

REV101512

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

Project Name:  
Tract Number:  
WO#: 6828174  
RW#:

13542432  
01/25/2021 12:37 PM \$40.00  
Book - 11104 Pg - 7609-7611 A-B  
RASHELLE HOBBS  
RECORDER, SALT LAKE COUNTY, UTAH  
ROCKY MOUNTAIN POWER  
ATTN: LISA LOUDER  
1407 W NORTH TEMPLE STE 110  
SLC UT 84116-3171  
BY: JLA, DEPUTY - MI 1 P.  
5

### UNDERGROUND RIGHT OF WAY EASEMENT

For value received, Future 500 Holdings Co, LLC ("Grantor"), hereby grants to PacifiCorp, 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 **280** 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 **Salt Lake** 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 THE SOUTHEAST CORNER OF SAID ENTIRE PARCEL, SAID POINT BEING WEST 50.00' FROM THE SOUTHEAST CORNER OF LOT 2, BLOCK 49, PLAT "A" SALT LAKE CITY SURVEY, RUNNING THENCE WEST 10 FEET; THENCE NORTH 155 FEET; THENCE WEST 105 FEET TO THE WESTERLY LINE OF SAID ENTIRE PARCEL; THENCE NORTH 10 FEET TO THE NORTHWEST CORNER OF SAID ENTIRE PARCEL; THENCE EAST 115 FEET TO THE NORTHEAST CORNER OF SAID ENTIRE PARCEL; THENCE SOUTH 165.00 FEET TO THE POINT OF BEGINNING.

Assessor Parcel No. 15-01-402-012 & 15-01-402-013

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.

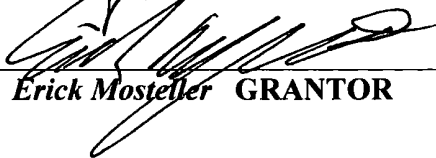
The rights and obligations of the parties hereto shall be binding upon and shall benefit their respective heirs, successors and assigns.

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 12 day of January, 2021.



Curt Dotyler GRANTOR



Erick Mosteller GRANTOR

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

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

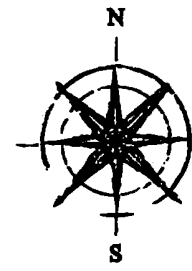
On this 12 day of January, 2021, before me, the undersigned Notary Public in and for said State, personally appeared Curt Datwyler (name), known or identified to me to be the (president / vice-president / secretary / assistant secretary) of the corporation, or the (manager / member) of the limited liability 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.

Carli Stauffer  
\_\_\_\_\_  
(notary signature)

