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3/5/2021 1:12:00 PM \$40.00  
Book - 11130 Pg - 9216-9220  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
INTEGRATED TITLE INS SERVICES  
BY: eCASH, DEPUTY - EF 5 P.

REV05042015  
Return to:  
Rocky Mountain Power  
Lisa Louder/ Julie Wetzel  
1407 West North Temple Ste. 110  
Salt Lake City, UT 84116

Project Name: Apollo Square  
WO#: 6951727  
RW#:

### **RIGHT OF WAY EASEMENT**

For value received, SOLBROCK, LLC, ("Grantor"), hereby grants Rocky Mountain Power, an unincorporated division of PacifiCorp its successors and assigns, ("Grantee"), an easement for a right of way 5 feet in width and 131.5 feet in length, more or less, 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: Exhibit "B"

Assessor Parcel No.                      22-10-128-001

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.

Dated this 5 day of March, 2021.

  
\_\_\_\_\_  
**GRANTOR**

\_\_\_\_\_  
**GRANTOR**

**Acknowledgment by a Corporation, LLC, or Partnership:**

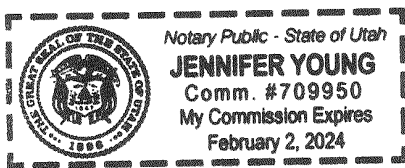
STATE OF Utah )  
 ) ss.  
County of Salt Lake )

On this 5 day of March, 20 21, before me, the undersigned Notary Public in and for said State, personally appeared Mason Dutton (name), known or identified to me to be the 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 Solbrock LLC (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.

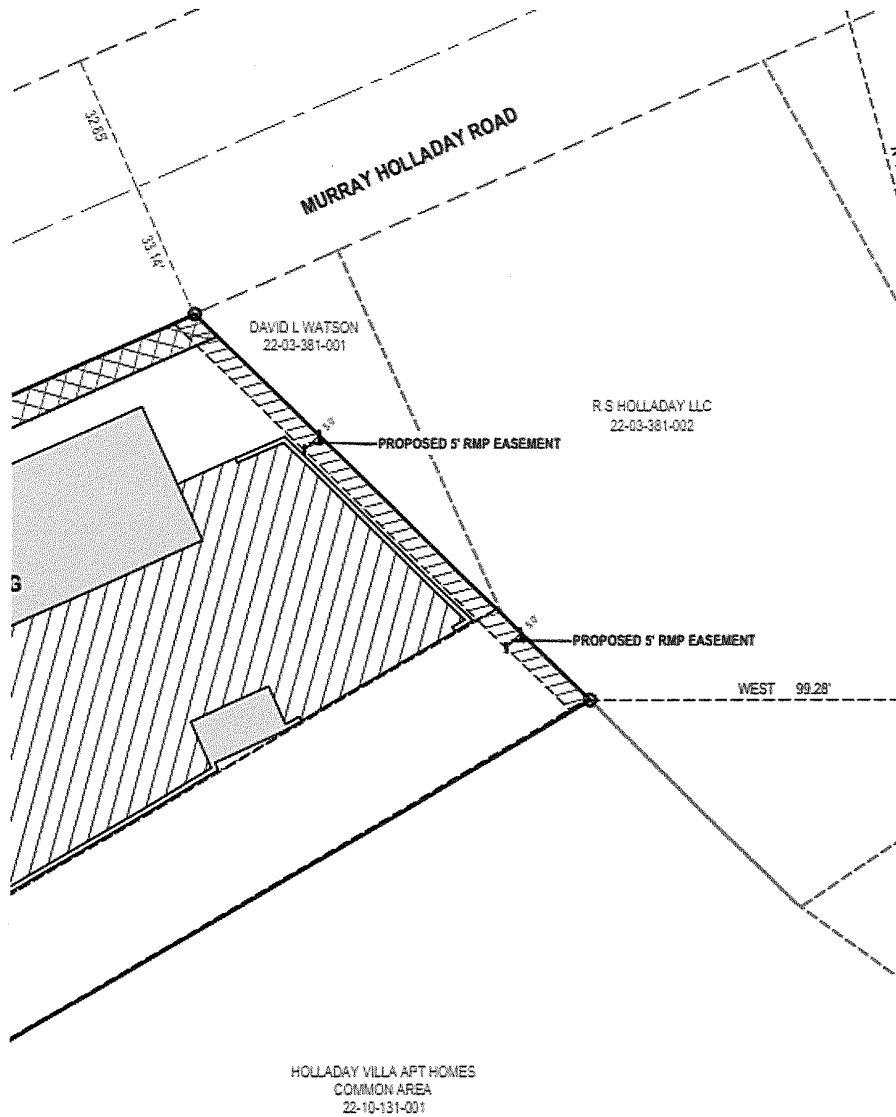
Jennifer Young  
(Notary Signature)

NOTARY PUBLIC FOR Utah (state)  
Residing at: Cottonwood Heights, UT (city, state)  
My Commission Expires: 02/02/2024 (d/m/y)



*Property Description*

Southwest Quarter of Section 3 and the Northwest Quarter of Section 10  
Township: 2S, Range: 1E,  
Salt Lake Base & Meridian  
County: Salt Lake State: Utah  
Parcel Number: 22-10-128-001



CC#: 11431    WO#: 6951727  
Landowner Name: SOLBROCK LLC  
Drawn by:    Quintin Elder/Ensign Eng.

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: NOT TO SCALE

# Property Description

**Apollo Condo Plat  
RMP Easement**

A parcel of land situate in the Southwest Quarter of Section 3 and the Northwest Quarter of Section 10, Township 2 South, Range 1 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being South 21.94 feet and West 99.28 feet from the North Quarter Corner of Section 10, Township 2 South, Range 1 East Salt Lake Base and Meridian, said section corner being South 65°41'30" West 157.15 feet and South 15°25'30" East 178.44 feet from a centerline monument at the intersection of Murray-Holladay Road and Holladay Boulevard; and running

thence South 59°31'56" West 5.18 feet;

thence North 45°30'00" West 131.92 feet to the Southerly Right of Way Line of Murray-Holladay

Road;

thence North 65°41'30" East 5.36 feet along said Southerly Right of Way Line;

thence South 45°30'00" East 131.32 feet to the point of beginning.

Contains 658 Square Feet or 0.015 Acres

CC#: 11431

WO#: 6951727

Landowner Name: SOLBROCK LLC

Drawn By: Quintin Elder / Ensign Eng

**EXHIBIT B**

SCALE:

SHEET OF



**ROCKY MOUNTAIN  
POWER**

A DIVISION OF PACIFICORP