

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



ENT 113064:2022 PG 1 of 4
ANDREA ALLEN
UTAH COUNTY RECORDER
2022 Oct 26 11:29 am FEE 40.00 BY TR
RECORDED FOR AFP WEST LLC

Project Name: Vineyard Gateway 2
Tract Number:
WO#: 006975753
RW#:

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, AFP West, LLC, a Utah limited liability company (“Grantor”), hereby grants to PacifiCorp, an Oregon Corporation, d/b/a Rocky Mountain Power its successors and assigns, (“Grantee”), an easement for a right of way 10 feet in width and approximately 300 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 Utah County, State of Utah more particularly described as follows and as more particularly described and/or shown on Exhibit(s) attached hereto and by this reference made a part hereof:

A PARCEL OF LAND WHICH IS SITUATED IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, WHICH PARCEL IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 00°03'06" WEST ALONG THE SECTION LINE 620.54 FEET AND WEST 54.46 FEET AND SOUTH 88°15'38" WEST 32.04 FEET FROM THE EAST QUARTER CORNER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 88°15'38" WEST 101.27 FEET; THENCE NORTH 89°23'38" WEST 99.15 FEET TO A POINT ON THE EAST LINE OF LOT 2 MILL ROAD EAST SUBDIVISION, AS RECORDED WITH THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE ALONG THE PERIMETER OF SAID LOT 2 THE FOLLOWING THREE COURSES 1) SOUTH 15°42'50" WEST 74.21 FEET, 2) SOUTH 03°49'36" WEST 106.21 FEET. 3) SOUTH 89°35'13" WEST 24.00 FEET; THENCE NORTH 0°40'27" EAST 289.54 FEET TO A WESTERLY CORNER OF SAID LOT 2; THENCE ALONG A WEST LINE OF SAID LOT 2 THE FOLLOWING THREE COURSES 1) NORTH 254.75 FEET, 2) WEST 44.50 FEET, 3) NORTH 86.25 FEET TO A NORTHWEST CORNER OF SAID LOT 2, SAID POINT ALSO BEING ON THE SOUTH LINE OF GENEVA ROAD SOUTH SUBDIVISION, AS RECORDED WITH THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE EAST ALONG A NORTH LINE OF SAID LOT 2 AND THE SOUTH LINE OF SAID GENEVA ROAD SUBDIVISION THE FOLLOWING FOUR COURSES: 1) NORTH 89°26'03"

EAST 118.24 FEET, 2) NORTH 89°51'49" EAST 65.96 FEET, 3) NORTH 89°31'52" EAST 106.34 FEET, 4) NORTH 88°41'52" EAST 14.45 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF GENEVA ROAD; THENCE SOUTHERLY ALONG SAID RIGHT OF WAY LINE THE FOLLOWING TWO COURSES: 1) SOUTH 01°20'30" WEST 295.29 FEET TO A POINT ON THE ARC A 9947.08 FOOT RADIUS NON TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°54'43", A DISTANCE OF 158.32 FEET (CHORD BEARS SOUTH 01°57'36" WEST 158.31 FEET) TO THE POINT OF BEGINNING TOGETHER WITH ADJUSTED LOT 2 DESCRIBED AS: BEGINNING AT A POINT ON THE SOUTH LINE OF LOT 2, MILL ROAD EAST SUBDIVISION, AS RECORDED WITH THE OFFICE OF THE UTAH COUNTY RECORDER, SAID POINT BEING NORTH 00°03'06" WEST ALONG THE SECTION LINE 442.39 FEET TO A POINT ON THE EASTERLY EXTENSION OF SAID SOUTH LINE AND SOUTH 89°35'13" WEST ALONG SAID EXTENSION AND SAID SOUTH LINE 338.21 FEET FROM THE EAST QUARTER CORNER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG THE SOUTH, WEST AND NORTH LINES OF SAID LOT 2 THE FOLLOWING TWO COURSES: 1) SOUTH 89°35'13" WEST 458.04 FEET TO A POINT ON THE ARC OF A 704.61 FOOT RADIUS NON TANGENT CURVE TO THE RIGHT, 2) NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°39'41", A DISTANCE OF 303.28 FEET (CHORD BEARS NORTH 17°05'58" WEST 300.94 FEET), 3) NORTH 89°27'37" EAST 549.95 FEET; THENCE SOUTH 0°40'27" WEST 289.54 FEET TO THE POINT OF BEGINNING.

