

REV05042015

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

14048100 B: 11388 P: 5942 Total Pages: 5
12/01/2022 11:52 AM By: aallen Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: ROCKY MOUNTAIN POWER
1407 WEST NORTH TEMPLE STE. 110 SALT LAKE CITY, UT 84116



Project Name: Hulton Park North PUD
WO#: 8284895
RW#:

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, **Holladay Cottages, 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 127 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) A attached hereto and by this reference made a part hereof:

Legal Description:

BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 6, HULTON PARK PUD NORTH SUBDIVISION, RECORDED JULY 12, 2022, ENTRY NUMBER 13983925, BOOK 2022P, PAGE 168.
SAID POINT ALSO COMMENCING FROM THE SOUTH QUARTER CORNER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, THENCE NORTH 00°32'30" EAST ALONG THE QUARTER SECTION LINE, A DISTANCE OF 194.57 FEET TO A POINT WHICH IS THE CENTERLINE OF MURRAY HOLLADAY ROAD; THENCE NORTHEASTERLY ALONG SAID CENTERLINE NORTH 65°43'30" EAST TO A FOUND MONUMENT AT THE INTERSECTION MURRAY HOLLADAY ROAD & HOLLADAY BLVD.
THENCE CONTINUING ALONG SAID CENTERLINE NORTH 65°39'00" EAST 559.60 FEET TO THE SOUTHWESTERLY CORNER OF SAID SUBDIVISION, THENCE ALONG THE SOUTHWESTLY LINE OF SAID SUBDIVISION NORTH 25°22'30" WEST, 292.90 FEET TO SAID NORTHWESTERLY CORNER OF LOT 6 AND THE POINT OF BEGINNING.
THENCE NORTH 65°41'00" EAST ALONG THE NORTHWESTERLY LINE OF SAID LOT 6, 107.00 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 6; THENCE SOUTH 25°22'30" EAST ALONG THE NORTHEASTERLY LINE OF SAID LOT 6, 10.00 FEET; THENCE SOUTH 65°41'00" WEST, 107.00 FEET TO THE SOUTHWESTERLY LINE OF SAID LOT 6; THENCE NORTH 25°22'30" WEST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 6, 10.00 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 6 AND THE POINT OF BEGINNING.
CONTAINING 1,070 SQ. FT. OR .025 ACRES, MORE OR LESS

ALSO:

BEGINNING AT A THE INTERSECTION WILLOW TREE LANE (A PRIVATE LANE) AND THE LOT LINE COMMON TO LOTS 4 AND 5, HULTON PARK PUD NORTH SUBDIVISION, RECORDED JULY 12, 2022, ENTRY NUMBER 13983925, BOOK 2022P, PAGE 168.

SAID POINT ALSO COMMENCING FROM THE SOUTH QUARTER CORNER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, THENCE NORTH 00°32'30" EAST ALONG THE QUARTER SECTION LINE, A DISTANCE OF 194.57 FEET TO A POINT WHICH IS THE CENTERLINE OF MURRAY HOLLADAY ROAD; THENCE NORTHEASTERLY ALONG SAID CENTERLINE NORTH 65°43'30" EAST TO A FOUND MONUMENT AT THE INTERSECTION MURRAY HOLLADAY ROAD & HOLLADAY BLVD. THENCE CONTINUING ALONG SAID CENTERLINE NORTH 65°39'00" EAST 559.60 FEET TO THE SOUTHWESTERLY CORNER OF SAID SUBDIVISION, THENCE ALONG THE SOUTHWESTLY LINE OF SAID SUBDIVISION NORTH 25°22'30" WEST, 148.43 FEET TO THE WESTERLY LOT CORNER COMMON TO SAID LOTS 4 AND 5; THENCE NORTH 64°37'30" EAST ALONG THE LOT LINE COMMON TO SAID LOTS 4 AND 5 86.98 FEET TO THE SOUTHWESTERLY LINE OF SAID WILLOW TREE LANE AND THE POINT OF BEGINNING. THENCE SOUTH 25°22'30" EAST ALONG THE SAID SOUTHWESTERLY LINE OF WILLOW TREE LANE, 5.00 FEET; THENCE SOUTH 64°37'30" WEST, 10.00 FEET; THENCE NORTH 25°22'30" WEST, 10.00 FEET; THENCE NORTH 64°37'30" EAST, 10.00 FEET TO THE SAID SOUTHWESTERLY LINE OF WILLOW TREE LANE; THENCE SOUTH 25°22'30" EAST ALONG THE SAID SOUTHWESTERLY LINE OF WILLOW TREE LANE, 5.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 100.00 SQ. FT. OR .002 ACRES, MORE OR LESS

