

REV05042015

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

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09/20/2018 01:12 PM \$18.00
Book - 10714 Ps - 2180-2184
ADAM GARDINER
RECORDER, SALT LAKE COUNTY, UTAH
ROCKY MOUNTAIN POWER
ATTN: LISA LOUDER
1407 W NORTH TEMPLE STE 110
SLC UT 84116-3171
BY: DKP, DEPUTY - WI 5 P.

Project Name: Sky Ridge, Phase 3
WO#: 6481535
RW#:

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, **Rosecrest Communities, 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 various 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:

Juniper Crest Rocky Mountain Power Easement #1 Description

A 10' electrical easement located in the Southwest quarter of Section 8 and the Southeast Quarter of Section 7, Township 4 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point South 0°28'03" West 147.13 feet along the section line and North 89°31'57" West 37.57 feet from West Quarter Corner of Section 8, Township 4 South, Range 1 West, Salt Lake Base and Meridian and running:

Thence South 51°36'00" East 153.90 feet;
Thence South 46°50'11" East 126.44 feet;
Thence South 51°36'00" East 181.59 feet to a point of curvature;
Thence 39.27 feet along the arc of a 25.00 foot radius curve to the right through a central angle of 90°00'00" (Long Chord Bears South 06°36'00" East 35.36 feet);
Thence South 38°24'00" West 435.02 feet;
Thence South 44°02'28" West 186.84 feet;
Thence South 44°17'01" West 194.30 feet;
Thence South 38°24'55" West 208.97 feet;
Thence South 75°51'28" West 16.45 feet;
Thence North 38°24'55" East 222.54 feet;

Thence North 44°17'01" East 194.79 feet;
Thence North 44°02'28" East 186.32 feet;
Thence North 38°24'00" East 434.53 feet to a point of curvature;
Thence 23.56 feet along the arc of a 15.00 foot radius curve to the left through a central angle of 90°00'00" (Long Chord Bears North 06°36'00" West 21.21 feet);
Thence North 51°36'00" West 182.01 feet;
Thence North 46°50'11" West 126.44 feet;
Thence North 51°36'00" West 153.48 feet;
Thence North 38°24'00" East 10.00 feet to the point of beginning.

A 10' electrical easement located in the Southeast Quarter of Section 7, Township 4 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:
Beginning at a point North 0°28'03" East 954.66 feet along the section line and North 89°31'57" West 705.07 feet from the brass cap monument located at the Southwest Closing Corner of Section 8, Township 4 South, Range 1 West, Salt Lake Base and Meridian and running:

Thence South 05°57'18" West 20.54 feet;
Thence North 54°23'49" West 60.08 feet;
Thence North 49°49'13" West 642.43 feet;
Thence North 45°52'11" West 299.74 feet;
Thence South 83°17'53" West 68.08 feet;
Thence South 38°23'59" West 823.19 feet;
Thence South 40°56'02" West 90.58 feet;
Thence North 52°48'16" West 10.01 feet;
Thence North 40°56'02" East 90.79 feet;
Thence North 38°23'59" East 827.32 feet;
Thence North 83°17'53" East 76.96 feet;
Thence South 45°52'11" East 304.14 feet;
Thence South 49°49'13" East 641.69 feet;
Thence South 54°23'49" East 49.52 feet;
Thence North 35°36'11" East 7.85 feet to the point of beginning.

Assessor Parcel No.

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 6th day of August, 2018.

Rosecrest Communities, LLC GRANTOR

By: RE Management, LLC, Manager

Name Reg Taylor

Title Manager

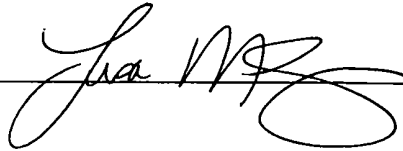
Date 8/6/18

Acknowledgment by a Corporation, LLC, or Partnership:

STATE OF Utah)
) ss.
County of Salt Lake)

On this 6th day of August, 2018, before me, the undersigned Notary Public in and for said State, personally appeared Greg Taylor (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 RE Management LLC (entity name), and acknowledged to me that said entity executed the same. MANAGER of Rosecrest communities

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



(notary signature)

NOTARY PUBLIC FOR Utah (state)
Residing at: Sandy, Utah (city, state)
My Commission Expires: 7-31-21 (d/m/y)

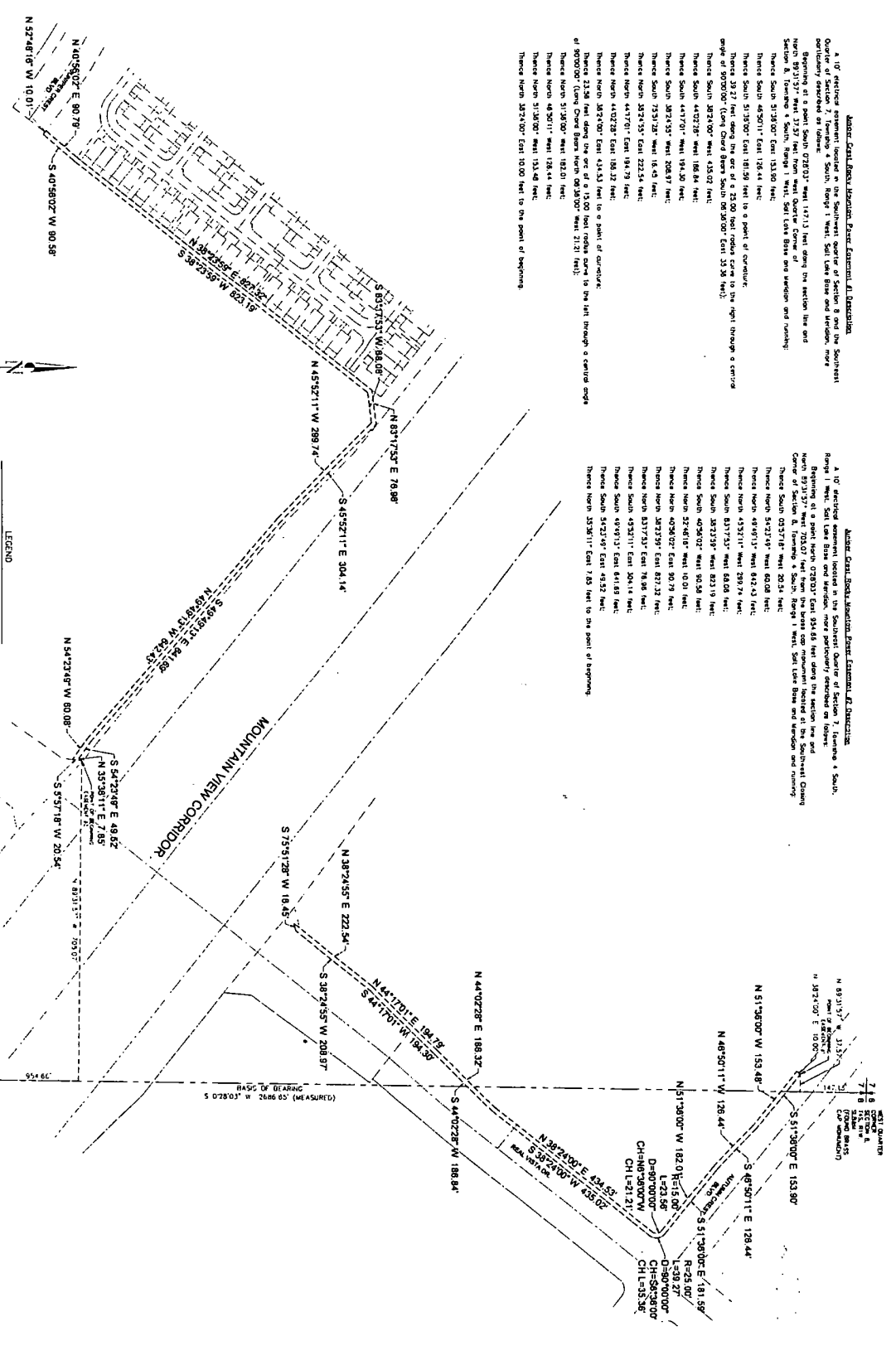


Mount. Crest, Rock, Mountain Power, Extension, A, Description.

A 10' wide easement located in the Southwest quarter of Section 8 and the Southwest quarter of Section 9, Township 4 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:
 Beginning at a point South 02°20' East 127.13 feet along the section line and North 89°31'27" West 37.27 feet from west Quarter Corner of Section 8, Township 4 South, Range 1 West, Salt Lake Base and Meridian and running:
 Thence South 51°36'00" East 133.00 feet;
 Thence South 48°50'11" East 128.44 feet;
 Thence 39°27' feet along the arc of a 25.00 foot radius curve to the right through a center angle of 90°00'00" (Long Chord bears South 08°30'00" East 33.38 feet);
 Thence South 20°25'00" West 43.02 feet;
 Thence South 44°22'00" West 188.84 feet;
 Thence South 44°17'01" West 194.20 feet;
 Thence South 28°24'53" West 208.87 feet;
 Thence South 23°24'28" West 16.45 feet;
 Thence North 28°24'53" East 222.54 feet;
 Thence North 44°17'01" East 194.79 feet;
 Thence North 44°22'00" East 188.32 feet;
 Thence North 28°24'00" East 434.53 feet to a point of curvature;
 Thence 23.98 feet along the arc of a 19.00 foot radius curve to the left through a central angle of 90°00'00" (Long Chord bears North 08°30'00" West 33.38 feet);
 Thence North 51°36'00" East 133.49 feet;
 Thence North 48°50'11" East 128.44 feet;
 Thence North 38°24'00" East 100.00 feet to the point of beginning.

Mount. Crest, Rock, Mountain Power, Extension, B, Description.

A 10' wide easement located in the Southwest quarter of Section 7, Township 4 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:
 Beginning at a point North 02°20' East 324.66 feet along the section line and Thence along the section line North 89°31'27" West 37.27 feet from west Quarter Corner of Section 8, Township 4 South, Range 1 West, Salt Lake Base and Meridian and running:
 Thence North 03°31'48" West 20.54 feet;
 Thence North 49°59'13" East 62.08 feet;
 Thence North 43°21'11" West 289.74 feet;
 Thence South 83°13'39" East 62.08 feet;
 Thence South 83°13'39" West 289.74 feet;
 Thence South 49°59'13" East 62.08 feet;
 Thence North 03°31'48" West 20.54 feet;
 Thence North 49°59'13" East 62.08 feet;
 Thence North 43°21'11" East 289.74 feet;
 Thence South 83°13'39" East 62.08 feet;
 Thence South 83°13'39" West 289.74 feet to the point of beginning.



CS# 11421	NOV 04/13/25
LANDOWNER: NATHAN B. WEBER	
CREATED BY: CHRYL BRADSHAW	

EXHIBIT A

<p>ROCKY MOUNTAIN POWER EASEMENT EXHIBIT HERRIMAN, UTAH</p> <p>M2 CIVIL</p>	<p>DIAMOND LAND SURVEYING, LLC</p> <p>1820 South Ogdenway Drive Murray, Utah 84133 Phone: (801) 261-0200 Fax: (801) 268-0222 diamond@diamondsurvey.com www.diamondsurvey.com</p>	<p>Boundary Survey</p> <p>Topographic Survey</p> <p>Subdivisions</p> <p>Construction Staking</p> <p>ALTA & ACASB Survey</p>	<p>NO. DATE REVISIONS</p> <table border="1"> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>									
<p>DATE PLOTTED: 11/11/25</p> <p>JOB NO.: 18-112</p> <p>SHEET: 1 OF 1</p>	<p>LOCATED IN THE SOUTHWEST QUARTER OF SECTION 8 AND THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN</p>	<p>GRAPH BY: WGD</p> <p>SURVEY DATE:</p>										