

REV05042015

Return to:
Rocky Mountain Power
Alan Draper
1569 W. North Temple
Salt Lake City, UT 84116

12481953
02/22/2017 02:31 PM \$16.00
Book - 10531 Ps - 9427-9430
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
ROCKY MOUNTAIN POWER
ATTN: LISA LOUDER
1407 W NORTH TEMPLE STE 110
SLC UT 84116-3171
BY: MMF, DEPUTY - WI 4 P.

Project Name: SAL Rage
WO#: 6293060
RW#:

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, **B. Maxfield, LLC** ("Grantor"), hereby grants Rocky Mountain Power, an unincorporated division of PacifiCorp its successors and assigns, ("Grantee"), an easement for a right of way 12 feet in width and 394 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 12 FOOT WIDE UTILITY EASEMENT FOR THE PURPOSE OF INSTALLING UNDERGROUND UTILITIES, BEING 6 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT LOCATED SOUTH 00°13'50" WEST 326.08 FEET ALONG MONUMENT LINE AND WEST 478.00 FEET FROM THE STREET MONUMENT AT THE INTERSECTION OF 1045 WEST AND 1700 SOUTH STREET, SALT LAKE CITY, UTAH (BASIS OF BEARING BEING ALONG 1045 WEST STREET BETWEEN FOUND MONUMENTS AT 1700 SOUTH AND 1820 SOUTH STREETS) AND RUNNING THENCE NORTH 00°13'50" EAST 40.00 FEET, PARALLEL TO AND 6 FEET PERPENDICULARLY DISTANT FROM THE VERIZON WIRELESS LEASE AREA; THENCE NORTH 37°00'26" EAST 72.14 FEET; THENCE NORTH 00°08'19" EAST 186.42 FEET, MORE OR LESS, TO THE SOUTH RIGHT-OF-WAY LINE OF 1700 SOUTH STREET; THENCE RETRACING PREVIOUS CALL, SOUTH 00°08'19" WEST 186.42 FEET; THENCE NORTH 37°00'26" EAST 27.83 FEET; THENCE NORTH 00°08'19" EAST 67.24 FEET AND TERMINATING.

CONTAINS: 0.106 ACRES, MORE OR LESS, (AS DESCRIBED).

Assessor Parcel No. 15-14-327-005

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 10 day of Feb, 2017



(Insert Grantor Name Here) GRANTOR

(Insert Grantor Name Here) GRANTOR

Acknowledgment by a Corporation, LLC, or Partnership:

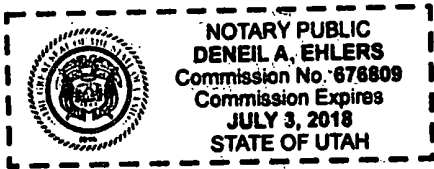
STATE OF Utah)
County of Salt Lake)^{ss.}

On this 15 day of Feb, 2017, before me, the undersigned Notary Public in and for said State, personally appeared Blake Maxfield (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 B maxfield 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.

Deneil Ehlers

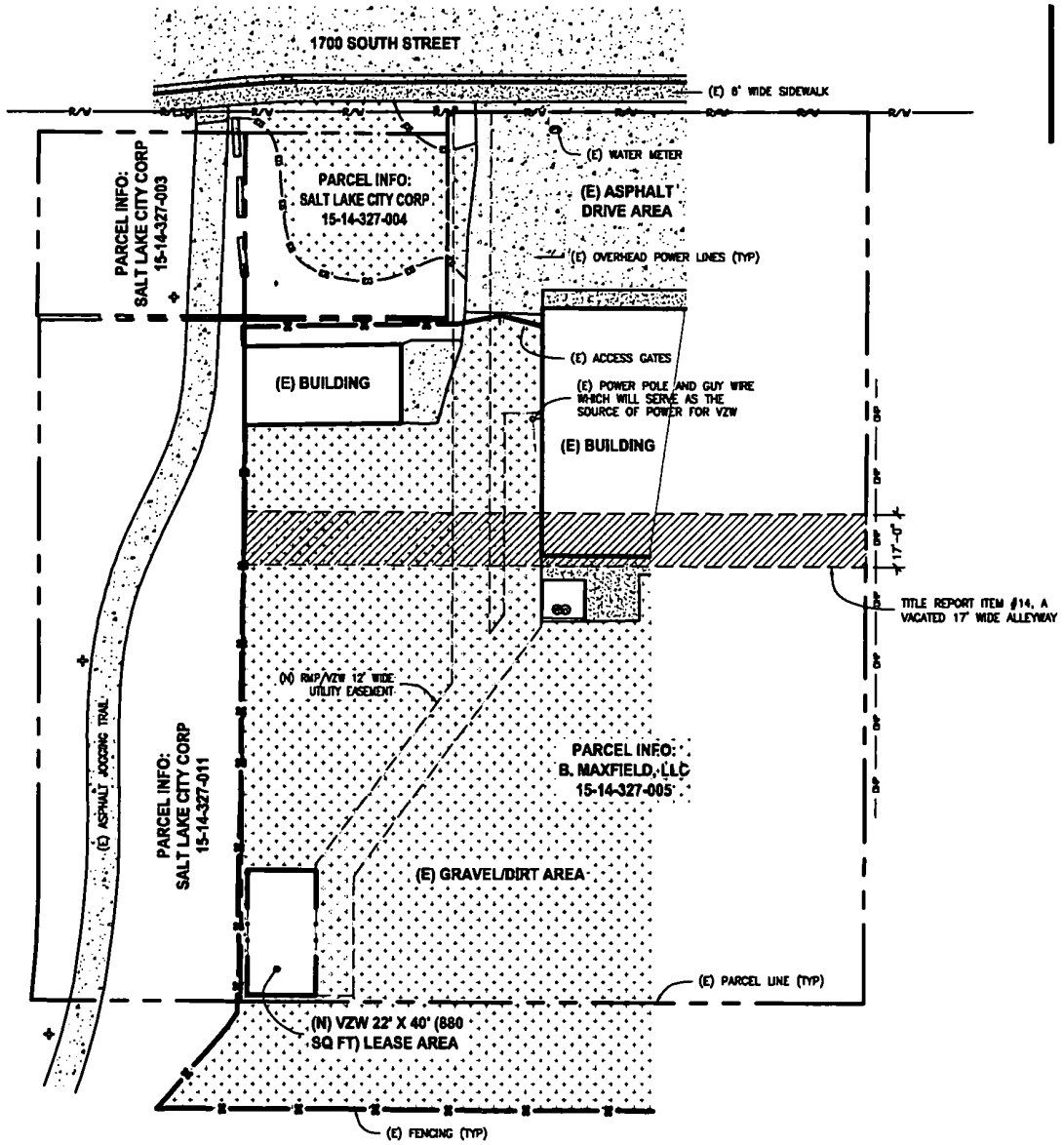
(notary signature)



NOTARY PUBLIC FOR Utah (state)
Residing at: Salt Lake (city, state)
My Commission Expires: July 3 18 (d/m/y)

Property Description

Quarter: SW Section: 14 Township: 1S Range: 1W
 County: Salt Lake State: Utah
 Parcel Number: 15-14-327-005



CC#: WO#:
 Landowner Name: B. Maxfield, LLC
 Drawn by: TAEC

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: _____