

REV05042015

Return to:

Rocky Mountain Power  
Lisa Louder/Teria Walker  
1407 West North Temple Ste. 110  
Salt Lake City, UT 84116

Project Name: AMF11 Davies Building Com 3PH 6 Meters

WO#: 6781160

RW#:

### **UNDERGROUND RIGHT OF WAY EASEMENT**

For value received, Auble Office Building 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:

Legal Description: Beginning at point that is South 00°25'18" East 543.92 feet along the Section Line and East 1472.23 and South 21.26 feet from the West Quarter Corner of Said Section 18, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence South, a distance of 143.74 feet; thence West, a distance of 281.02 feet; thence North 00°08'35" East, a distance of 132.33 feet; thence North 65°43'43" East, a distance of 29.61 feet; thence South 89°49'41" East, a distance of 253.70 feet; thence South 26°36'05" West, a distance of 11.17 feet; thence North 89°49'42" West, a distance of 246.56 feet; thence South 65°43'43" West, a distance of 21.00 feet; thence South 00°08'35" West, a distance of 120.86 feet; thence East, a distance of 266.01 feet; thence North, a distance of 128.76 feet; thence North 26°36'05" East, a distance of 11.17 feet to the point of beginning.

Containing 6,069 square feet or 0.1393 acres, more or less.

Assessor Parcel No.

14:017:0284

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 13<sup>th</sup> day of October, 2020.

Steve Davis - Manager  
GRANTOR  
Cable Office Bldg, LLC

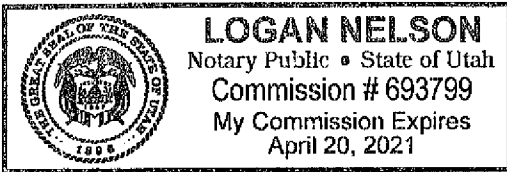
GRANTOR

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

STATE OF Utah )  
 ) ss.  
County of Utah )

On this 13 day of October, 2020, before me, the undersigned Notary Public in and for said State, personally appeared Steve Davies (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 Auble Office Building 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.

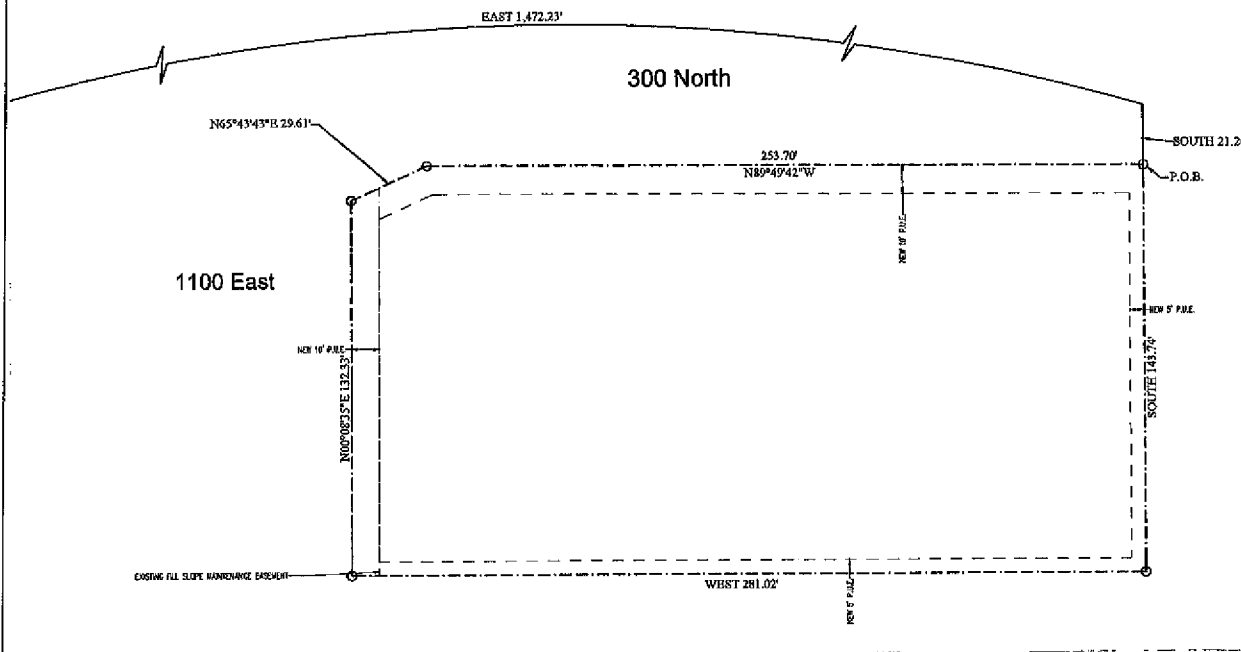


Logan Nelson  
(notary signature)

NOTARY PUBLIC FOR Utah (state)  
Residing at: Provo, UT (city, state)  
My Commission Expires: 21/04/2021 (d/m/y)

### Property Description

Quarter: \_\_\_\_\_ Quarter: \_\_\_\_\_ Section: 18, Township 5 S, Range 2 E,  
 Salt Lake Base and Meridian  
 County: Utah State: Utah  
 Parcel Number: 14:017:0284



CC#:11421 WO#: 6781160

Landowner Name: Auble Office Building

Drawn by:

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: NTS