

Return to:
Rocky Mountain Power
ATTN: Teria Walker
70 N. 200E
American Fork, UT 84003



ENT 127166:2022 PG 1 of 4
ANDREA ALLEN
UTAH COUNTY RECORDER
2022 Dec 27 11:39 am FEE 40.00 BY: HC
RECORDED FOR ELEVATE APARTMENTS

Project Name: **Elevate Apartments at 620, LLC**
WO#: **RMP 008003103**

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, **Elevate Apartments at 620, LLC** (“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 4835 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) “**Exhibit A**” attached hereto and by this reference made a part hereof:

Legal Description:

A part of the Southeast 1/4 Section 24, Township 5 South, Range 1 East, Salt Lake Base and Meridian, located in American Fork, Utah County, Utah, being more particularly described as follows:

Beginning at a point located N0°15'22"W 84.18 feet along the Section line and S89°44'38"W 1321.92 feet from the Southeast Corner of Section 24, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence N88°08'28"W 37.82 feet; thence N38°33'42"W 11.38 feet; thence N89°26'57"W 315.41 feet; thence S00°33'03"W 28.73 feet; thence N89°26'57"W 10.00 feet; thence N00°33'03"E 28.73 feet; thence N89°26'57"W 428.47 feet; thence N00°23'26"E 101.37 feet; thence N89°49'45"W 39.62 feet; thence N68°49'05"W 9.35 feet; thence N21°10'55"E 10.00 feet; thence S68°49'05"E 7.49 feet; thence S89°49'45"E 37.80 feet; thence N00°23'26"E 34.58 feet; thence N89°08'56"W 32.41 feet; thence N00°51'04"E 10.00 feet; thence S89°08'56"E 32.33 feet; thence N00°23'26"E 164.15 feet; thence West 21.29 feet; thence North 10.00 feet; thence East 21.36 feet; thence N00°23'26"E 162.82 feet; thence N89°36'34"W 5.00 feet; thence N00°23'26"E 10.00 feet; thence S89°36'34"E 21.22 feet; thence South 7.07 feet; thence S89°36'59"E 501.64 feet; thence S84°52'24"E 249.21 feet; thence S10°35'37"W 52.16 feet; thence S15°24'41"E 18.90 feet; thence S81°35'23"W 10.08 feet; thence N89°28'20"W 637.97 feet; thence S01°07'58"W 313.23 feet; thence S89°26'52"E 624.08 feet; thence N00°33'08"E 16.72 feet; thence N76°08'51"E 79.76 feet; thence S09°43'58"W 10.91 feet; thence

S76°08'51"W 67.64 feet; thence S00°33'08"W 18.96 feet; thence N89°26'52"W 644.18 feet; thence N01°07'58"E 333.23 feet; thence S89°28'20"E 645.00 feet; thence N15°24'41"W 9.58 feet; thence N10°35'37"E 43.47 feet; thence N84°52'24"W 237.80 feet; thence N89°37'02"W 507.49 feet; thence S00°23'26"W 329.97 feet; thence S89°08'56"E 8.94 feet; thence S00°51'04"W 10.00 feet; thence N89°08'56"W 8.86 feet; thence S00°23'26"W 135.90 feet; thence S89°26'57"E 781.99 feet; thence N09°36'47"E 301.00 feet; thence N47°21'57"W 29.68 feet; thence N42°38'03"E 10.00 feet; thence S47°21'57"E 23.13 feet; thence N09°20'31"E 144.84 feet; thence S80°39'29"E 10.00 feet; thence S09°32'02"W 476.20 feet to the point of beginning.

Area Contains: 1.02 acres+/-

Assessor Parcel No. 55:848:0017

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 20 day of DECEMBER, 2022.



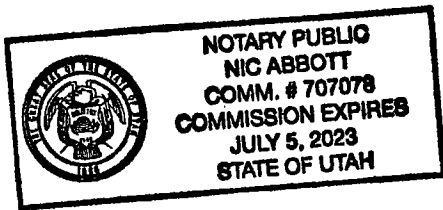
Shon Rindlisbacher – Managing Member GRANTOR

Acknowledgment by a Corporation, LLC, or Partnership:

STATE OF UTAH)
) ss.
County of SALT LAKE)

On this 20 day of DECEMBER, 2022, before me, the undersigned Notary Public in and for said State, personally appeared SHON RINDOLSBACHER (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 ELEVATE APARTMENT AT 620 (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.