ALSO:

BEGINNING AT A THE INTERSECTION WILLOW TREE LANE (A PRIVATE LANE) AND THE LOT LINE COMMON TO LOTS 3 AND 4, HULTON PARK PUD NORTH SUBDIVISION, RECORDED JULY 12, 2022, ENTRY NUMBER 13983925, BOOK 2022P, PAGE 168.

SAID POINT ALSO COMMENCING FROM THE SOUTH QUARTER CORNER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, THENCE NORTH 00°32'30" EAST ALONG THE QUARTER SECTION LINE, A DISTANCE OF 194.57 FEET TO A POINT WHICH IS THE CENTERLINE OF MURRAY HOLLADAY ROAD; THENCE NORTHEASTERLY ALONG SAID CENTERLINE NORTH 65°43'30" EAST TO A FOUND MONUMENT AT THE INTERSECTION MURRAY HOLLADAY ROAD & HOLLADAY BLVD. THENCE CONTINUING ALONG SAID CENTERLINE NORTH 65°39'00" EAST 559.60 FEET TO THE SOUTHWESTERLY CORNER OF SAID SUBDIVISION, THENCE ALONG THE SOUTHWESTLY LINE OF SAID SUBDIVISION NORTH 25°22'30" WEST, 88.41 FEET TO THE WESTERLY LOT CORNER COMMON TO SAID LOTS 3 AND 4; THENCE NORTH 64°37'30" EAST ALONG THE LOT LINE COMMON TO SAID LOTS 3 AND 4 86.98 FEET TO THE SOUTHWESTERLY LINE OF SAID WILLOW TREE LANE AND THE POINT OF BEGINNING. THENCE SOUTH 25°22'30" EAST ALONG THE SAID SOUTHWESTERLY LINE OF WILLOW TREE LANE, 5.00 FEET; THENCE SOUTH 64°37'30" WEST, 10.00 FEET; THENCE NORTH 25°22'30" WEST, 10.00 FEET; THENCE NORTH 64°37'30" EAST, 10.00 FEET TO THE SAID SOUTHWESTERLY LINE OF WILLOW TREE LANE; THENCE SOUTH 25°22'30" EAST ALONG THE SAID SOUTHWESTERLY LINE OF WILLOW TREE LANE, 5.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 100.00 SQ. FT. OR .002 ACRES, MORE OR LESS

Assessor Parcel No. 22-03-452-034-000
 22-03-452-035-000
 22-03-452-036-000
 22-03-452-037-000

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 1st day of December, 2022.



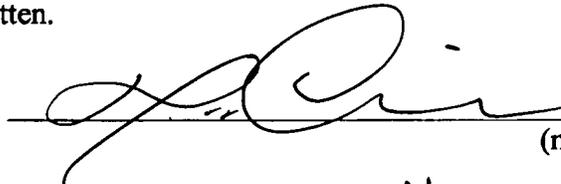
Holladay Cottages, LLC GRANTOR

Acknowledgment by a Corporation, LLC, or Partnership:

STATE OF Utah)
County of Salt Lake)^{ss.}

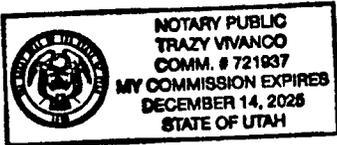
On this 1 day of December, 2022, before me, the undersigned Notary Public in and for said State, personally appeared Ronald Hilton (name), known or identified to me to be the Managing Member (president / vice-president / secretary / assistant secretary) of the corporation, or the (manager / member) of the limited liability company, or a partner of the partnership that executed the instrument or the person who executed the instrument on behalf of Holladay Cottages, 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.



