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REV101512

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

13697716  
06/22/2021 01:48 PM \$40.00  
Book - 11194 Pg - 8173-8175  
RASHELLE HOBBS  
RECORDER, SALT LAKE COUNTY, UTAH  
ROCKY MOUNTAIN POWER  
ATTN: LISA LOUDER  
1407 W NORTH TEMPLE STE 110  
SLC UT 84116-3171  
BY: ARA, DEPUTY - MI 3 P.

Project Name: The George  
Tract Number:  
WO#: 6956133  
RW#:

**UNDERGROUND RIGHT OF WAY EASEMENT**

For value received, **Manifest Property Holdings, 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 **10** 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 A attached hereto and by this reference made a part hereof:

Legal Description:

Located in Lot 4, Block 1, WALKERS SUBDIVISION, according to the official plat thereof, on file and of record in the office of the Salt Lake County Recorder, State of Utah, more particularly described as:

Beginning at the Southeast Corner of Lot 4, Block 1 of said WALKERS SUBDIVISION, said point being along the Monument line of 900 South N89°56'40"E 177.06 feet and North 129.68 feet from the Monument of 900 South and Washington Street; thence along the Southerly line of said Lot 4 S89°56'17"W 10.00 feet; thence N00°01'24"E 10.00 feet; thence N89°56'17"E 10.00 feet to the Easterly line of said Lot 4; thence along said Easterly line S00°01'24"W 10.00 feet to the point of beginning.

Contains: 100 square feet+/-

Assessor Parcel No. **15-12-253-013**

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 14 day of June, 2021.


  
Manifest Property Holdings, LLC GRANTOR

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

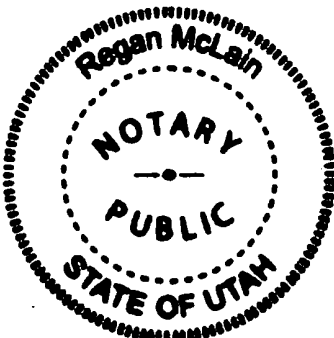
STATE OF Utah )  
) ss.  
County of Salt Lake )

On this 14 day of June, 2021, before me, the undersigned Notary Public in and for said State, personally appeared Tyler McArthur (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.

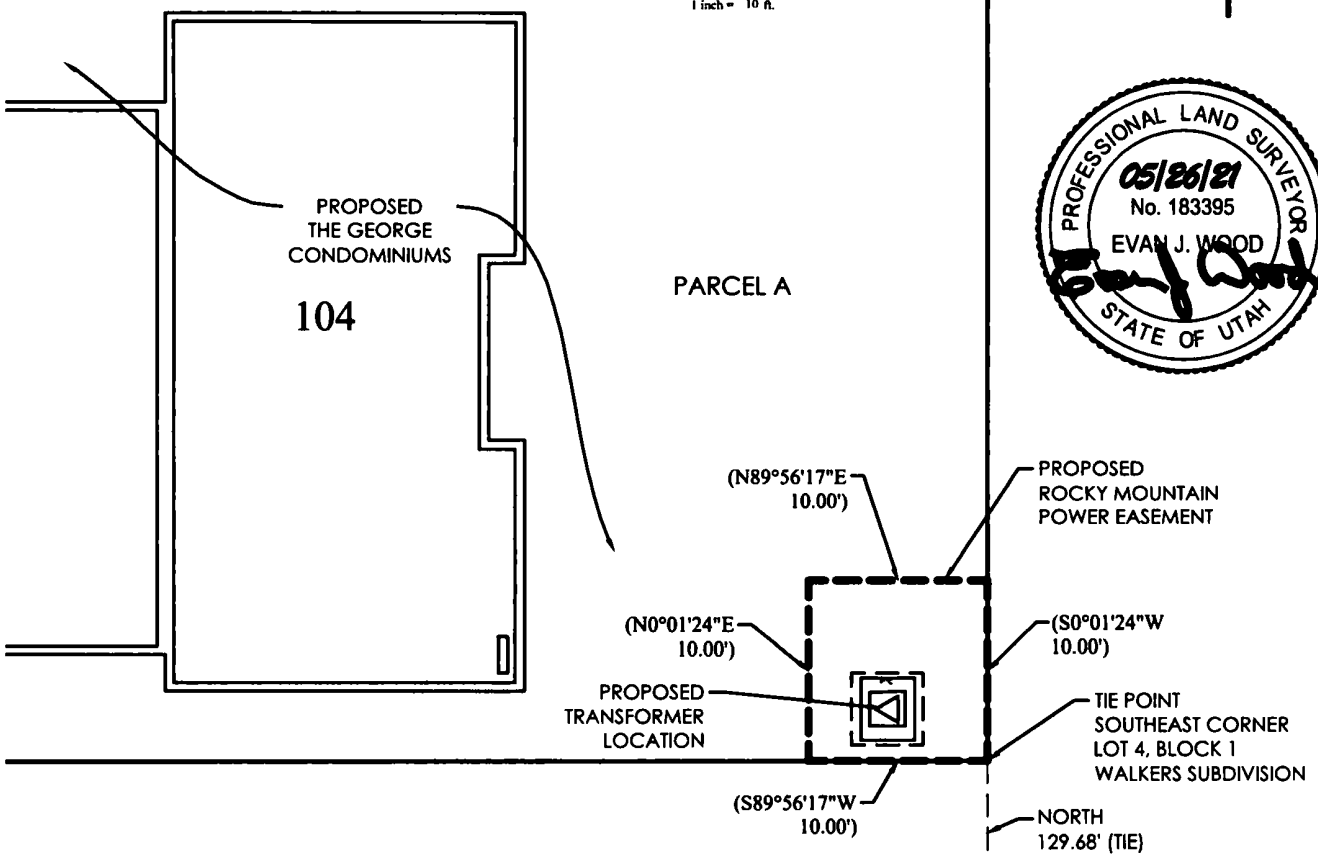
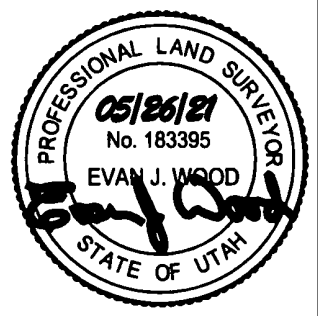
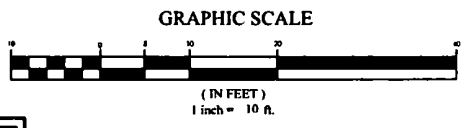
  
\_\_\_\_\_  
(notary signature)

NOTARY PUBLIC FOR Utah (state)  
Residing at: Salt Lake City (city, state)  
My Commission Expires: 5.20.2025 (d/m/y)

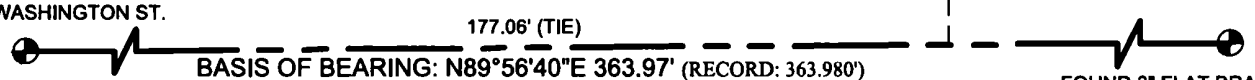


# Property Description

Quarter: \_\_\_ Quarter: NW1/4 Section: 12 Township 15 (N or S),  
 Range 1W (E or W), SALT LAKE Meridian  
 County: SALT LAKE State: UTAH  
 Parcel Number: 15-12-253-013



FOUND 3" FLAT BRASS  
 SALT LAKE CITY MONUMENT  
 900 S & WASHINGTON ST.



FOUND 3" FLAT BRASS  
 SALT LAKE CITY MONUMENT (WITNESS MON. 900 S & 200 W)

CC#: N/A	WO#: N/A
Landowner Name: MANIFEST PROPERTY HOLDINGS, LLC	
Drawn by: BJE	
<b>EXHIBIT A</b>	

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.



SCALE: 1"=10'

E:\2020\05-0224 The George Design\05-0224.dwg\exhibit\05-0224 RMP Easement\052321.dwg