

REV101512

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

11804132
02/13/2014 01:13 PM \$17.00
Book - 10211 Pg - 857-860
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: KRP, DEPUTY - WI 4 P.

Project Name: Esperanza Elementary
Tract No.:
WO#: 5819179/5819263
RW#:

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, **Esperanza Land Holding, LLC** ("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 275 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:

Esperanza parcel

Lot 3, AFFCU 3500 SOUTH SUBDIVISION AMENDED, according to the official plat thereof, on file and of record in the Office of the Salt Lake County Recorder.

NEW 10' RMP EASEMENT

BEGINNING AT A POINT WHICH IS SOUTH 89°59'22" WEST 786.00 FEET, NORTH 00°00'38" WEST 53.00 FEET, SOUTH 89°59'22" WEST 540.03 FEET AND NORTH 00°03'55" WEST 275.00 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 25, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; NORTH 00°03'55" WEST 10.79 FEET; THENCE NORTH 67°49'07" EAST 233.16 FEET; THENCE SOUTH 35°33'27" EAST 10.28 FEET; THENCE SOUTH 67°49'07" WEST 239.60 FEET TO THE POINT OF BEGINNING.

Assessor Parcel No. 14254760176000


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 23rd day of January, 2014.



Esperanza Land Holding, LLC GRANTOR

(Insert Grantor Name Here) GRANTOR

Acknowledgment by a Corporation, LLC, or Partnership:

STATE OF Utah)
) ss.
County of Davis)

On this 23rd day of January, 20 14, before me, the undersigned Notary Public in and for said State, personally appeared Michael Wright (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 said entity, 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.

Heidi Mease

(notary signature)



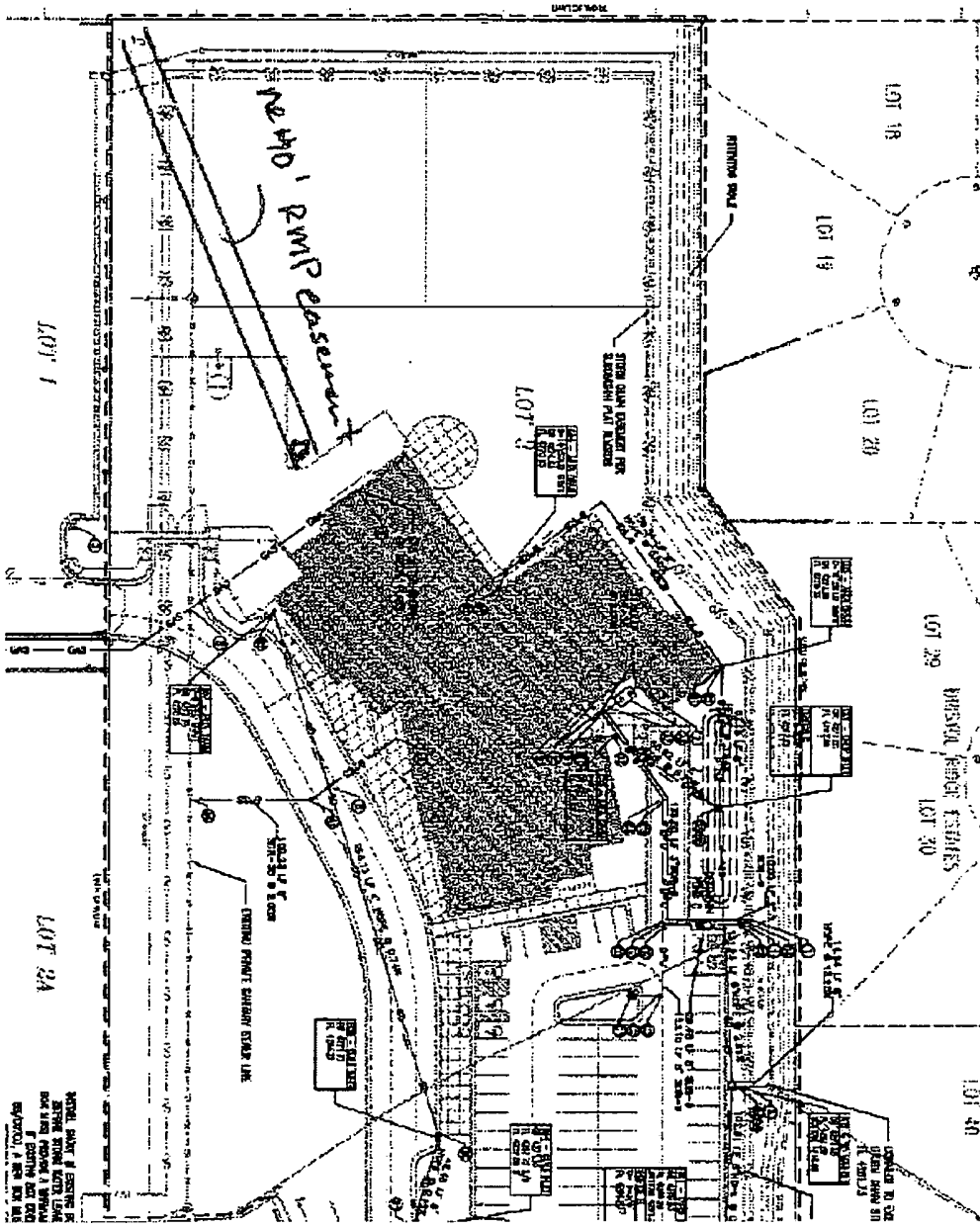
NOTARY PUBLIC FOR Utah (state)
Residing at: Kaysville Utah (city, state)
My Commission Expires: 2-9-2017 (d/m/y)

Property Description

Quarter: _____ Quarter: _____ Section: _____ Township _____ (N or S), Range _____ (E or W),
 _____ Meridian

County: _____ State: _____

Parcel Number: _____



CC#: 11441 WO#: 5819179 &

5819263

Landowner Name:

EXHIBIT A

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.



SCALE: