

Return to:
Rocky Mountain Power
Ian Barker
1569 W North Temple St.
Salt Lake City, UT 84116

E 3448493 B 7922 P 551-554
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
01/10/2022 10:38 AM
FEE \$40.00 Pgs: 4
DEF RT REC'D FOR ROCKY MOUNTAIN PC
WER

Project Name: One West Construction
Project Tract Number: 063130019
WO#: 8102074
RW#: _____

RETURNED
JAN 10 2022

06-313-0019


TEMPORARY CONSTRUCTION EASEMENT

For value received, Woods Cross School Development, LLC ("Grantor"), hereby grants Rocky Mountain Power, an unincorporated division of PacifiCorp its successors and assigns, ("Grantee"), a Temporary Easement and Right of Way over and across a certain parcel of real property owned by Grantor ("Grantor's Land") located in Davis County, State of Utah. Grantor's Land is more particularly described in Exhibit "A", the description of the Easement referred to herein as the "Easement Area".

This Temporary Easement and Right of Way shall terminate by its own terms at the end of all construction activities or on November 24, 2026, whichever date is earlier.

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 7th day of December, 2021.



GRANTOR

GRANTOR

STATE OF Utah)

) ss.
County of DAVIS)

On this 7th day of December, 2021, before me, the undersigned Notary Public in and for said State, personally appeared Sheldon Killpack (representative's name), known or identified to me to be the person whose name is subscribed as manager (title/capacity in which instrument is executed) of one west construction acknowledged to me that (he/she/they) 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.



Jennifer Wallace
(notary signature)
NOTARY PUBLIC FOR Utah (state)
Residing at: Kaysville, Utah (city, state)
My Commission Expires: 2/4/24 (d/m/y)

EXHIBIT "A"

Davis County Tax Lot: 0631300019

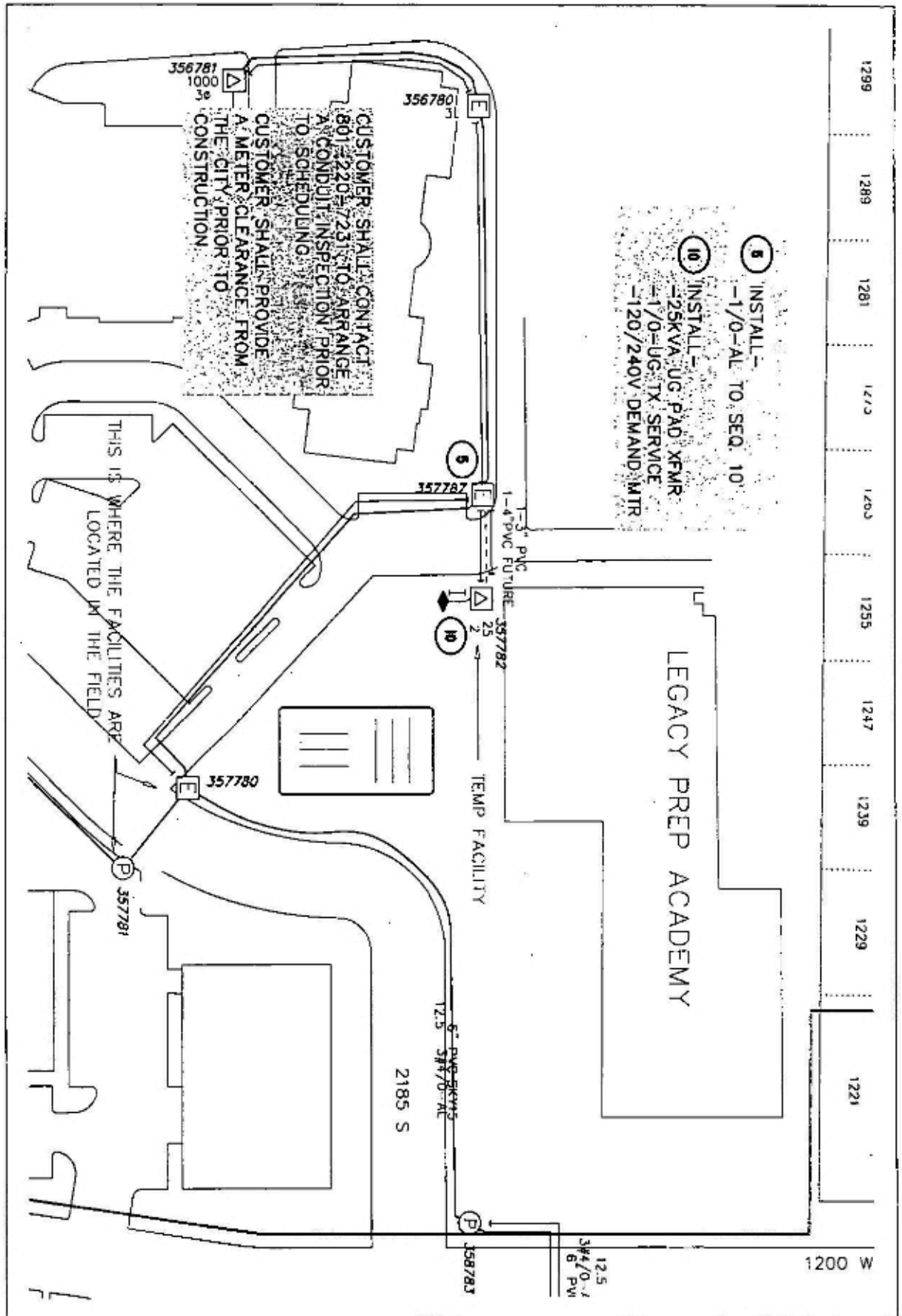
Lot 4, WOODS CROSS INDUSTRIAL PARK, according to the Official Plat thereof as recorded in the Office of the Davis County Recorder, State of Utah on January 28, 2009 as Entry No. 2418323 in Book 4701 at Page 2830.

LESS AND EXCEPTING the following:

Commencing at the Northeast corner of Lot 13 in the Meadow Crossing Subdivision Plat V in the Northeast Corner of Section 35, Township 2 North, Range 1 West, Salt Lake Base and Meridian and running thence East 22.27 feet to the Westerly right-of-way line of 1200 West Street; thence South 0°04'50" West along said right-of-way line 80.55 feet; thence South 89°59'35" West 15.77 feet; thence North 0°07'00" West 77.62 feet along the Easterly line of Lot 13; thence North 65°02'01" West 8.94 feet to the point of beginning.

ALSO LESS AND EXCEPTING the following:

Commencing at the Southeast corner of Lot 14 in the Meadow Crossing Subdivision Plat V, Davis County Records, located in the Northeast corner of Section 35, Township 2 North, Range 1 West, Salt Lake Base and Meridian, and running thence East 22.27 feet to the Westerly right of way line of 1200 West Street; thence along said right of way line North 0°04'50" East 40.72 feet; thence South 89°58'00" West along the most Northerly line of Lot 4 in the Woods Cross Industrial Park, Davis County Records, 22.41 feet; thence South 0°07'00" East along the Easterly boundary line of Lot 14, 40.71 feet to the point of beginning.



1299
1289
1261
1273
1203
1255
1247
1239
1229
1221
1200 W

⑤ INSTALL -
-1/0-AL TO SEQ. 10'
⑩ INSTALL -
-25KVA UG PAD XFMR
-1/0-UG TX SERVICE
-120/240V DEMAND MTR

CUSTOMER SHALL CONTACT
801-220-7231 TO ARRANGE
A CONDUIT INSPECTION PRIOR
TO SCHEDULING
CUSTOMER SHALL PROVIDE
A METER CLEARANCE FROM
THE CITY PRIOR TO
CONSTRUCTION

THIS IS WHERE THE FACILITIES ARE
LOCATED IN THE FIELD

LEGACY PREP ACADEMY

TEMP FACILITY

Foreman		Emp #	Job Start Date
CC# 11441	WD# / RCD# D08102074	Map String 11202001.0	Job Complete Date
CUSTOMER: ONE WEST CONSTRUCTION ADDRESS: TEMP LESS THAN 1 YEAR 1228 W 2185 S, WOODS CROSS		Grout SKY15	Post App R/R Posted

PACIFICORP
A BERKSHIRE HATHAWAY ENERGY COMPANY

1 of 1

EST G# 15486 Print Date 11/24/21 Scale 1"=60'