

REV05042015

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



\*W3192916\*

Project Name: Riverdale Landing  
WO#: 6911523  
RW#:

### UNDERGROUND RIGHT OF WAY EASEMENT

For value received, **H & P INV, LLC** ("Grantor"), hereby grants Rocky Mountain Power, an unincorporated division of PacifiCorp its successors and assigns, ("Grantee"), an easement for a right of way 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 **Weber County, State of Utah** more particularly described as follows and as more particularly described and/or shown on Exhibit(s) "**A**" and "**B**" attached hereto and by this reference made a part hereof:

Assessor Parcel No.                      06-031-0051

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 25<sup>th</sup> day of Aug, 2021.

Howard C. Vanbus

written name of who is signing

GRANTOR

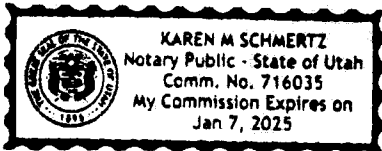
Howard C. Vanbus  
Signature

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

STATE OF UT )  
County of Weber ) ss. )

On this 25 day of August, 2021, before me, the undersigned Notary Public in and for said State, personally appeared Homer Cutrubus (name), known or identified to me to be the Managing Member (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 HHP Inv 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.

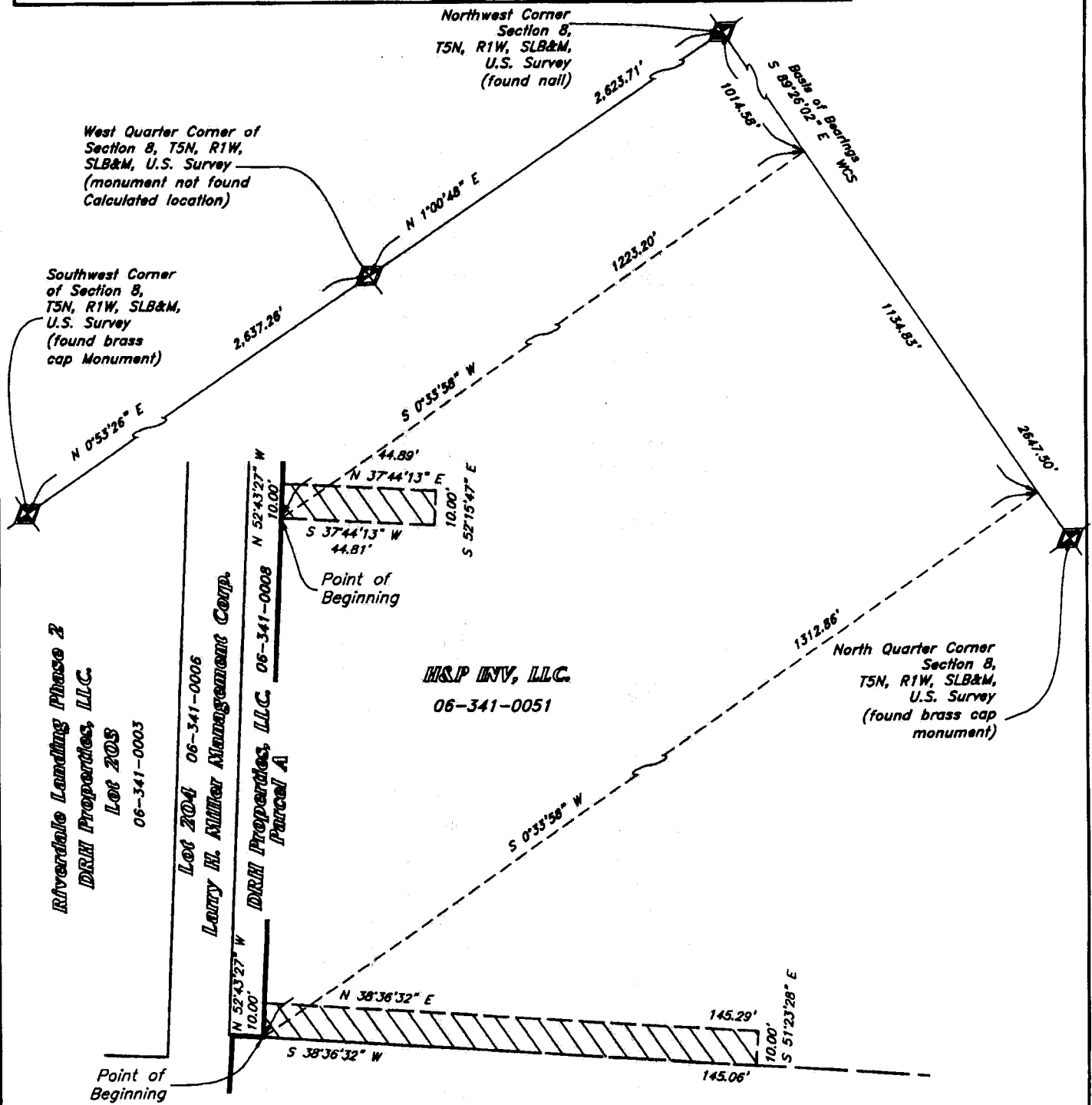
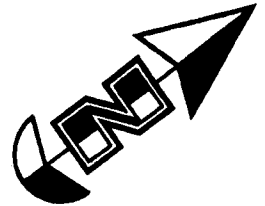


Karen M. Schmertz  
(notary signature)

NOTARY PUBLIC FOR UT (state)  
Residing at: Ogden, UT (city, state)  
My Commission Expires: 7/7/25 (d/m/y)

**Property Description**

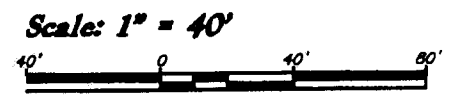
Northwest Quarter, Section 8, Township 5 North, Range 1 West,  
Salt Lake Base and Meridian  
County: Weber, State: UT



CC#: 11461    NO#: 6911523  
 Landowner Name: H&P Inv., LLC.  
 Drawn by: ANA

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**



## Exhibit B

**H&P INV, LLC**      **06-031-0051**  
(Exhibit A)

A part of the Northwest Quarter of Section 8, Township 5 North, Range 1 West, Salt Lake Base and Meridian in Weber County, Utah:

Beginning at the most Southerly Corner of Grantor's Property located 1134.83 feet South 89°26'02" East along the Section Line; and 1312.86 feet South 0°33'58" West from the Northwest Corner of said Section 8; and running thence North 52°43'27" West 10.00 feet along the Southwesterly Line of Grantor's Property; thence North 38°36'32" East 145.29 feet; thence South 51°23'28" East 10.00 feet to the Southeasterly Line of Grantor's Property; thence South 38°36'32" West 145.06 feet along said Southeasterly Line to the point of beginning.

**Contains 1,452 sq ft**

**Also:**

Beginning at a point on the Southwesterly Line of Grantor's Property being 149.99 feet North 52°43'27" West along said Southwesterly Line from the most Southerly Corner of Grantor's Property; said point of beginning is located 1014.58 feet South 89°26'02" East along the Section Line; and 1223.20 feet South 0°33'58" West from the Northwest Corner of said Section 8; and running thence North 52°43'27" West 10.00 feet along the Southwesterly Line of Grantor's Property; thence North 37°44'13" East 44.89 feet; thence South 52°15'47" East 10.00 feet; thence South 37°44'13" West 44.81 feet to the Southwesterly Line of Grantor's Property and the point of beginning.

**Contains 448 sq ft**