

RE105042015

Return to:

Rocky Mountain Power
Lisa Louder/Tim Geertsen
1407 West North Temple Ste. 110
Salt Lake City, UT 84116

14082890 B: 11406 P: 7763 Total Pages: 5
03/16/2023 01:34 PM By: adavis Fees: \$40.00
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: Nusano Electrical Backbone Right of Way
WO#: 008252792
RW#: 1141

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, **Nusano Warehouse Holdings, 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 320.38 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 and B** attached hereto and by this reference made a part hereof:

Legal Description: Lot 1A Lake Park Place Subdivision

Assessor Parcel No. 15-30-226-008

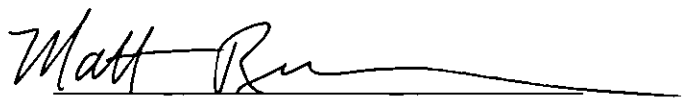
Together with the right of access to the right of way from adjacent lands of Grantor for all activities in connection with the purposes for which this easement has been granted; and together with the present and (without payment therefor) the future right to keep the right of way clear of all brush, 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 16 day of March, 2023.


Nusano Warehouse Holdings, LLC. GRANTOR

Matt Rindlisbacher

(Insert Grantor Name Here) GRANTOR

Acknowledgment by a Corporation, LLC, or Partnership:

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

On this 6th day of March, 2023, before me, the undersigned Notary Public in and for said State, personally appeared Matt Rindlischbacher (name), known or identified to me to be the ~~authorized representative~~ (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 Nusano Warehouse Holdings (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.

John Dahlstrom
(notary signature)



NOTARY PUBLIC FOR Utah (state)
Residing at: Salt Lake City, UT (city, state)
My Commission Expires: 12/23/2025 (d/m/y)

Right-of-Way Easement Description

Beginning at a point which bears South 13.04 feet and East 18.68 feet from the Northwest corner of Lot 1A of Lake Park Place Subdivision-Lot 1 Amended (Amending, Lot 1 Lake Park Place Subdivision To Create Lots 1A & 1B), Recorded August 10, 2022 as Entry No.13998291 Book 2022P, Page 186; thence N.62°00'51"E. 49.77 feet; thence S.08°48'11"W. 55.91 feet; thence South 216.51 feet; thence S.48°17'26"E. 56.87 feet; thence S.00°27'29"E. 10.65 feet; thence West 34.87 feet; thence N.23°17'07"W. 44.70 feet; thence North 208.18 feet; thence N.28°02'38"W. 54.01 feet to the **Point of Beginning**.

The above-described perpetual right of way easement contains 5017 square feet in area or 0.115 acre, more or less.

EXHIBIT "B": By this reference, made a part hereof.

BASIS OF BEARING: S. 89°58'39" W. along the Section line between the North Quarter Corner and Northeast Corner of said Section 30 as per said subdivision plat, Township 1 South, Range 1 West, Salt Lake Base and Meridian

Page 4 of 5

CC#: 11441 WO#: 008252792

Landowner Name: Nusano Warehouse Holdings, LLC

Drawn By: DWS

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.

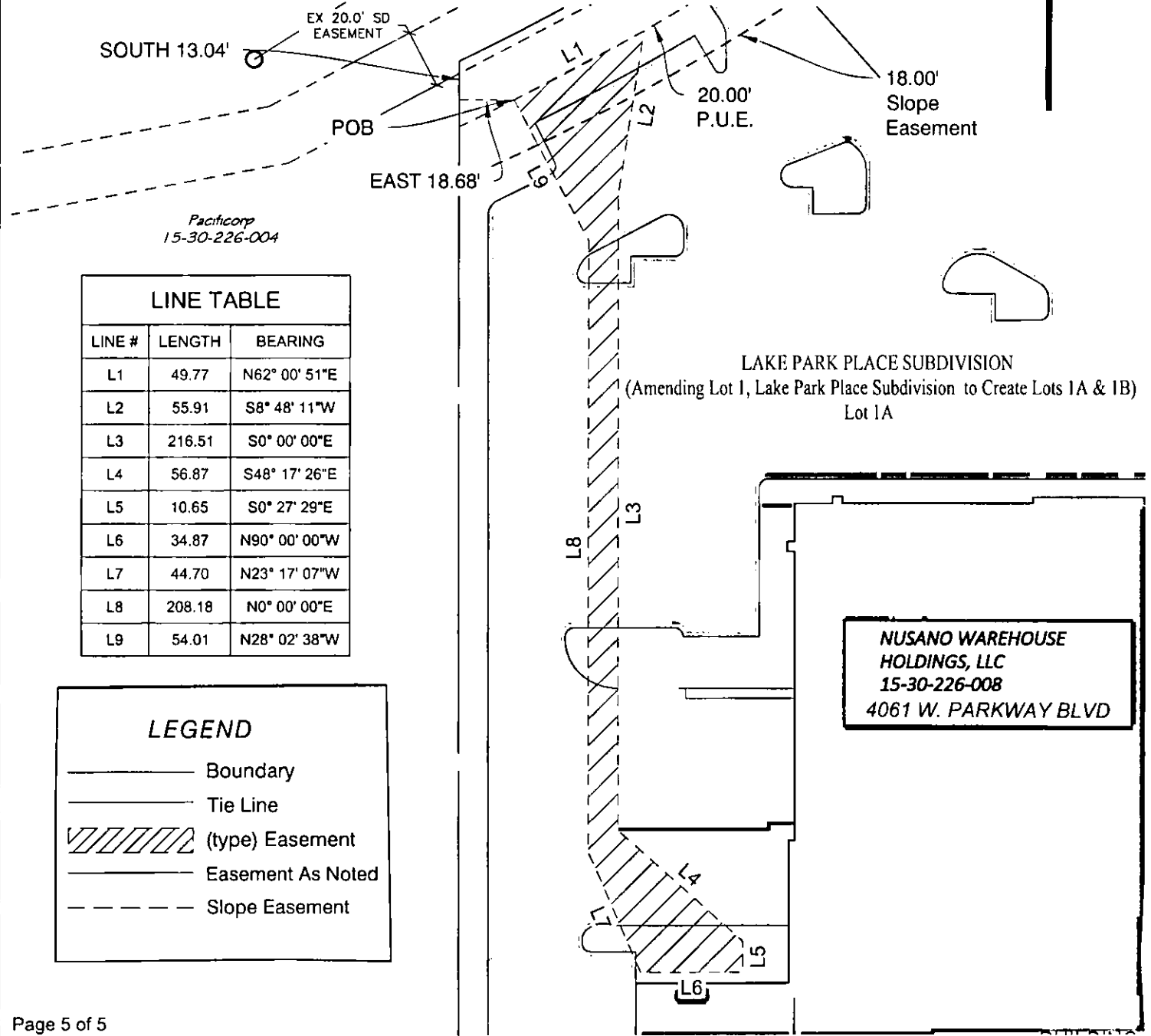
EXHIBIT A



SCALE: 1"=50 feet

Property Description

Lake Park Place Subdivision- Lot 1 Amended (Amending Lot 1, Lake Park Place Subdivision To Create Lots 1A & 1B)
 Northeast Quarter, Section 30, Southeast Quarter, Section 19,
 Township 1 South, Range 2 West,
 Salt Lake Base and Meridian
 Salt Lake County, State of Utah
 Parcel Number: 15-30-226-008



LINE TABLE

LINE #	LENGTH	BEARING
L1	49.77	N62° 00' 51"E
L2	55.91	S8° 48' 11"W
L3	216.51	S0° 00' 00"E
L4	56.87	S48° 17' 26"E
L5	10.65	S0° 27' 29"E
L6	34.87	N90° 00' 00"W
L7	44.70	N23° 17' 07"W
L8	208.18	N0° 00' 00"E
L9	54.01	N28° 02' 38"W

LEGEND

- Boundary
- Tie Line
- (type) Easement
- Easement As Noted
- Slope Easement

Page 5 of 5

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EXHIBIT B



SCALE: 1"=50 feet