

7
REV05042015

Return to:

Rocky Mountain Power

Lisa Louder/Jordan Buckway

1407 West North Temple Ste. 110

Salt Lake City, UT 84116

13915332 B: 11319 P: 2012 Total Pages: 7
03/21/2022 01:24 PM By: dhummel Fees: \$40.00
EASEMENT - EASEMENT OR GRANT OF EASEMENT
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: ROCKY MOUNTAIN POWER
ATTN: LISA LOUDER 1407 W NORTH TEMPLE STE 110 SALT LAKE CITY, UT

Project Name: 21s Mixed Use

WO#: 6847631

RW#:

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, **2100 and 2100, 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 199 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) **Exhibit A1, A2, and B and 21st and 21st Subdivision (recorded plat)** attached hereto and by this reference made a part hereof:

Legal Description:

A parcel of land being all of ten (10) entire tracts described in that 1) Special Warranty Deed recorded July 18, 2019 as Entry No. 13032809 in Book 10805, at Page 1733; 2) Special Warranty Deed recorded July 18, 2019 as Entry No. 13032816 in Book 10805, at Page 1765; 3) Special Warranty Deed recorded July 18, 2019 as Entry No. 1884925 in Book 1992, at Page 226; 4) Quit Claim Deed recorded June 16, 2017 as Entry No. 12557114 in Book 10568, at Page 2774; 5) Warranty Deed recorded July 2, 2012 as Entry No. 11422512 in Book 10032, at Page 2853 in the Office of the Salt Lake County Recorder. Said parcel of land is located in Lot 2, Block 6, Five Acres Plat "C", Big Field Survey in the Southwest Quarter of Section 15 and the Northwest Quarter of Section 22, Township 1 South, Range 1 East, Salt Lake Base and Meridian and described as follows:

Beginning at the southwesterly corner of Country Club View Condominiums recorded November 5, 2007 as Entry No. 10267396, which is 229.70 feet N. 00°11'45" E from the southwesterly corner of said Lot 2, Block 6, Five Acres Plat "C", said point also being 262.62 feet N. 00°11'30" E. along the monument line of 2100 East and 32.77 feet East from the Street Monument at the intersection of 2100 South Street and 2100 East Street; thence S. 89°51'38" E. 455.40 feet along the southerly line of said Country Club View Condominiums to the southeasterly corner of said Country Club View Condominiums and the northeasterly corner of that parcel of land described as "Parcel 2" in said Special Warranty Deed recorded as Entry No. 13032809; thence along said "Parcel 2" and "Parcel 1" described in said Special Warranty Deed the following five (5) courses: 1) S. 00°11'47" W. (Record = South) 79.70 feet; 2) S. 89°51'38" E. (Record = East) 75.90 feet; 3) S. 00°11'47" W. (Record = South) 150.00 feet; 4) N. 89°51'38" W. 151.80 feet; 5) N. 00°11'47" E. (Record = North) 19.00 feet to the southeasterly corner of that parcel of land described as "Parcel 4" in that said Special Warranty Deed recorded as Entry No. 13032816; thence N. 89°51'38" W. (Record = West) 304.50 feet to the easterly boundary line of that parcel of land described in said Warranty Deed recorded as Entry No. 11422512; thence along said parcel the following four (4) courses: 1) S. 00°11'47" W. (Record = South) 19.00 feet; 2) N. 89°51'38" W. (Record = West) 55.48 feet to a point of tangency with a 19.50 - foot radius curve to the right, concave northeasterly; 3) Northwesterly 30.65 feet along the arc of said curve, through a central angle of 90°03'24" (Chord bears N. 44°49'57" W. 27.59 feet); 5) N. 00°11'45" E. (Record = North) 210.18 feet to the Point of Beginning.

The above described parcel of land contains 110,123 square feet in area or 2.528 acres, more or less.

Statement of Accuracy: Minimum linear closure 1:15,000.

Assessor Parcel No.'s:

Contains Parcels: 16-22-103-001; 16-22-103-002; 16-22-103-003; 16-22-103-007; 16-22-103-010; 16-22-103-011; 16-15-359-004; 16-15-359-015; 16-15-359-016.

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 24 day of February, 2022.