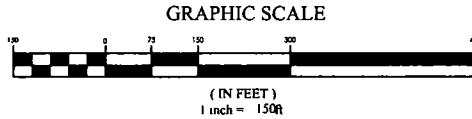
Nic Abbott

(notary signature)

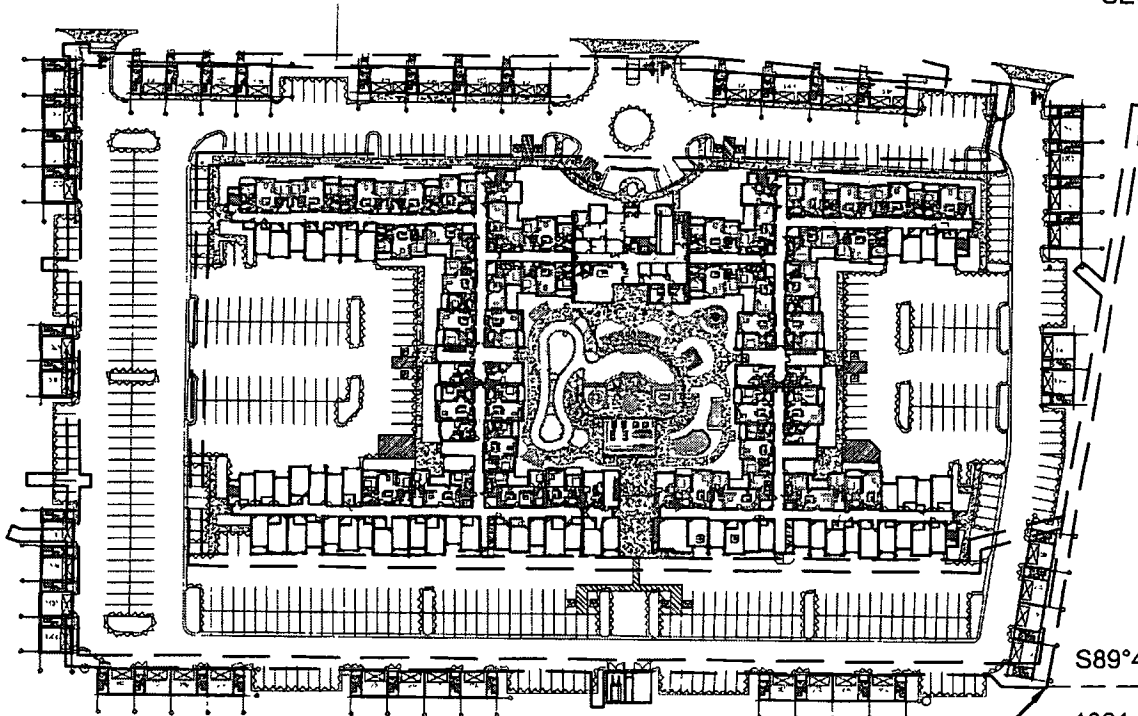
NOTARY PUBLIC FOR UT (state)
Residing at: SALT LAKE CITY, UT (city, state)
My Commission Expires: JULY 5, 2023 (d/m/y)

Property Description

Quarter: SW Quarter: SE Section: 24 Township 5S (N or S),
 Range 1E (E or W), SALT LAKE Meridian
 County: UTAH State: UTAH
 Parcel Number: 55:848:0017



EAST 1/4
 CORNER
 SECTION 24



BASIS OF BEARING: S0°15'22"E 2663.82'

S89°44'38"W
 1321.92 (TIE)

POINT OF
 BEGINNING

84.18' (TIE)
 SOUTEAST
 CORNER
 SECTION 24

CC#: XXX WO#: XXX

Landowner Name: AF 600 HOLDINGS LP

Drawn by: JDL

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: 1"=150'