

Contact:
Redevelopment Agency of Tooele City
90 N Main Street
Tooele, UT 84074
435-843-2169

Underground Power Utility Easement

Affected Parcel: 02-009-0-0093

The Redevelopment Agency of Tooele City, Utah ("Grantor"), hereby grants to **Rocky Mountain Power**, an unincorporated division of PacifiCorp, and its successors and assigns ("Grantee"), a non-exclusive easement to be used for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of underground electric power 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 specific locations determined by Grantee in consultation with Grantor, in **Tooele County, 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:

A PARCEL OF LAND BEING 10 FEET WIDE, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE & MERIDIAN, FOR A PUBLIC UTILITY AND DRAINAGE EASEMENT AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE NORTH 00°05'41" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 29, A DISTANCE OF 1,069.89 FEET; THENCE NORTH 89°54'19" EAST, A DISTANCE OF 1,039.98 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE WEST LINE OF AN EXISTING PUBLIC UTILITY & DRAINAGE EASEMENT (ENTRY NO. 548554); THENCE NORTH 73°52'40" WEST ALONG THE SOUTH LINE OF A PARCEL OWNED BY REDEVELOPMENT AGENCY OF TOOELE CITY UT (TAX ID: 02-009-0-0093), A DISTANCE OF 380.65 FEET TO THE EAST LINE OF INNOVATIVE SUBDIVISION (ENTRY NO. 396498); THENCE NORTH 16°07'17" EAST ALONG SAID EAST LINE, A DISTANCE OF 183.81 FEET TO THE SOUTH LINE OF AN EXISTING SEWER EASEMENT (ENTRY NO. 548559); THENCE SOUTH 77°21'25" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 10.02 FEET; THENCE SOUTH 16°07'17" WEST, A DISTANCE OF 174.42 FEET; THENCE SOUTH 73°52'40" EAST, A DISTANCE OF 370.65 FEET TO WEST LINE OF THE EXISTING PUBLIC UTILITY & DRAINAGE EASEMENT (ENTRY NO. 548554); THENCE SOUTH 16°07'20" WEST ALONG SAID WEST LINE, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 5,648 SQUARE FEET OR 0.130 ACRES +/-

All as Shown on EXHIBIT A attached hereto and made a part hereof.

Together with the present and (without payment therefore) the future right to keep the right of way and adjacent lands 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, use, or permit any equipment or material of any kind on or within the boundaries of the right of way without prior written permission of Grantee.

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 easement. 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 20th day of September, 2021.



Redevelopment Agency of Tooele City, Utah, GRANTOR

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IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized officers this 20th day of September 2021

Debra E. Winn
Grantor – Redevelopment Agency of Tooele City Utah

STATE OF UTAH)
) SS.
COUNTY OF TOOELE)

On the date first above written personally appeared before me, Debra E. Winn, Tooele City Mayor and Executive Director of Grantor, who being by me duly sworn, did say that she is a duly-authorized officer of Grantor, and that this instrument was signed with due authority.

WITNESS my hand and official stamp the date in this certificate first above written:

Michelle Pitt
Notary Public



EXHIBIT A

10' WIDE UNDERGROUND POWER UTILITY EASEMENT

A PARCEL OF LAND BEING 10 FEET WIDE, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE & MERIDIAN, FOR A UNDERGROUND POWER UTILITY EASEMENT AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE NORTH 00°05'41" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 29, A DISTANCE OF 1,069.89 FEET; THENCE NORTH 89°54'19" EAST, A DISTANCE OF 1,039.98 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE WEST LINE OF AN EXISTING PUBLIC UTILITY & DRAINAGE EASEMENT (ENTRY NO. 548554); THENCE NORTH 73°52'40" WEST ALONG THE SOUTH LINE OF A PARCEL OWNED BY REDEVELOPMENT AGENCY OF TOOELE CITY UT (TAX ID: 02-009-0-0093), A DISTANCE OF 380.65 FEET TO THE EAST LINE OF INNOVATIVE SUBDIVISION (ENTRY NO. 396498); THENCE NORTH 16°07'17" EAST ALONG SAID EAST LINE, A DISTANCE OF 183.81 FEET TO THE SOUTH LINE OF AN EXISTING SEWER EASEMENT (ENTRY NO. 548559); THENCE SOUTH 77°21'25" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 10.02 FEET; THENCE SOUTH 16°07'17" WEST, A DISTANCE OF 174.42 FEET; THENCE SOUTH 73°52'40" EAST, A DISTANCE OF 370.65 FEET TO WEST LINE OF THE EXISTING PUBLIC UTILITY & DRAINAGE EASEMENT (ENTRY NO. 548554); THENCE SOUTH 16°07'20" WEST ALONG SAID WEST LINE, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 5,648 SQUARE FEET OR 0.130 ACRES +/-



