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REV05042015

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

ENT 82650:2017 PG 1 of 4  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2017 Aug 24 9:53 am FEE 16.00 BY MA  
RECORDED FOR PACIFICORP

Project Name: LND12 ROCKWORKS LAND LLC POWER TO BUILDING  
WO#: 6354735

**UNDERGROUND RIGHT OF WAY EASEMENT**

For value received, **Rockworks Land, LLC** ("Grantor"), hereby grants to PacificCorp, an Oregon Corporation, d/b/a Rocky Mountain Power its successors and assigns, ("Grantee"), an easement for a right of way 10 feet in width and 866.62 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:

That certain real property located in Utah County, State of Utah, described as follows:

Commencing at a point on the West line of Ribbonwood Subdivision, Plat "A", located North 89°43'51" East along the Section line 1432.15 feet and South 565.74 feet from the Northwest corner of Section 3, Township 6 South, Range 2 East, Salt Lake Base & Meridian; thence along the West line of Ribbonwood Subdivision, Plat "A", "B", and "C", the following courses: South 31°53'09" East 391.92 feet, South 00° 38'24" East 77.69 feet; thence along the arc 50.86 feet of a 194.87 foot curve to the left (chord bears North 83°14'07" West 50.72 feet); thence South 89°21'36" West 370.90 feet to the East line of State Street (State Highway No. 91); thence North 31°53'10" West along the East line of State Street 234.27 feet; thence North 58°06'50" East 397.01 feet to the point of beginning, including Lot 14 of Ribbonwood Subdivision, Plat "B".

Assessor Parcel No. 170110186

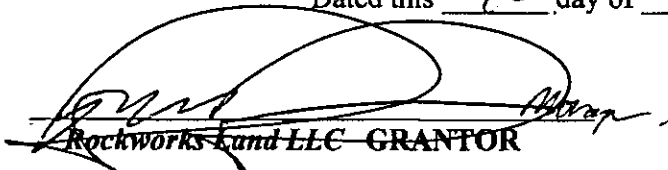
Together with the right of access to the right of way from adjacent lands of Grantor for all activities in connection with the purposes for which this easement has been granted; and together with the present and (without payment therefor) the future right to keep the right of way clear of all brush, 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 10 day of August, 2017.

  
~~Rockworks Land LLC~~ GRANTOR

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GRANTOR

**Acknowledgment by a Corporation, LLC, or Partnership:**

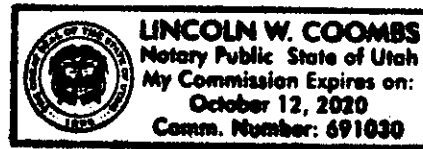
STATE OF Utah )  
 ) ss.  
County of Salt Lake )

On this 10 day of August, 2017, before me, the undersigned Notary Public in and for said State, personally appeared Robert B. Reynolds (name), known or identified to me to be the Manager - LLC (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 said entity, 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.

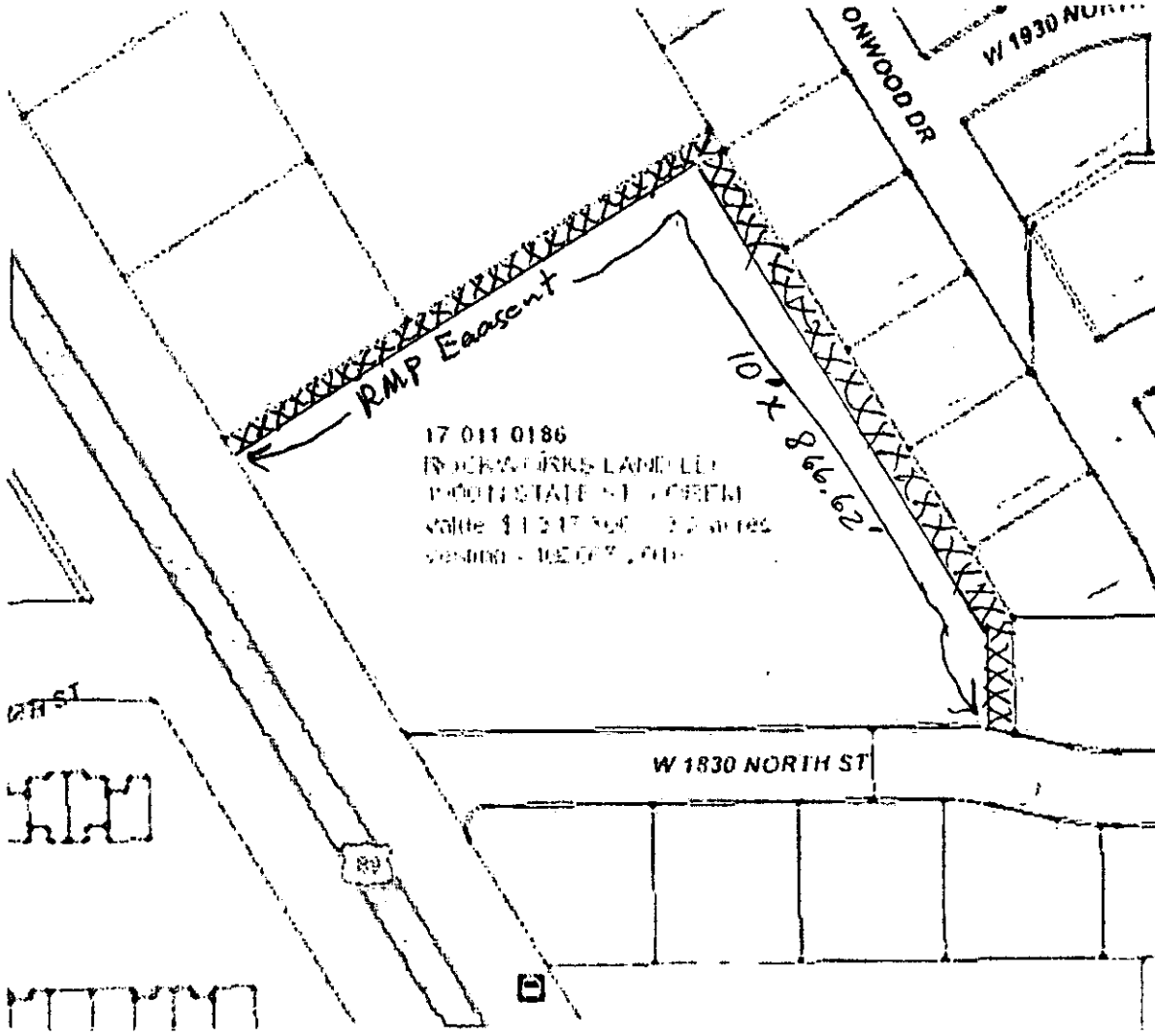
Lincoln W. Coombs  
(notary signature)

NOTARY PUBLIC FOR Utah (state)  
Residing at: Midvale Utah (city, state)  
My Commission Expires: 10-12-2020 (d/m/y)



### Property Description

Quarter: \_\_\_\_\_ Quarter: \_\_\_\_\_ Section: 3 Township 6 S  
 Range 2 E, Salt Lake Base & Meridian  
 County: Utah State: Utah  
 Parcel Number: 17-011-0186



CC#: 11421 WO#: 6354735  
 Landowner Name: Rockwork Lands LLC  
 Drawn by: MSC

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: None