(notary signature)

NOTARY PUBLIC FOR Utah (state)
Residing at: Holladay, Utah (city, state)
My Commission Expires: December 14, 2025 (m/y)



Property Description

Quarter: SW Quarter: SE Section: 03 Township 2 S, Range 1 E, Salt Lake Principal Meridian

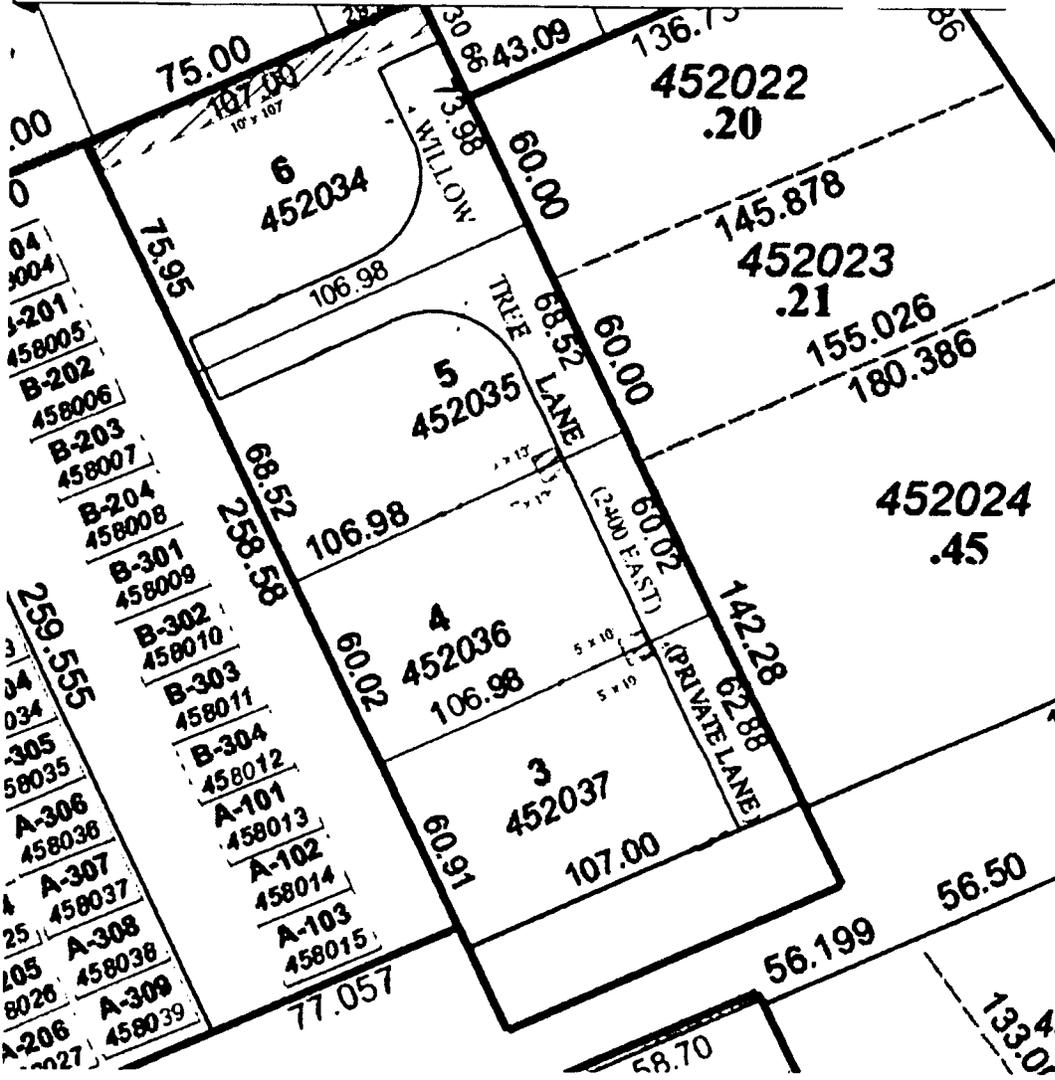
County: Salt Lake State: Utah

Parcel Numbers: 22-03-452-034-0000

22-03-452-035-0000

22-03-452-036-0000

22-03-452-037-0000



N

CC#: 11431 WO#: 8284895

Landowner Name: Holladay Cottages, LLC

Drawn by: Foster Greenwood

EXHIBIT A

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.