Tom Henriod - 2100 and 2100, LLC Manager and GRANTOR

Acknowledgment by a Corporation, LLC, or Partnership:

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

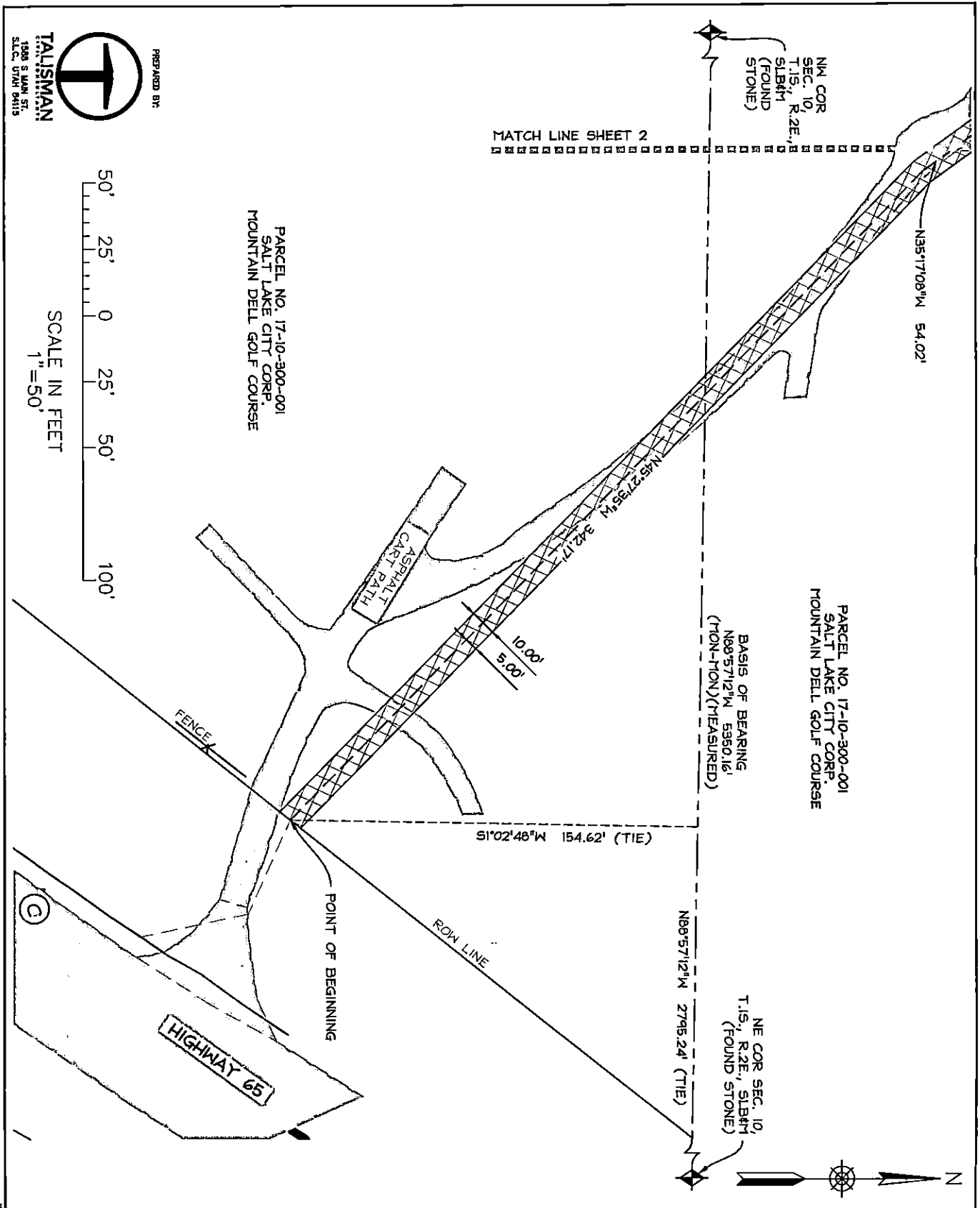
On this 24 day of February, 2022, before me, the undersigned Notary Public in and for said State, personally appeared Tom Henriod (name), known or identified to me to be the manager (president / vice-president / secretary / assistant secretary) of the corporation, or the (manager / member) of the limited liability company, or a partner of the partnership that executed the instrument or the person who executed the instrument on behalf of 2100 and 2100, 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.

Jaycie Baird
(notary signature)



NOTARY PUBLIC FOR Utah (state)
Residing at: Salt Lake city, Utah (city, state)
My Commission Expires: 04 / 08 / 2024 (d/m/y)



PREPARED BY:
TALISMAN
 1500 S MAIN ST.
 SLC, UTAH 84115

SCALE IN FEET
 1" = 50'

PARCEL NO. 17-10-300-001
 SALT LAKE CITY CORP.
 MOUNTAIN DELL GOLF COURSE

PARCEL NO. 17-10-300-001
 SALT LAKE CITY CORP.
 MOUNTAIN DELL GOLF COURSE

BASIS OF BEARING
 N88°57'12"W 5350.16'
 (NON-MON)(MEASURED)

NE COR SEC. 10,
 T.1S., R.2E., SLB#11
 (FOUND STONE)

N88°57'12"W 2795.24' (TIE)

S1°02'48"W 154.62' (TIE)

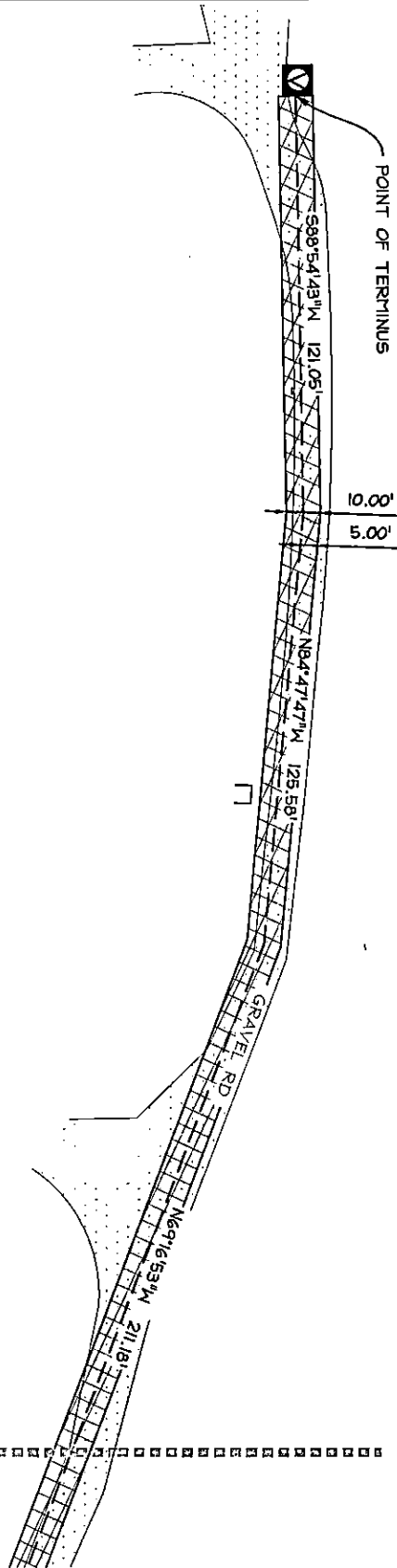
MATCH LINE SHEET 2

NO.		DATE		REVISIONS		ENGINEER	DES./ DR.	CHECKED	APPROVED
EASEMENT									
DISCIPLINE ENG.		PROJ/ER#		FL#		MOUNTAIN DELL EASEMENT PARCEL NO. 17-10-300-001 NW SEC. 10 T.1E., R 2E., SLB#M SALT LAKE COUNTY, UTAH			
PROJECT ENG.		DATE: 2021-12-06		ENG:					
APPROVAL ENG.		DR:		DES:					
		SCALE: 1" = 50'		CH:					
				SHEET 1 OF 3		REVISION			

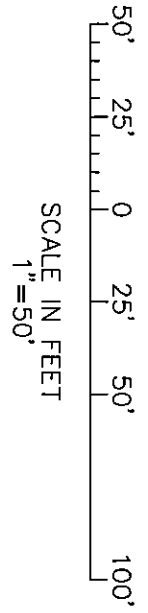


REVISION D. BURLEY CAD INC.

PARCEL NO.
17-10-300-001
SALT LAKE CITY CORP.



PREPARED BY:
TALISMAN
1508 S MAIN ST.
SLC, UTAH 84119



MATCH LINE SHEET 2



NO.	DATE	REVISIONS	ENGINEER	DES./ DR.	CHECKED	APPROVED
EASEMENT						
DISCIPLINE ENG.	PROJ/ER#	MOUNTAIN DELL EASEMENT PARCEL NO. 17-10-300-001 NW SEC. 10 T.1E., R 2E., SLBM SALT LAKE COUNTY, UTAH				
PROJECT ENG.	FL#					
	DATE: 2021-12-06					
	ENG: DES:					
APPROVAL ENG.	DR: CH:					
	SCALE: 1"=xx'					
			SHEET 3 OF 3		REVISION	



REVISIONS: 11.01.01.D. HURLEY CAD NO.: