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

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06/22/2021 01:48 PM \$40.00
Book - 11194 Pg - 8160-8164
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
ROCKY MOUNTAIN POWER
ATTN: LISA LOUDER
1407 W NORTH TEMPLE STE 110
SLC UT 84116-3171
BY: ARA, DEPUTY - WI 5 P.

Project Name: Wallace Stegner
WO#: 6970381
RW#:

RIGHT OF WAY EASEMENT

For value received, WEST VALLEY SCHOOL DEVELOPMENT, LLC, a Utah limited liability company, ("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 450 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:

PARCEL 1:

Proposed Lot 1 of Proposed WALLACE STEGNER ACADEMY SUBDIVISION, said Proposed Lot 1 being more particularly described as follows:

A part of the Southeast quarter of Section 23, and the Northeast quarter of Section 26, Township 1 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, West Valley City, Salt Lake County, Utah:

Beginning at a point which is 513.18 feet North 00°05'37" East along the quarter section line and 96.07 feet due East from the South quarter corner of said Section 23, running thence due East 495.42 feet to the Westerly line of Rocky Mountain Power property; thence two (2) courses Southerly along said Westerly line as follows: (1) South 02°47'55" West 186.46 feet; and (2) South 05°42'28" West 312.95 feet to the Northerly right-of-way line of Parkway Boulevard as it exists at a 49.50 foot half-width; thence Westerly 158.67 feet along said Northerly line and the arc of a 2049.50 foot radius curve to the left through a delta angle of 04°26'09", and long chord of South 84°38'34" West 158.63 feet; thence South 88°55'10" West 75.45 feet; thence South 69°50'29" West 58.81 feet to said Northerly line of Parkway Boulevard; thence Southwesterly 162.13 feet along said Northerly line and the arc of a 2049.50 foot radius curve to the left through a delta angle of 04°31'57", and long chord of South 76°27'21" West 162.09 feet to a point of curvature; thence Northerly eight (8) courses along the Easterly line of a public street as follows: (1) Northwesterly 30.98 feet along the arc of a 20.00 foot radius curve to the right through a delta angle of 88°45'51", and long chord of North 61°25'42" West 27.98 feet; (2) North 17°02'47" West 67.02 feet to a point of curvature; (3) Northerly 51.75 feet along the arc of a 173.00 foot radius curve to the right through a delta angle of 17°08'24", and long chord of North 08°28'35" West 51.56 feet; (4) North 00°05'37" East 50.93 feet to a point of curvature; (5) Northerly 60.87 feet along the arc of a 173.00 foot radius curve to the right through a delta angle of 20°09'30", and long chord of North 10°10'22" East 60.55 feet; (6) North 20°15'07" East 51.96 feet to a point of curvature; (7) Northerly 80.24 feet along the arc of a 227.00 foot radius curve to the left through a delta angle of 20°15'07", and long chord of North 10°07'34" East 79.82 feet; and (8) due North 205.80 feet to the point of beginning.

PARCEL 1A:

The non-exclusive easements, appurtenant to Parcel 1 described herein, for pedestrian traffic, bicycles, motorized vehicles and other access, as created and described in that certain Temporary Access Easement recorded 11612021 as Entry No. 13524306, in Book 11094, at Page 4706.

Tax Id No.: 14-23-400-044 and 14-26-202-002

Assessor Parcel No. 14234000440000

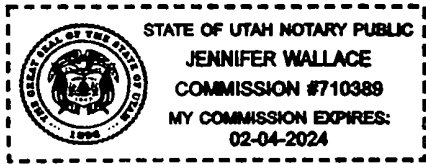
Together with the right of access to the right of way from adjacent lands of Grantor for all activities in connection with the purposes for which this easement has been granted; and together with the present and (without payment therefore) the future right to keep the right of way and adjacent lands 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.

West Valley School Development, 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.

