

REV05042015

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

14132736 B: 11434 P: 195 Total Pages: 5
07/25/2023 03:06 PM By: SCalderon 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: XR Quadrant
WO#: RD8282690
RW#: 11441

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, **XR Quadrant II, 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 1,522 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) **Exhibits A & B** attached hereto and by this reference made a part hereof:

Legal Description: See exhibit A

Assessor Parcel No. 07-27-126-001

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 29th day of June, 2023.

Robert O. Heywood
XR Quadrant I, LLC GRANTOR

Robert O. Heywood
XR Quadrant II, LLC GRANTOR

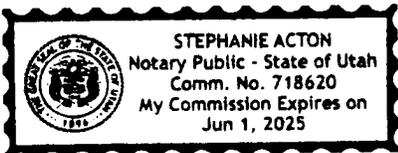
Acknowledgment by a Corporation, LLC, or Partnership:

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

On this 29th day of June, 2023, before me, the undersigned Notary Public in and for said State, personally appeared Robert D. Heywood (name), known or identified to me to be the Grantor (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 XR Quadrant II, 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.

Stephanie Acton
(notary signature)



NOTARY PUBLIC FOR Utah (state)
Residing at: Salt Lake City, UT (city, state)
My Commission Expires: 6-1-2025 (d/m/y)

Right-of-Way Easement Description

A perpetual right of way easement being a strip of land 10.00 - feet in width being a part of Lot 2 of The Quadrant - Plat "A" recorded September 27, 2022 as Entry No. 14022063 in Book 2022P, at Page 229 in the Office of the Salt Lake County Recorder, located in the North Half of Section 27, Township 1 North, Range 2 West, Salt Lake Base and Meridian. Said 10.00-foot wide strip of land lies 5.00 - feet on each side of the following described centerline:

Beginning at a point which is 733.16 feet S. 00°07'43" W. along the easterly Right-of-Way line of 6880 West Street and 10.0 feet East from the Northwest Corner of said Lot 2; thence continue Easterly along said line, a distance of 205.02 feet; thence S.00°00'14"W. 1109.95 feet; thence West 207.44 feet to the Point of Terminus.

The sidelines of said 10.00 wide strip of land shall be lengthened or shortened to begin and terminate at right angles to said centerline.

The above-described perpetual right of way easement contains 9,739 square feet in area or 0.223 acre, more or less.

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

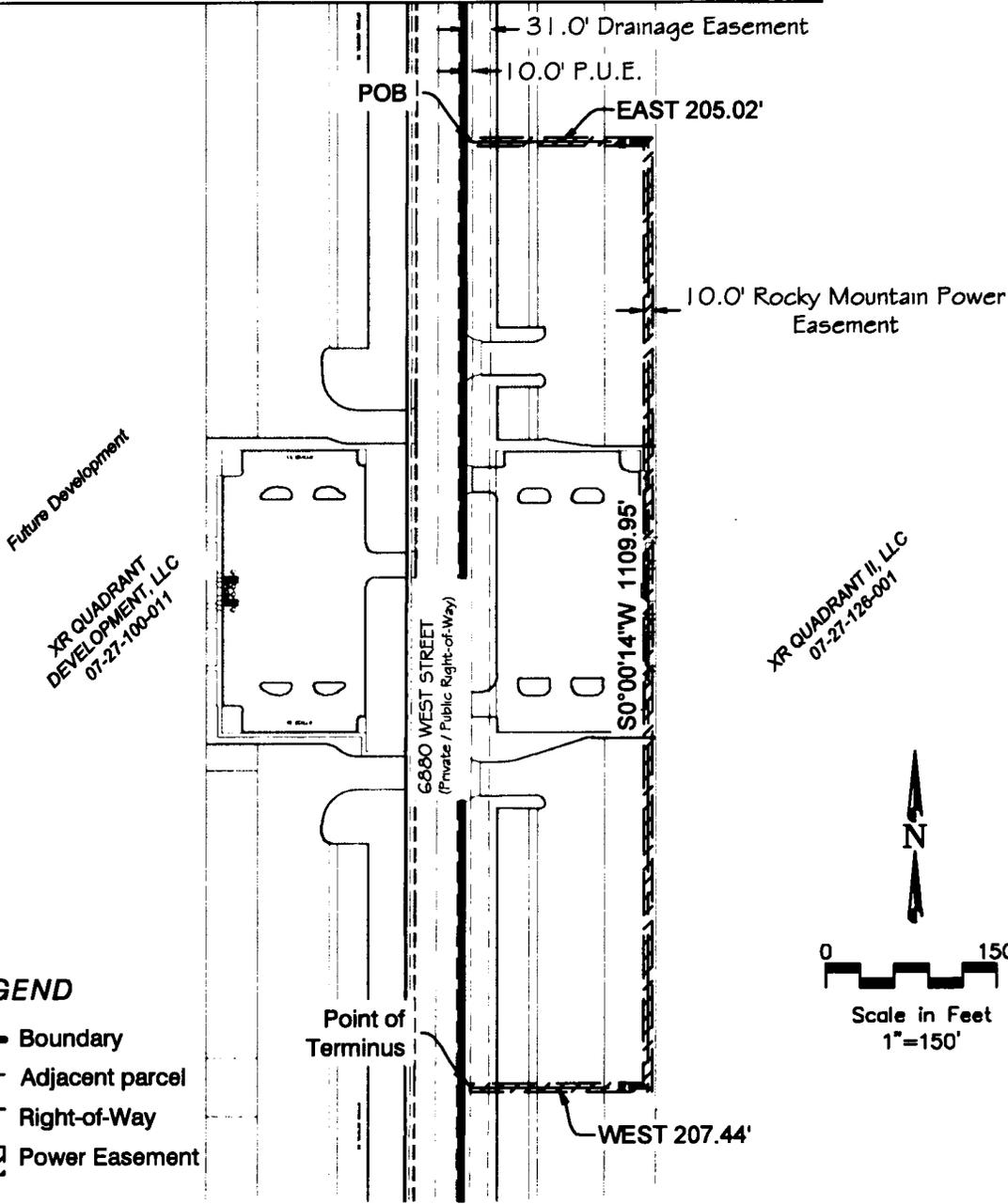
BASIS OF BEARING: N. 89°51'16" W. along the Section line between the Center and East Quarter Corner of said Section 27, Township 1 North, Range 2 West, Salt Lake Base and Meridian

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<p>CC#: 11441 WO#: RD8282690</p>	<p>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.</p>
<p>Landowner Name: XR Quadrant II, LLC</p>	
<p>Drawn By: BLP</p>	
<p>EXHIBIT A</p>	 <div data-bbox="1101 1921 1485 1969" style="border: 1px solid black; padding: 2px;"> <p>SCALE: 1"=200 feet</p> </div>

Property Description

North Half, Section 27, Township 1 North, Range 2 West,
 Salt Lake Base and Meridian
 Salt Lake County, State of Utah
 Parcel Numbers: 07-27-126-001



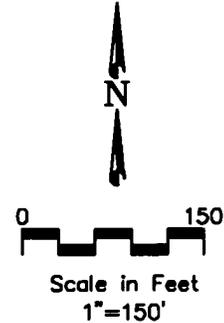
Future Development
 XR QUADRANT
 DEVELOPMENT, LLC
 07-27-100-011

XR QUADRANT II, LLC
 07-27-126-001

LEGEND

-  Boundary
-  Adjacent parcel
-  Right-of-Way
-  Power Easement

Point of Terminus



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EXHIBIT "B"

CC#: 11441 WO#: RD8282690

Landowner Name: XR Quadrant II, LLC

Drawn By: BLP

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 B



SCALE: 1"=200 feet