Assessor Parcel No. 18:017:0010

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.

- (10) To (20)—Install 3ø 4/0 UG Tri-Parallel Primary Wire.
- (20) To (30)—Install 3ø 4/0 UG Tri-Parallel Primary Wire.
- (30) To (40)—Install 3ø 1/0' UG Tri-Parallel Primary Wire.
- (40) To (80)—Install 3ø #2 AAC OH Primary Wire.
- (10) To (50)—Remove 3ø #2 ACSR OH Primary Wire.
- (50) To (60)—Remove 3ø #2 ACSR OH Primary Wire.
- (60) To (70)—Remove 3ø #2 ACSR OH Primary Wire.
- (60) To (80)—Remove 1ø #2 ACSR OH Primary Wire.
- (70) To (30)—Remove 3ø 4/0 JG Tri-Parallel Primary Wire.

- (10)—Install 1-3ø 6" PVC Conduit Primary Riser Assembly & 3-140T Fuses.
- Remove 1-3ø Tap Line Assembly & 3-100T Fuses.
- (20)(30)—Install 1-3ø UG Sectionalizing Cabinet Assembly.
- (40)—Install 1-3ø 45' Deadend Pole, 1-Down Guy & Anchor, 1-4" PVC Conduit Primary Riser Assemblies & 3-65T Fuses.
- (50)—Remove 1-3ø 40' Double Deadend Angle Pole, 1 Down Guy, Anchor, 1-3ø Cutout Arm Assemblies.
- (60)—Remove 1-3ø 35' Double Deadend Angle Pole, 1 Down Guy, Anchor, 1-3ø Tap Line Assemblies.
- (70)—Pull Existing 3ø Primary Out of Riser & Feed Into The New Sectionalizing Cabinet At Point #30.
- Remove 1-3ø 45' Deadend Pole, 1-6" PVC Conduit Primary Riser Assemblies & 3-140T Fuses.
- (80)—Remove 1-3ø Deadend Crossarm Facing North, Sidewalk Guy, 1-3ø Double Crossarm, Cutout & Arrestor Assemblies.
- Install 1-3ø Deadend Crossarm Facing West, 1-Down Guy & Anchor, & 1-3ø Cutout & Arrestor Assemblies.


EXHIBIT "A"

SIGNED: _____
 TITLE: _____
 DATE: _____

NOT FOR CONSTRUCTION UNTIL THE SIGNED CONTRACTS, MAPS & ADVANCE ARE RETURNED TO ROCKY MOUNTAIN POWER.

TRANSFORMER DOES NOT EXIST

Customer To Install All Conduits As Drawn With Gray Schedule 40 PVC, Using Fiberglass Long Sweep 90° Elbows, And Is Also Responsible For All of The Excavation, Trenching, Sanding And The Installation of All Underground Conduits And Vaults. Also To Obtain And Record Any Necessary Utility Easements Or Rights-of-Way Before The Power Facilities Will Be Installed.

Foreman		Emp #	Job Start Date	 1 of 1	
CC#	WO# / REQ#	Map String	Job Complete Date		
11421	006975753	11406002.0		EST #	Print Date
CUSTOMER: ACC: Smokehouse Real Estate OH 2 UG Conv. ADDRESS: 145 N. Geneva Road (1700 W.), Vineyard Estimator: Alan Young (801-756-1205)				Circuit	Post Jobs
				TIM11	ROI
					Posted
				Scale	1=80'