

REV05042015

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



ENT 13077:2023 PG 1 of 5
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 Mar 03 11:43 am FEE 40.00 BY TM
RECORDED FOR DEER PARK LLC

Project Name: Deer Park RMP Easement #2
WO#: 8139653
RW#:

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, **Deer Park, LLC** (“Grantor”), hereby grants Rocky Mountain Power, an unincorporated division of PacifiCorp its successors and assigns, (“Grantee”), an easement for a right of way 10.00 feet in width and 1051 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) **A and B** attached hereto and by this reference made a part hereof:

Legal Description: Parcel 37:365:0001 Lot 1 and Parcel 37:365:0002 Lot 2 of Deer Park Subdivision and Parcel 13:067:0114 Beginning at the southwesterly corner of Lot 1, Deer Park Subdivision recorded April 5, 2022 as Entry No. 42674:2022, having Map No. 18261 in the Office of said Recorder, which is 631.46 feet S. 89°00'19" E. along a monument line and 1970.35 feet North from a Reference Monument to the South Quarter Corner of said Section 26; said point also being 548.06 feet S. 89°48'53" E. along the Section line and 1899.49 feet North from said South Quarter Corner of Section 26; thence N. 64°51'27" W. 301.49 feet to the westerly boundary line of said entire tract; thence N. 00°22'32" E. (Deed = North) 627.37 feet along said westerly boundary line to the Quarter Section line; thence S. 89°56'25" E. (Deed = East) 275.00 feet along said Quarter Section line to a northerly extension of the westerly line of said Lot 1, Deer Park Subdivision; thence S. 00°28'09" W. 755.19 feet along said extension and westerly line of Lot 1, Deer Park Subdivision to the Point of Beginning.

Assessor Parcel No. 37:365:0001, 37:365:0002 and 13:067:0114

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 3rd day of Nov, 2023.



Deer Park, LLC GRANTOR

Acknowledgment by a Corporation, LLC, or Partnership:

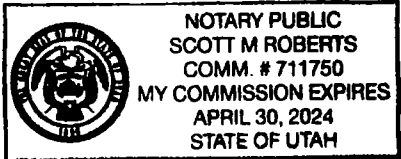
STATE OF Utah)
County of Utah) ss.)

On this 3rd day of March, 2023, before me, the undersigned Notary Public in and for said State, personally appeared Michael Bitovan (name), known or identified to me to be the manager of the limited liability company, who executed the instrument on behalf of Deer Park, LLC 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.

SMR
(notary signature)

NOTARY PUBLIC FOR Utah (state)
Residing at: Lehi UT (city, state)
My Commission Expires: 4/30/24 (d/m/y)



Right-of-Way Easement Description

Beginning at the Northeast corner of Lot 2 Deer Park Subdivision, Recorded April 05, 2022 as Entry No. 42674 Map No. 18261 thence along the east line of said Lot 2 S.00°24'55"W. 10.00 feet; thence N.89°12'49"W. 1013.67 feet to a point on the west line of parcel number 37-365-0114; thence N.00°22'32"E. 10.00 feet along the said west line; thence S.89°12'49"E. 33.76 feet; thence N.55°23'38"W. 21.71 feet; thence N.34°36'22"E. 10.00 feet; thence S.55°23'38"E. 36.64 feet; thence S.89°12'49"E. 961.95 feet along the extension of and the south right-of-way line of 1100 South Street to the **Point of Beginning**.

The above-described perpetual right of way easement contains 10,428 square feet or 0.239 acres, more or less.

EXHIBIT "B": By this reference, made a part hereof.

BASIS OF BEARING: S. 89°00'19" E. along the line between the Reference Corners for the South Quarter Corner and the Southeast Corner of said Section 26, Township 5 South, Range 1 East, Salt Lake Base and Meridian as referenced on said Subdivision Plat.

