

12915152
01/08/2019 12:12 PM \$16.00
Book - 10744 Pg - 3569-3572
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
ROCKY MOUNTAIN POWER
ATTN: LISA LOUDER
1407 W NORTH TEMPLE STE 110
SLC UT 84116-3171
BY: RWP, DEPUTY - WI 4 P.

REV05042015
Return to:
Rocky Mountain Power
Cody Rasmussen
1569 W. North Temple
Salt Lake City, UT 84116

Project Name: SAL – Emigration SC2
WO#: 6481028
RW#:

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, **Emigration Creek Place, LLC, a Utah limited liability company** (“Grantor”), hereby grants Rocky Mountain Power, an unincorporated division of PacifiCorp its successors and assigns, (“Grantee”), an easement for a right of way 6 feet in width and 124 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: A 6 FOOT WIDE UTILITY EASEMENT FOR THE PURPOSE OF INSTALLING UNDERGROUND UTILITIES, BEING 3 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT ON THE NORTH LINE OF THE VERIZON WIRELESS LEASE AREA, SAID POINT BEING SOUTH 89°56'52" WEST 250.76 FEET ALONG MONUMENT LINE AND NORTH 152.31 FEET FROM THE SALT LAKE CITY STREET MONUMENT AT THE INTERSECTION OF 1300 SOUTH AND 2100 EAST STREETS, (BASIS OF BEARING BEING ALONG 1300 SOUTH STREET BETWEEN THE MONUMENTS AT 2100 EAST AND 1900 EAST STREETS) AND RUNNING THENCE NORTH 00°02'40" WEST 17.37 FEET; THENCE NORTH 89°54'20" EAST 106.36 FEET AND TERMINATING.

CONTAINS: 0.017 ACRES, MORE OR LESS, (AS DESCRIBED).

Assessor Parcel No. 16-10-352-026 & 16-10-352-027

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 19 day of December, 2018.



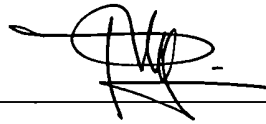
Emigration Creek Place, LLC, a Utah limited liability company GRANTOR

Acknowledgment by a Corporation, LLC, or Partnership:

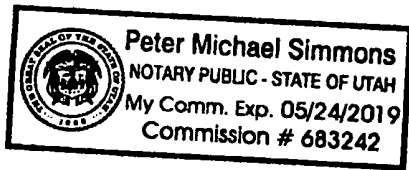
STATE OF UTAH)
County of SALT LAKE) ss.

On this 19th day of DECEMBER, 2018, before me, the undersigned Notary Public in and for said State, personally appeared ERIC THOMPSON (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 EMIGRATION COFFEE PLACE, 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.



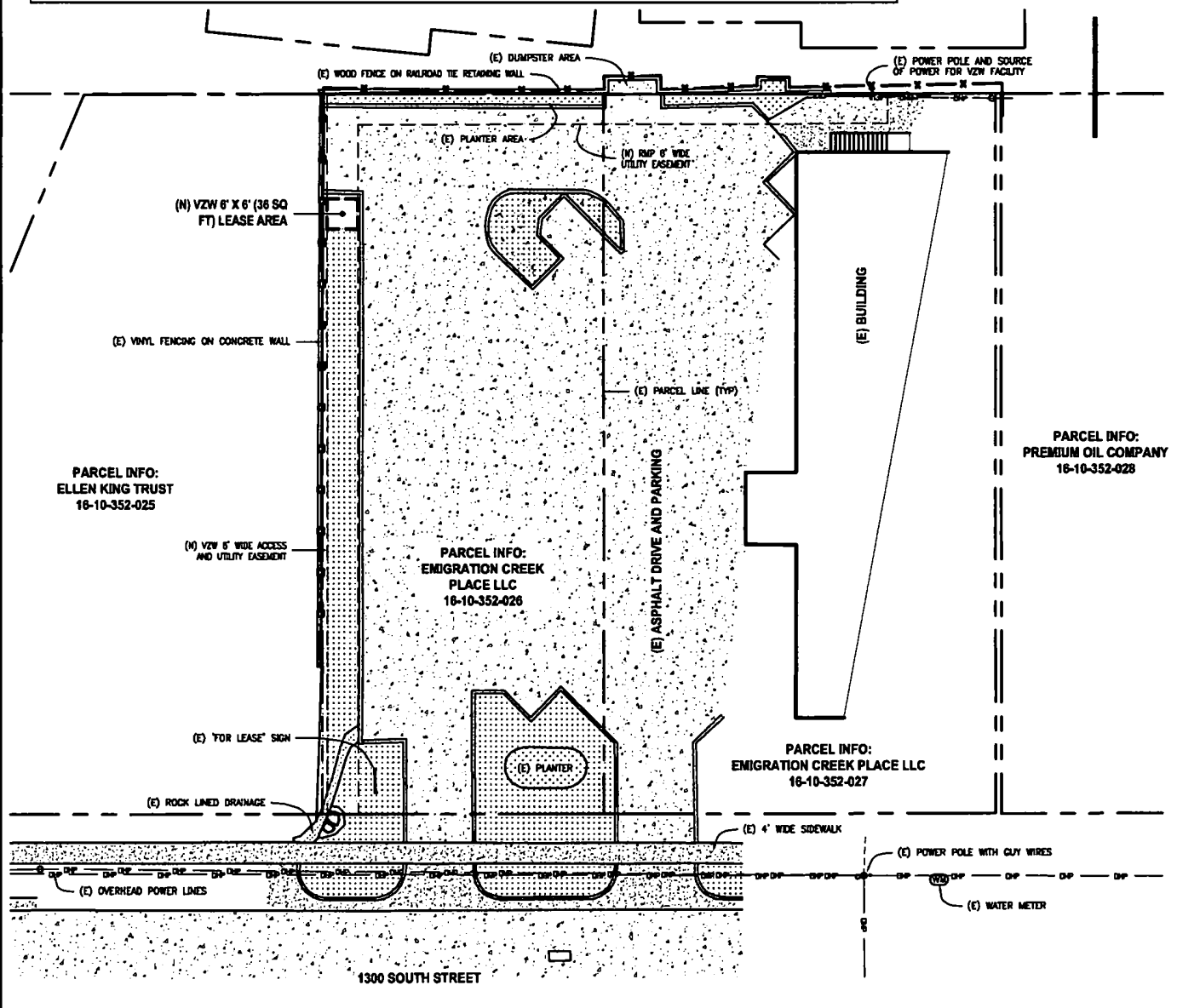
(notary signature)



NOTARY PUBLIC FOR UTAH (state)
Residing at: HEBERMAN, UT (city, state)
My Commission Expires: 5/24/2019 (d/m/y)

Property Description

Quarter: SW Section: 10 Township: 1S Range: 1E
 County: Salt Lake State: Utah
 Parcel Number: 16-10-352-026 & 16-10-352-027



CC#: WO#:
 Landowner Name: Emigration Creek
 Place LLC

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: _____