

REV010213

Return to:

Return to:  
Molly Spira, CMC, City Recorder  
Sandy City  
10000 Centennial Parkway  
Sandy, UT 84070

12240985

03/16/2016 10:19 AM \$0.00

Book - 10411 Pg - 7157-7160

GARY W. OTT

RECORDER, SALT LAKE COUNTY, UTAH

SANDY CITY

10000 CENTENNIAL PARKWAY

SANDY UT 84070

BY: DDA, DEPUTY - MA 4 P.

Project Name: Monroe St phase 1

Tract No.:

WO#: 5748330

RW#:

### **RIGHT OF WAY EASEMENT**

For value received, **GS PACIFIC ST LLC., a Delaware corporation**, (“GRANTOR”), having an address of 10450 South State Street, Sandy, Utah 84070, 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, for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of electric power transmission, distribution and communication lines and all necessary or desirable accessories and appurtenances thereto, including without limitation: supporting towers, poles, props, guys and anchors, including guys and anchors outside of the right of way; wires, fibers, cables and other conductors and conduits therefore; and pads, transformers, switches, vaults and cabinets, on, over, 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 “A” attached hereto and by this reference made a part hereof:

Legal Description: Beginning at a point which lies North 89°53’20” East 92.36 feet to a monument marking the centerline of State Street, along the monument line in State Street, South 0°01’50” East 961.44 feet and North 89°49’53” West 1944.78 feet from the Northeast Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian; thence North 76°43’57” West 10.00 feet; thence North 13°16’03” East 53.79 feet; thence Northwesterly 29.38 feet along the arc of a tangent curve to the left having a radius of 20.00 feet, a central angle of 84°10’14” and a long chord bearing

and length of North 28°49'04" West 26.81 feet; thence North 19°05'49" East 10.00 feet; thence Southeasterly 44.07 feet along the arc of a 30.00 foot radius non-tangent curve to the right whose center bears South 19°05'49" West 30.00 feet, has a central angle of 84°10'14" and a long chord bearing and length of South 28°49'04" East 40.21 feet to a point of tangency; thence South 13°16'03" West 53.79 feet to the point of beginning. The above described easement contains approximately 905 square feet in area.

Assessor Parcel No. 27-13-227-011

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 therefore) the future right to keep the right of way and adjacent lands 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, use or permit any equipment or material of any kind that exceeds twelve (12) feet in height, light any fires, place or store any flammable materials (other than agricultural crops), 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.



# Exhibit "A"

