

REV05042015

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

13702928
6/29/2021 8:47:00 AM \$40.00
Book - 11198 Pg - 2500-2504
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 5 P.

Project Name: Gabler's Grove, Phase 2
WO#: 6969334
RW#:

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, **Ivory Development, 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 100.01 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** County, State of **Utah** more particularly described as follows and as more particularly described and/or shown on Exhibit(s) **Exhibit A & Exhibit B** attached hereto and by this reference made a part hereof:

Legal Description:

A ten (10) foot easement being contained within Lot 211, GABLER'S GROVE SUBDIVISION PHASE 2, according to the Official Plat thereof recorded May 26, 2021 as Entry No. 13674305 in Book 2021P, at Page 138 in the Office of the Salt Lake County Recorder. Said easement being located in in the NW1/4 of Section 28, Township 1 South, Range 2 West, Salt Lake Base and Meridian and described as follows:

Beginning at the northeast corner of Lot 211, of said GABLER'S GROVE SUBDIVISION PHASE 2, said beginning being S89°54'03"W along the Section line 921.42.feet and South 272.00 feet and S00°52'09"W 127.48 feet from the North 1/4 Corner of said Section 28, T1S, R2W, SLB&M; thence along the easterly line of said Lot 211, S00°52'09"W 100.01 feet to the southeast corner of said Lot 211; thence WEST 10.00 feet; thence N00°52'09"E 100.01 feet to the north line of said Lot 211; thence EAST 10.00 feet to the point of beginning.

contains 1000 Sq Ft. in area, or 0.023 Acre, more or less.

Assessor Parcel No. 14281260400000 (Parent Parcel)

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 28TH day of JUNE, 2021.



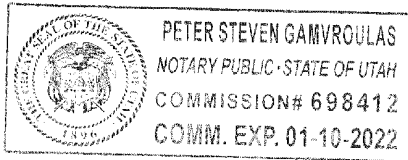
IVORY DEVELOPMENT, LLC GRANTOR
Kevin Angleson, secretary

Acknowledgment by a Corporation, LLC, or Partnership:

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

On this 28TH day of JUNE, 20 21, before me, the undersigned Notary Public in and for said State, personally appeared KEVIN ANGLESEY (name), known or identified to me to be the SECRETARY (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 WOBY 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.



[Handwritten Signature]
(notary signature)

NOTARY PUBLIC FOR UTAH (state)
Residing at: SALT LAKE CITY, UTAH (city, state)
My Commission Expires: 01-10-2022 (d/m/y)

EXHIBIT "A"

ROCKY MOUNTAIN POWER EASEMENT LEGAL DESCRIPTION
PREPARED FOR
GABLERS GROVE PHASE 2, Lot 211
MAGNA, UTAH
(June 07, 2021)
20-0404

EASEMENT DESCRIPTION

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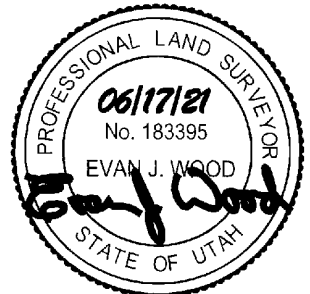
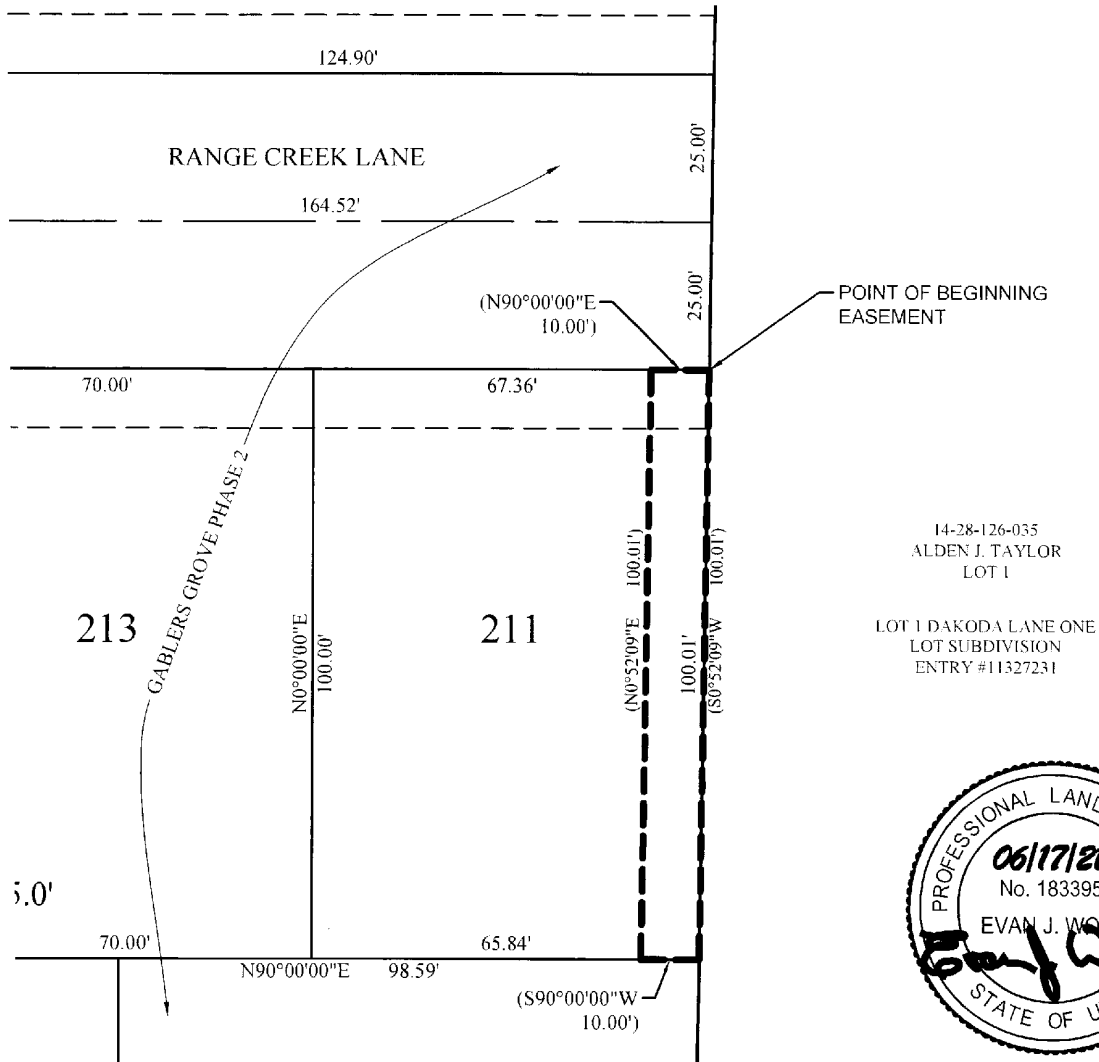
contains 1000 Sq Ft. in area, or 0.023 Acre, more or less.



EXHIBIT "B"

Property Description

Quarter: --- Quarter: NW1/4 Section: 28 Township 1 SOUTH (N or S),
 Range 2 WEST (E or W), SALT LAKE Meridian
 County: SALT LAKE State: UTAH
 Parcel Number: 01-077-0-0018



CC#: WO#: .
 Landowner Name: IVORY DEVELOPMENT LLC
 Drawn by: EJW

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"=30'

2. 2020-24-0001 (Gablars Grove Phase 2) (dwg) (24/06/2024) (10:00 AM) (EJW) (11/13/2024) (RMP) (Easement) (dwg)