

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

E 3457194 B 7947 P 920-923
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
02/15/2022 02:16 PM
FEE \$40.00 Pas: 4
DEP RT REC'D FOR ROCKY MOUNTAIN POW
ER

Project Name: One West Construction
WO#: 8102074
RW#:

UNDERGROUND RIGHT OF WAY 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"), an easement for a right of way 10 feet in width and 200 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 **Davis 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:

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 2930.

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.


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 14th day of January, 2022.



GRANTOR Sheldon Kellpack

GRANTOR

STATE OF Utah)
) ss.
County of Davis)

On this 14th day of January, 2022, before me, the undersigned Notary Public in and for said State, personally appeared Sheldon Killpack (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 Woods Cross School Development 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.

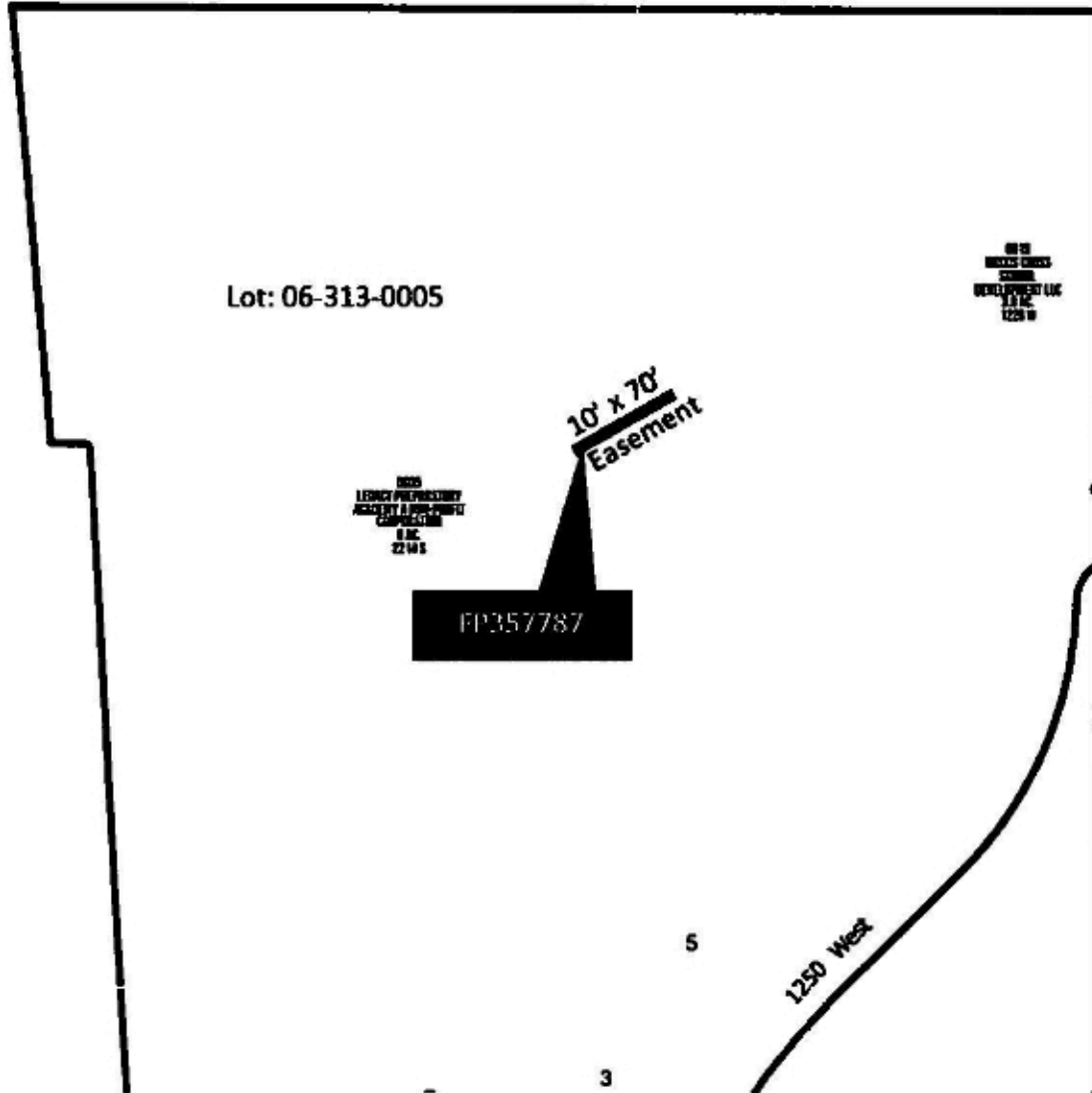
[Handwritten Signature]
(notary signature)

NOTARY PUBLIC FOR Utah (state)
Residing at: Hooper, UT (city, state)
My Commission Expires: 5/26/25 (d/m/y)



Property Description

NE Section 35 Township 2N Range 1W
Salt Lake Base & Meridian
LOT 06-313-0005
Davis County, Utah



CC#: 11441 WO#: 8102080

Legacy Preparatory Academy

Drawn by: ibarker

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: N/A