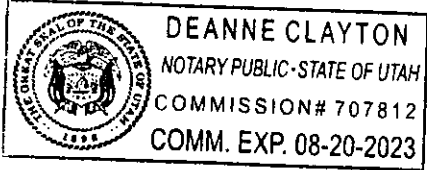
Acknowledgment by a Corporation, LLC, or Partnership:

STATE OF UTAH)
) ss.
County of UTAH)

On this 18 day of FEBRUARY, 2020, before me, the undersigned Notary Public in and for said State, personally appeared JAMES SEABERG (name), known or identified to me to be the MANAGER (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 ICOMULTIFAMILY HOLDINGS (entity name), and acknowledged to me that said entity executed the same. LLC

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Deanne Clayton
(notary signature)



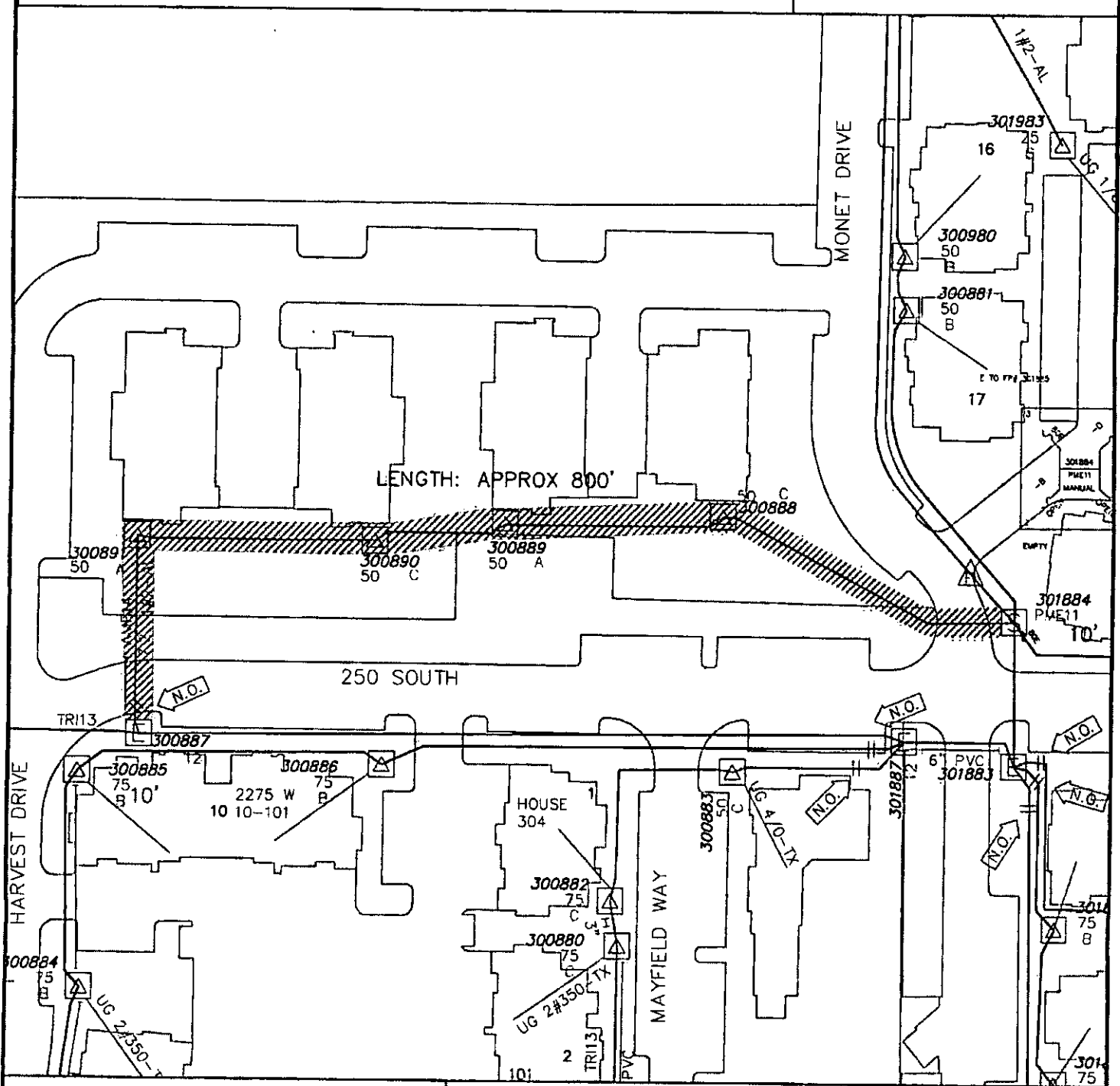
NOTARY PUBLIC FOR UTAH (state)
Residing at: LEHI UTAH (city, state)
My Commission Expires: 8/20/2023 (d/m/y)

PROPERTY DESCRIPTION

SECTION: SEC30, T5S, R2E, SLB&M

UTAH COUNTY, UTAH STATE

PARCEL #: RESIDENCES AT MAYFIELD SUBDV 'A'



CC #: 11421 WO #: 6658352

OWNER: ICO MULTIFAMILY HOLDINGS, LLC

AUTHOR: C. DELEEUW 10633

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.

EXHIBIT A



SCALE: NONE