

40/4

REV05042015

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



ENT 50993:2019 PG 1 of 4
JEFFERY SMITH
UTAH COUNTY RECORDER
2019 Jun 06 10:28 am FEE 40.00 BY SM
RECORDED FOR PACIFICORP

Project Name: Santaquin City Soccer
WO#: 6646410
RW#:

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, **HG Utah 1, LLC** ("Grantor"), hereby grants Rocky Mountain Power, an unincorporated division of PacificCorp its successors and assigns, ("Grantee"), an easement for a right of way 10 feet in width and 1027 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: Beginning at a point located North 0°05'40" West 412.65 feet and West 1997.41 feet from the South East Corner of Section 10, Township 10 South, Range 1 East, Salt Lake Base and Meridian; THENCE West 31.57 feet, THENCE South 0°00'02" East, 1027.47 feet to a non-tangent curve; THENCE southeasterly along a curve with a radius of 287.22 feet, to which a radial line bears South 62°54'16" West; through a central angle of 6°00'07" an arc distance of 30.09 feet (Chord: South 30°05'47" East, 30.07 feet); THENCE South 35°08'12" East, 72.64 feet to the northern right-of-way line of Summit Ridge Parkway; THENCE North 56°39'11" East, 63.03 feet; THENCE North 35°08'12" West, 73.42 feet to the beginning of a non-tangent curve; THENCE to the right along a 224.22 foot radius curve through a central angle of 30°21'39" an arc distance of 118.81 feet (Chord: North 17°38'54" West 117.43 feet); THENCE North 0°00'28" West, 906.30 to the point of beginning.

Assessor Parcel No. 32:21:0058

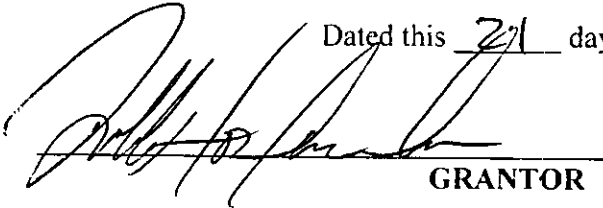
Together with the right of access to the right of way from adjacent lands of Grantor for all activities in connection with the purposes for which this easement has been granted; and together with the present and (without payment therefor) the future right to keep the right of way clear of all brush, 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 21 day of May, 2019.



GRANTOR

GRANTOR

Acknowledgment by a Corporation, LLC, or Partnership:

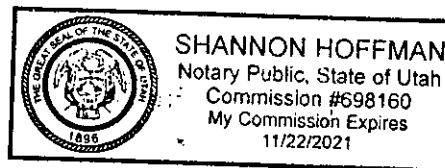
STATE OF Ut)
) ss.
County of Ut)

On this 21 day of May, 2019, before me, the undersigned Notary Public in and for said State, personally appeared Rodo Horlacher (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 HG Utah I, LLC (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.

Shannon Hoffman
(notary signature)

NOTARY PUBLIC FOR UT (state)
Residing at: 275 W. Main St. Santaquin (city, state) Ut
My Commission Expires: 11/22/21 (d/m/y)



Property Description

Quarter: _____ Quarter: _____ Section: 10 Township 10 (N or S),
 Range 1 (E or W), S.L.B. 4 Meridian
 County: Utah State: Utah
 Parcel Number: 32:21:0058



32:021:0058
 HG UTAM 1, LLC

HG UTAM Utility Easement

Summit Ridge Parkway

32:021:0062
 SANTAQUIN CITY

32:021:0061
 SAO PROPERTIES, LLC

CC#: 11421 WO#: 66646410
 Landowner Name: HG Utah LLC
 Drawn by: PA

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

PacifiCorp

SCALE: 1/4"