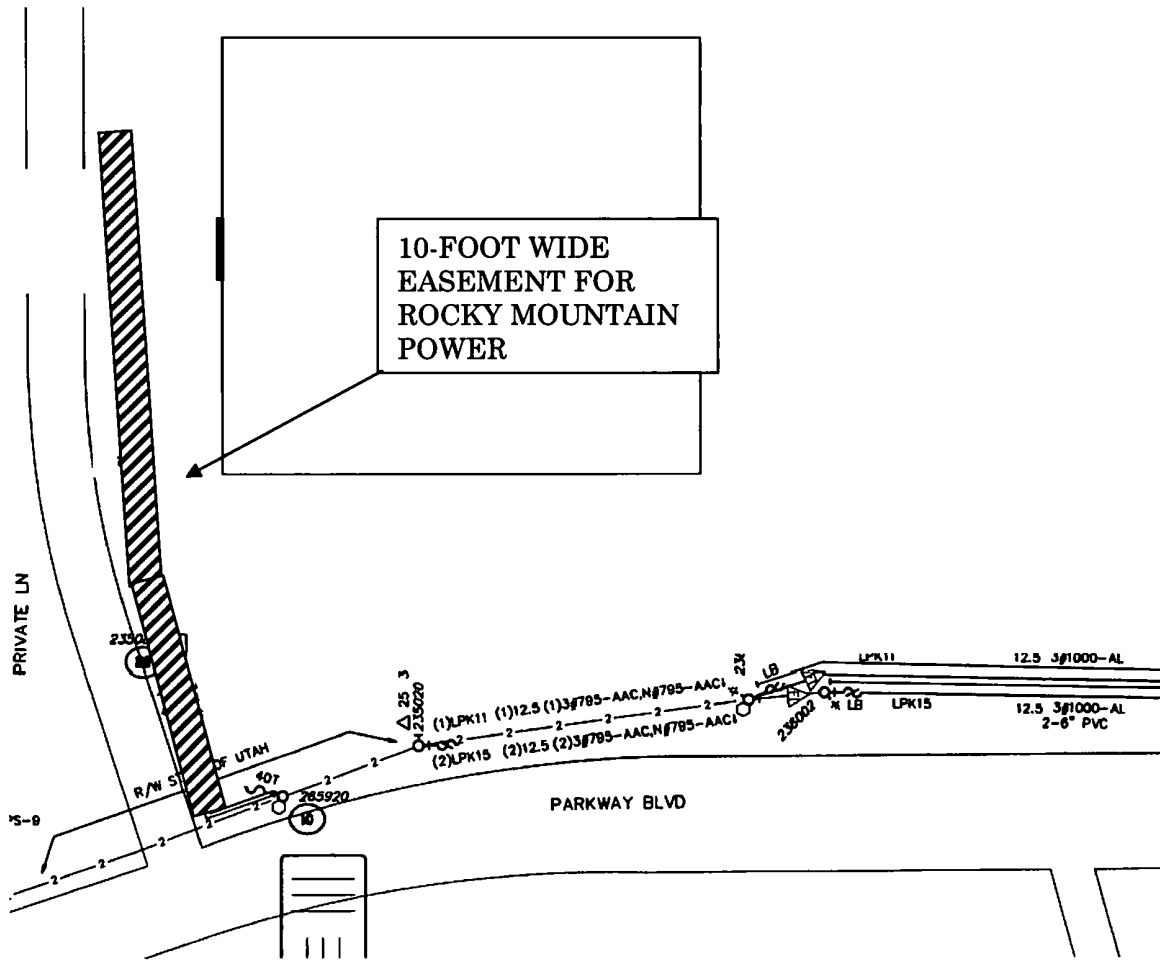



Jennifer Wallace

(Notary Signature)
NOTARY PUBLIC FOR Utah (state)
Residing at: Kaysville, Utah (city, state)
My Commission Expires: 2.4.24 (d/m/y)

Property Description

Quarter: NE Section: 23 Township 1S (N or S), Range 2W
 (E or W), SALT LAKE Meridian
 County: SALT LAKE State: UTAH
 Parcel Number: 14234000440000



CC#: 11441 WO#: 6997239	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.
Landowner Name: West Valley School	
Drawn by: JBLUM	
<h2>EXHIBIT A</h2>	<div style="display: flex; justify-content: space-between; align-items: center;">  <div style="border: 1px solid black; padding: 5px;"> SCALE: NOT TO SCALE </div> </div>