

REV05042015

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

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E 3461491 B 7960 P 3129-3133
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
03/07/2022 02:50 PM
FEE \$40.00 Pgs: 5
DEP RT REC'D FOR ROCKY MOUNTAIN PO
WER

Project Name: Holiday Oil Co
WO#: 8143024
RW#:

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, **Wagstaff Investments, LLC, a Utah limited liability company** ("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 405 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: A PORTION OF THE SW 1/4 OF SEC 27-T5N-R2W, SLB&M, MORE PART'LY DESC AS FOLLOWS: BEG AT A PT BEING ON THE N R/W LINE OF 1300 NORTH STR & N 89°54'43" W 2330.04 FT ALG THE SEC LINE & N 00°05'17" E 33.98 FT FR THE S 1/4 COR OF SD SEC 27; & RUN TH N 84°33'22" W 85.94 FT ALG SD N LINE; TH N 89°54'43" W 169.76 FT ALG SD N LINE; TH N 00°09'39" E 11.45 FT ALG SD N LINE; TH N 89°54'43" W 25.60 FT ALG SD N LINE; TH N 44°45'13" W 3.66 FT TO THE E LINE OF 2000 WEST STR; TH N 00°09'39" E 383.92 FT ALG SD E LINE TO THE FOLLOWING THREE (3) COURSES ALG THE CLINTON CLINTON ALZHEIMER SPECIAL CARE CENTER SUB: (1) S 89°40'46" E 97.71 FT, (2) S 00°19'14" W 42.50 FT, (3) S 89°40'46" E 182.95 FT; TH S 00°18'38" E 362.36 FT TO THE POB. CONT. 2.3981 ACRES. NOTE: THE MEASURED STATE PLANE BEARING ALG THE BASIS OF BEARING IS N 89°34'08" W (DAVIS COUNTY SURVEYOR), AS CALCULATED IN THE NAD 1983 STATE PLANE COORDINATE SYSTEM FOR THE UTAH NORTH ZONE.

Assessor Parcel No. 140030118

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 21 day of February, 2022



Wagstaff Investments, LLC GRANTOR

Wagstaff Investments, LLC GRANTOR

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Assessor Parcel No. 140030118

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.

Acknowledgment by a Corporation, LLC, or Partnership:

STATE OF Utah)
County of Salt Lake) ss.

On this 21st day of February, 20 22, before me, the undersigned Notary Public in and for said State, personally appeared J. Scott Wagstaff (name), known or identified to me to be the grantor (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 Wagstaff Investments (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.

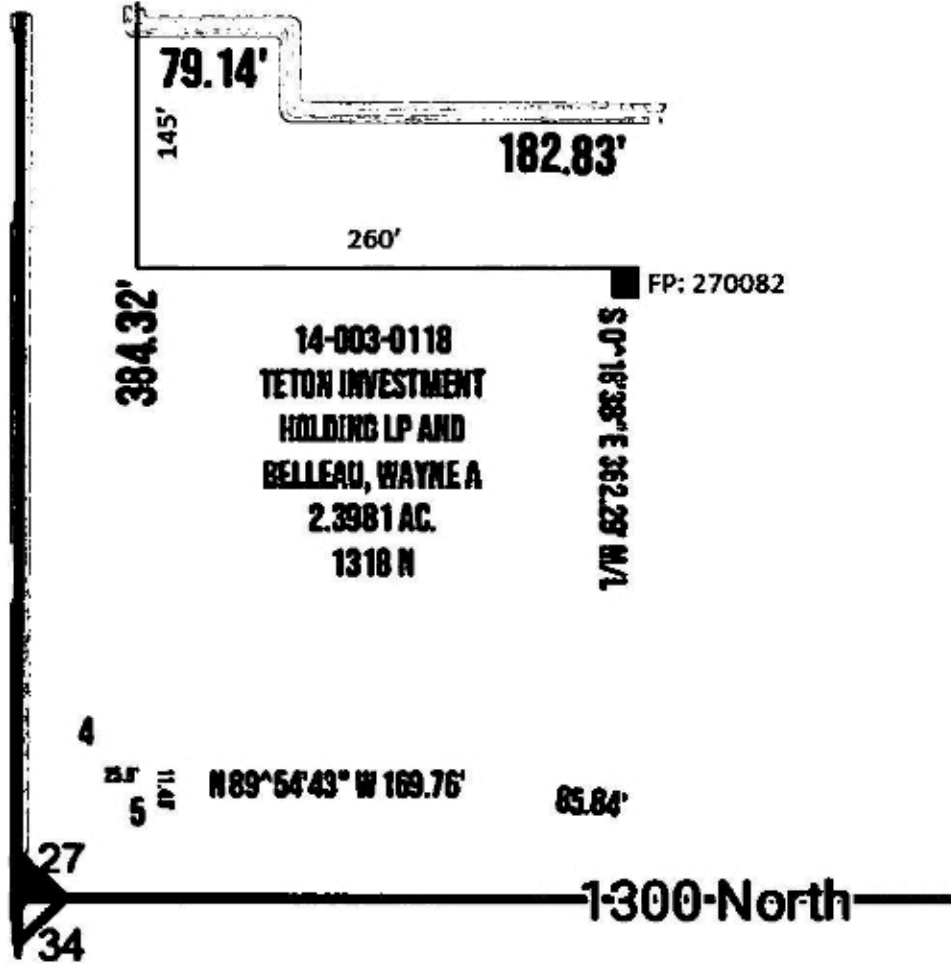


Amy H. Ellis (notary signature)

NOTARY PUBLIC FOR Utah (state)
Residing at: SLC, Utah (city, state)
My Commission Expires: 11 June 22 (d/m/y)

Property Description

Quarter: SW Section: 27 Township 5N, Range 2W, Salt Lake
Meridian
County: Davis State: Utah
Parcel Number: 140030118



CC#:11456 WO#: 8143024

Landowner Name: Wegstaff Investments, LLC

Drawn by: Kristy Harris

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: