

REV05042015

Return to:

Rocky Mountain Power
Lisa Louder/Brian Bridge/Isaac Panke
1407 West North Temple Ste. 110
Salt Lake City, UT 84116

Project Name: COH 12

WO#: 8153687

RW#: 2022LBB025

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, **Ivory Jones 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 15 feet in width and 312 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: A fifteen foot (15') wide easement reserved in favor of Rocky Mountain Power located in the Northeast Quarter of Section 3, Township 3 South, Range 2 West, Salt Lake Base & Meridian, located in West Jordan City, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point located on the westerly Right-of-way of 6400 West Street, said point also being located S89°51'20"E 2578.42 feet along the Section line and S0°08'40"W 365.21 feet from the North Quarter Corner of Section 3, Township 3 South, Range 2 West, Salt Lake Base & Meridian; running thence along said Right-of-way S00°35'01"E 195.05 feet; thence Southerly along the arc of a non-tangent curve to the left having a radius of 5,045.00 feet a distance of 117.14 feet through a central angle of 01°19'49" Chord: S01°15'17"E 117.14 feet; thence N89°46'19"W 15.01 feet; thence Northerly along the arc of a non-tangent curve to the right having a radius of 5,060.07 feet a distance of 116.93 feet through a central angle of 01°19'26" Chord: N01°15'05"W 116.93 feet; thence N00°35'01"W 195.27 feet; thence S89°44'17"E 15.00 feet to the point of beginning.
Contains: 4,682 square feet±

Assessor Parcel No.

26032510020000

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 2nd day of May, 2023.



Ivory Jones Holdings, LLC - GRANTOR

Acknowledgment by a Corporation, LLC, or Partnership:

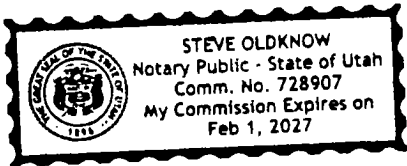
STATE OF UTAH)
) ss.
County of SALT LAKE)

On this 2nd day of MAY, 2023, 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 IVORY JONES (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.



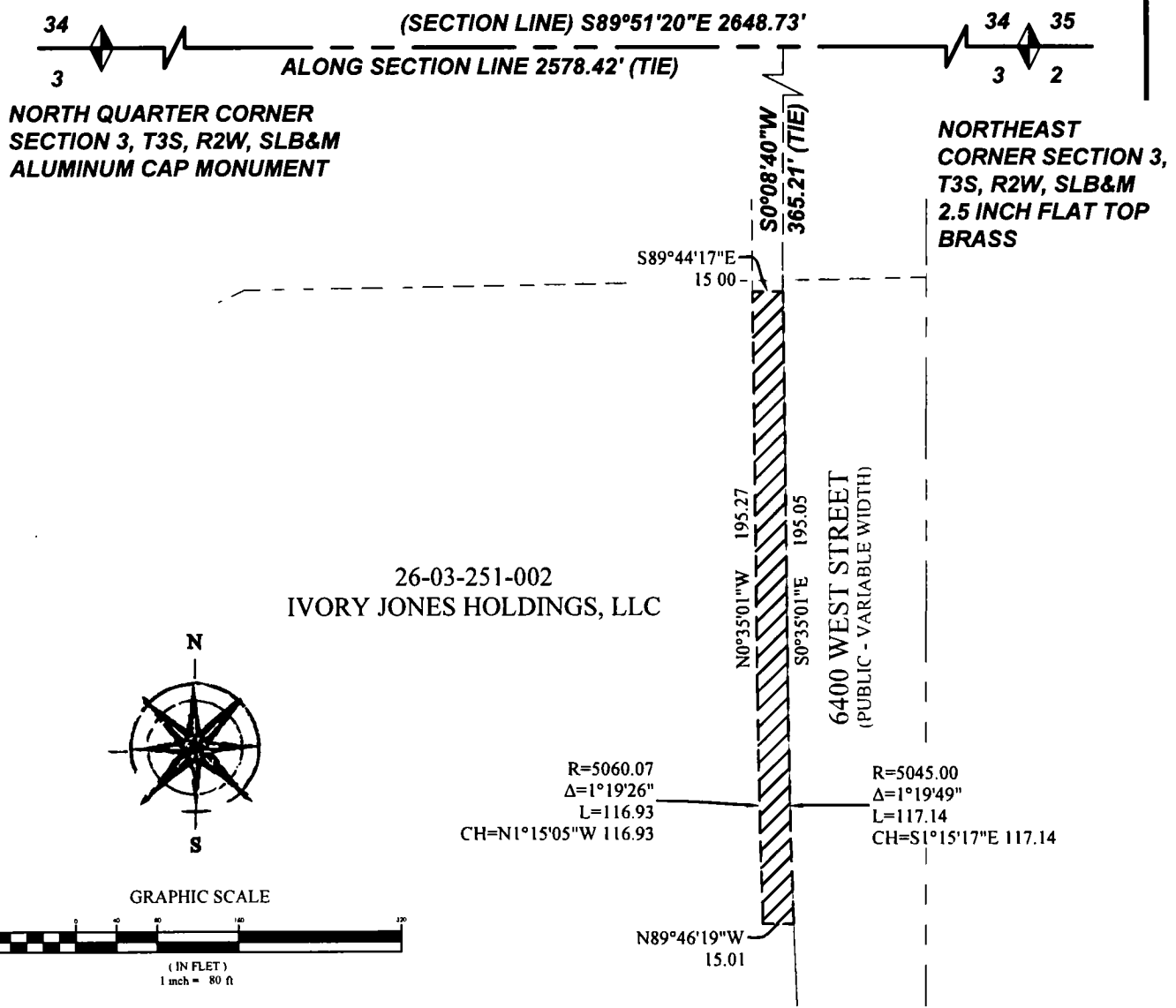
(notary signature)



NOTARY PUBLIC FOR UTAH (state)
Residing at: SALT LAKE CITY, UT (city, state)
My Commission Expires: FEB 1 2027 (d/m/y)

Property Description

Quarter: NE Quarter: NE Section: 3 Township 3S (N or S),
 Range 2W (E or W), SALT LAKE Meridian
 County: SALT LAKE State: UTAH
 Parcel Number: 26-03-251-002



26-03-251-002
 IVORY JONES HOLDINGS, LLC

CC#: _____ WO#: _____
 Landowner Name: IVORY JONES HOLDINGS, LLC
 Drawn by: ARS

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"=80'

T:\2018\18-072 Jones Property\Design 18-072.dwg (arbitrator) (MSP) (L) 2 EMBL sheet.dwg