

After recording, return to:
Rocky Mountain Power
Attn: Julie Wetzel
12840 Pony Express Road
Draper, Utah 84020

WO: 6773474

13567975
02/16/2021 01:08 PM \$40.00
Book - 11118 Pg - 9308-9311
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
ROCKY MOUNTAIN POWER
ATTN: LISA LOUDER
1407 W NORTH TEMPLE STE 110
SLC UT 84116-3171
BY: DSA, DEPUTY - WI 4 P.

PUBLIC UTILITY EASEMENT

MAGIC AND WONDER, LLC, a Utah limited liability company (herein after the "GRANTOR") for and in valuable consideration, the receipt whereof is hereby acknowledged, does hereby grant and convey to all public utilities (herein after the "GRANTEES"), their successors, assigns, lessees, licensees and agents, pursuant to Utah Code Ann. § 54-3-27, a perpetual public utility easement and right-of-way to construct, reconstruct, modify, change, add to, operate, maintain, repair, protect, and remove public utility facilities and appurtenant parts (hereinafter the "FACILITIES") as GRANTEES may require upon, over, under and across a parcel of GRANTOR's land situated in the County of Salt Lake, State of Utah, more particularly described as follows and as more particularly described and/or shown on Exhibit "A" attached hereto and by this reference made a part hereof.

LEGAL DESCRIPTION(S): See Exhibit "B" attached hereto and by this reference made a part hereof.

To have and hold the same unto the GRANTEES, its successors and assigns perpetually, with the right of ingress and egress to the GRANTEES, its officers, employees, agents, and assigns to enter upon the above described property with such equipment as is necessary to complete all activities in connection with the purposes for which this easement has been granted. The contractor performing the work shall restore all property, through which the work traverses, to its original condition or better.

GRANTOR reserves the right to occupy, use, and cultivate said easement for all purposes not inconsistent with the rights herein granted.

GRANTEES shall comply with all city, state and federal laws and regulations and obtain all necessary permits, pay all applicable fees, and post any bonds required.

The rights, conditions, and provisions of this easement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the respective parties hereto.

Property Description

*Heather
Dawn Miller*

A 10 foot wide electrical utility easement located in the Northeast Quarter of Section 15, Township South, Range 1 East, Salt Lake Base and Meridian, being offset 5 feet each side of the following described centerline which runs along the location of the power line as placed underground:

Beginning at a point South 1019.47 feet and East 1262.84 feet from the North Quarter Corner of said Section 15 and running;

- thence South 0°09'11" East 42.46 feet;
- thence South 1°58'41" East 11.65 feet;
- thence South 0°53'11" East 40.53 feet;
- thence South 1°09'46" West 46.39 feet;
- thence South 2°08'02" East 31.50 feet;
- thence South 2°13'24" West 68.77 feet;
- thence South 1°51'13" West 37.69 feet;
- thence South 12°31'49" East 50.67 feet;
- thence South 21°29'33" West 29.18 feet;
- thence South 1°41'42" East 36.95 feet;
- thence South 1°30'25" East 41.49 feet;
- thence South 12°12'09" East 30.50 feet;
- thence South 24°31'34" East 57.04 feet;
- thence South 34°53'59" East 31.26 feet;
- thence South 35°15'13" East 20.17 feet;
- thence South 37°03'32" East 21.59 feet;
- thence South 8°57'18" West 7.49 feet;
- thence South 48°57'47" West 26.11 feet;
- thence South 17°13'07" West 70.94 feet;
- thence South 31°55'41" West 64.10 feet;
- thence South 41°05'22" East 22.10 feet;
- thence South 72°45'58" East 16.37 feet.

CC#: 11431

WO#: 6773474

Landowner Name: Magic & Wonder, LLC

Drawn By: *Heather Dawn Miller*

EXHIBIT B

SCALE:

SHEET 1 OF 1



BK 11118 PG 9310