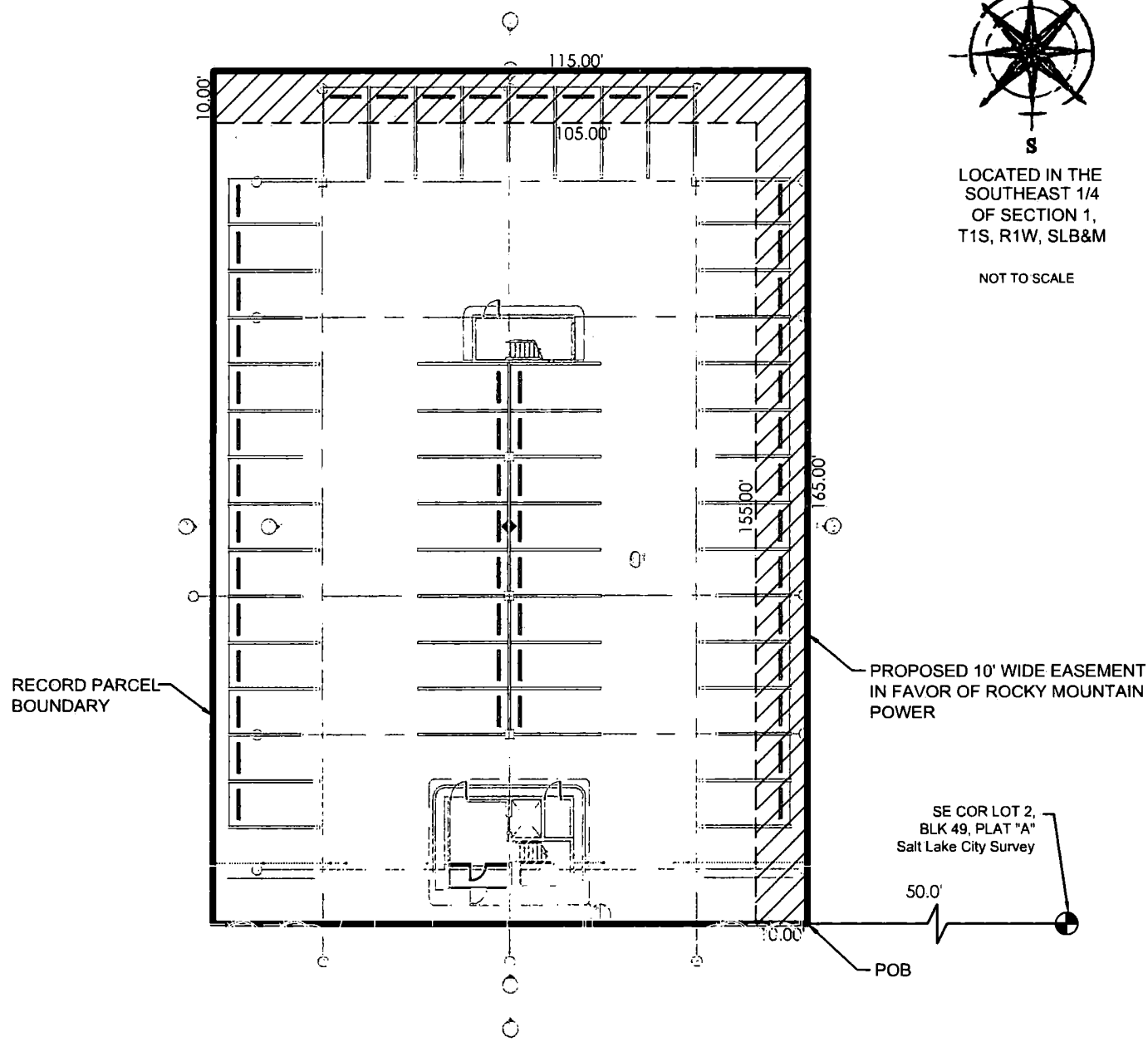


NOTARY PUBLIC FOR Utah (state)  
Residing at: West Valley City, UT (city, state)  
My Commission Expires: October 12, 2022 (d/m/y)



LOCATED IN THE  
SOUTHEAST 1/4  
OF SECTION 1,  
T1S, R1W, SLB&M

NOT TO SCALE



RECORD PARCEL  
BOUNDARY

PROPOSED 10' WIDE EASEMENT  
IN FAVOR OF ROCKY MOUNTAIN  
POWER

SE COR LOT 2,  
BLK 49, PLAT "A"  
Salt Lake City Survey

50.0'

POB

400 SOUTH STREET

No survey work or utility records were used in preparing this exhibit. The easement description was prepared using record information in relation to the record parcel boundary.

Parcel #: (15-01-402-012-0000) (15-01-402-013-0000)  
- Address: 254 W 400 S, SLC, UT 84111  
- Owner: Future 500 Holdings Co, LLC

**FOCUS**<sup>®</sup>  
ENGINEERING AND SURVEYING, LLC  
6949 S. HIGH TECH DRIVE, SUITE 200  
MIDVALE, UTAH 84047 PH: (801) 353-0075  
www.focusutah.com

**EXHIBIT "A"**  
**ROCKY MOUNTAIN POWER EASEMENT**  
254 WEST 400 SOUTH, SLC, UTAH

Date Created:	12/08/2020
Scale:	N.T.S.
Drawn:	CT/EJW
Job:	19-0481
Sheet:	E1

T:\2019\19-0481 Plot View\01A.dwg 19-0481\Map\ExhibitA\25481 Rocky Mountain Power Easement.dwg

**POWER LINE EASEMENT**  
**PREPARED FOR: ROCKY MOUNTAIN POWER**  
***FUTURE 500 HOLDINGS Co. LLC,***  
***254 West 400 South***  
**SALT LAKE CITY, UTAH**  
(December 08, 2020)  
19-0481

**ROCKY MOUNTAIN POWER LINE EASEMENT DESCRIPTION**

*Located in the SE1/4 of Section 1 of Township 1 South, Range 1 West, Salt Lake Base and Meridian.*  
*Entire Parcel includes all of two (2) parcels identified by Salt Lake County Tax Id. Numbers*  
*15-01-402-012 and 15-01-402-013,*  
*a 10-foot easement along the easterly and northerly 10' of said Entire Parcel,*  
*being more particularly described as follows:*

BEGINNING AT THE SOUTHEAST CORNER OF SAID ENTIRE PARCEL, SAID POINT BEING WEST 50.00' FROM THE SOUTHEAST CORNER OF LOT 2, BLOCK 49, PLAT "A" SALT LAKE CITY SURVEY, RUNNING THENCE WEST 10 FEET; THENCE NORTH 155 FEET; THENCE WEST 105 FEET TO THE WESTERLY LINE OF SAID ENTIRE PARCEL; THENCE NORTH 10 FEET TO THE NORTHWEST CORNER OF SAID ENTIRE PARCEL; THENCE EAST 115 FEET TO THE NORTHEAST CORNER OF SAID ENTIRE PARCEL; THENCE SOUTH 165.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 2700 SQ. FEET