CC#: 11421	WO#: 8139653
Landowner Name: Deer Park LLC	
Drawn By: DWS	

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"=100 feet

Property Description

Deer Park Subdivision Lots 1 & 2 & Proposed Lot 3
 Southeast Quarter, Section 26, Township 5 South, Range 1 East,
 Salt Lake Base and Meridian
 Utah County, State of Utah
 Parcel Number: 37:365:0001 & 37:365:0002 & 13:067:0114



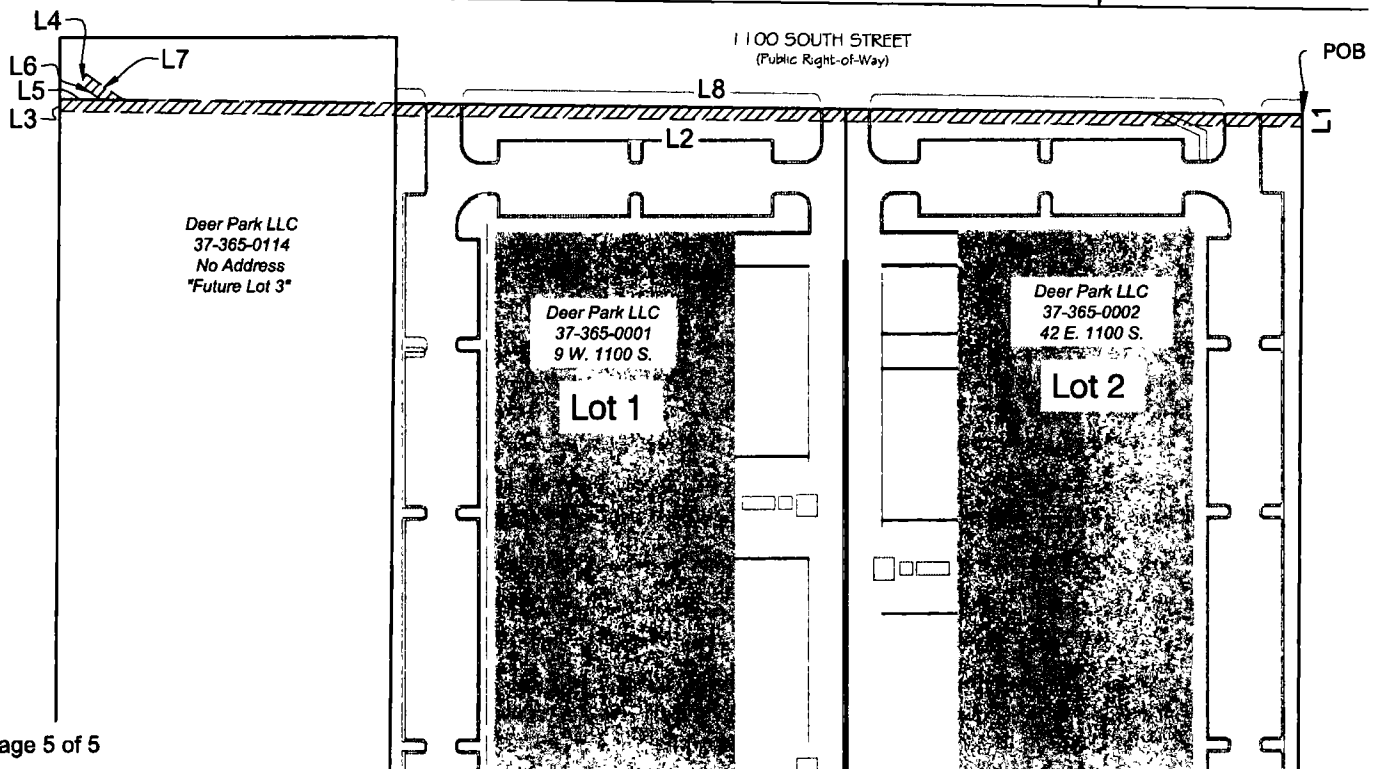
LINE TABLE		
LINE #	LENGTH	BEARING
L1	10.00	S0° 24' 55"W
L2	1013.67	N89° 12' 49"W
L3	10.00	N0° 22' 32"E
L4	10.00	N34° 36' 22"E
L5	33.76	S89° 12' 49"E

LINE TABLE		
LINE #	LENGTH	BEARING
L6	21.71	N55° 23' 38"W
L7	36.64	S55° 23' 38"E
L8	961.95	S89° 12' 49"E

LEGEND

- Tract Boundary
- Adjacent Parcel
- Perpetual Easement

North Right Of Way line
of 1100 South Street



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CC#: 114221 WO#: 8139653

Landowner Name: Deer Creek LLC

Drawn By: DWS

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 B



SCALE: 1"=150 feet