

14209436 B: 11474 P: 3806 Total Pages: 5
02/28/2024 12:19 PM By: Jattermann Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: ROCKY MOUNTAIN POWER
1407 W NORTH TEMPLE STE 110 SALT LAKE CITY, UT 84116



REV05042015

Return to:

Rocky Mountain Power

Lisa Louder/Frankie Mansuetto

1407 West North Temple Ste. 110

Salt Lake City, UT 84116

Project Name: RDG11/Stone Bridge II Holdings LLC/General Service

WO#: 7105673

RW#:

RIGHT OF WAY EASEMENT

For value received, Stonebridge II 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 355 feet in length, more or less, for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of electric power transmission, distribution and communication lines and all necessary or desirable accessories and appurtenances thereto, including without limitation: supporting towers, poles, props, guys and anchors, including guys and anchors outside of the right of way; wires, fibers, cables and other conductors and conduits therefore; and pads, transformers, switches, vaults and cabinets, on, over, 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 “A” attached hereto and by this reference made a part hereof:

Legal Description: Lot 2, Stonebirdge Park Commercial Subdivision, According to the Official Plat Thereof, On File and of Record in the Office of the Salt Lake County Recorder, State of Utah

Assessor Parcel No.

15-30-101-017-0000

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 therefore) the future right to keep the right of way and adjacent lands 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, use or permit any equipment or material of any kind that exceeds twelve (12) feet in height, light any fires, place or store any flammable materials (other than agricultural crops), 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 28 day of February, 2024.

Stonebridge II Holdings LLC.

By: [Signature]
(Insert Grantor Name Here) GRANTOR

Matt Rindlisbacher Authorized Representative
(Insert Grantor Name Here) GRANTOR

Acknowledgment by a Corporation, LLC, or Partnership:

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

On this 29th day of February, 2024, before me, the undersigned Notary Public in and for said State, personally appeared Matt Rindlisbacher (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 Stonebridge II Holdings, 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.

John Dahlstrom

(Notary Signature)



NOTARY PUBLIC FOR Utah (state)
Residing at: Salt Lake City (city, state)
My Commission Expires: 12/23/2025 (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 that entire tract of land described in that Special Warranty Deed recorded November 09, 2021 as Entry No. 13819216 in Book 11266, at Page 4453 in the Office of the Salt Lake County Recorder, located in the Northwest Quarter of Section 30, Township 1 South, Range 1 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 on the easterly public utility easement line of said tract which is 1161.65 feet N. 89°59'25" E. along the northerly line of said Section 30 and 354.80 feet South from Northwest Corner of said Section 30; thence N.50°36'00"W. 92.79 feet; thence West 167.54 feet; thence S.67°49'01"W. 94.67 feet to the POINT OF TERMINUS.

The sidelines of said 10.00 wide strip of land shall be lengthened or shortened to begin on said easterly public utility easement line of said tract and terminate at right angles to said centerline.

The above-described perpetual right of way easement contains 3,550 square feet in area or 0.082 acre, more or less.

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

BASIS OF BEARING: N. 89°59'25" E. along the Section line between the Northwest Corner and North Quarter Corner of said Section 30, Township 1 South, Range 1 West, Salt Lake Base and Meridian

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CC#: 11441 WO#: 007105673
Landowner Name: Stonebridge Holdings II, LLC
Drawn By: BP

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

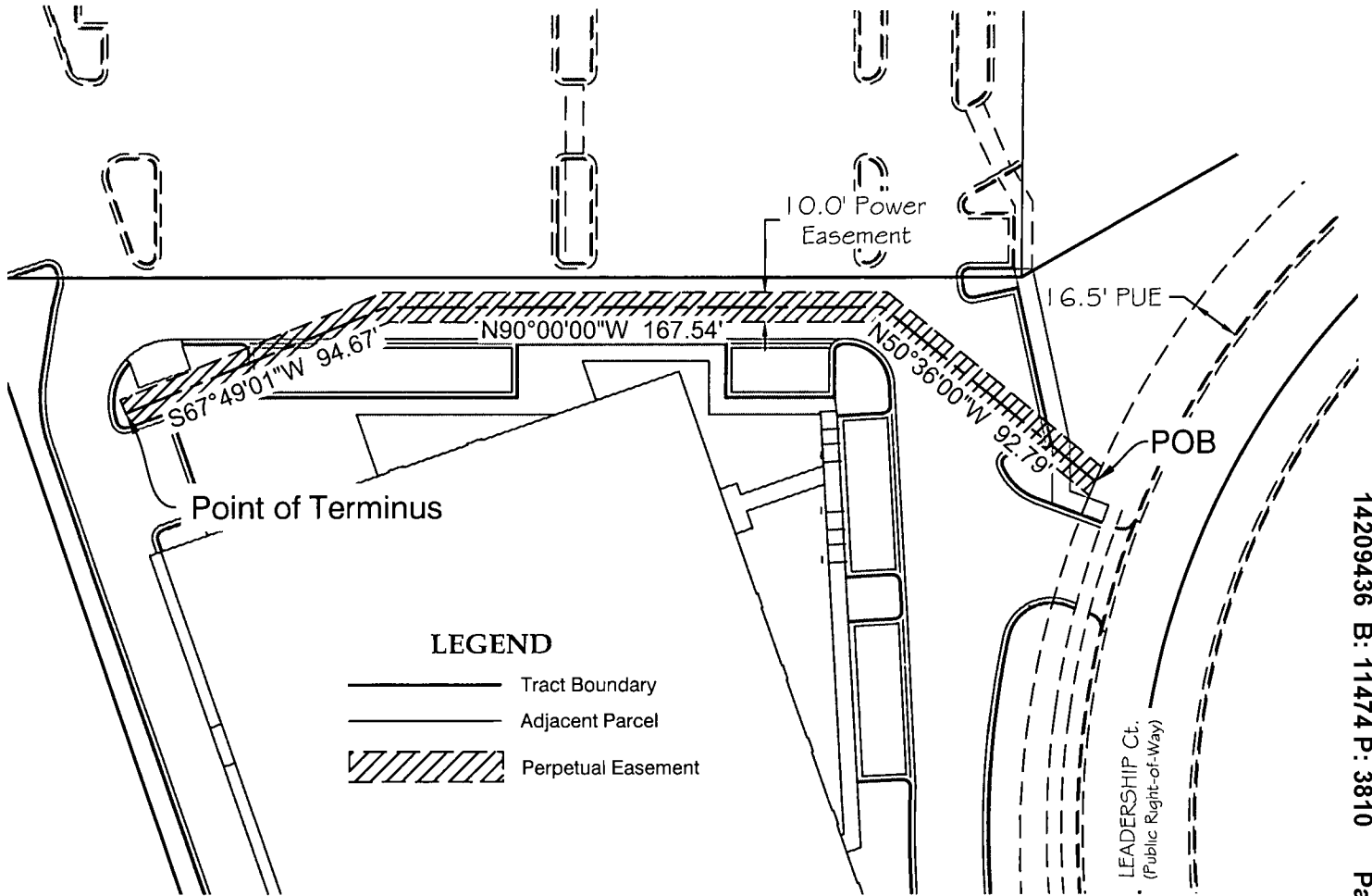
EXHIBIT A





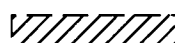
SCALE: 1"=60 feet

Property Description

Northwest Quarter, Section 30, Township 1 South, Range 1 West,
 Salt Lake Base and Meridian
 Slat Lake County, State of Utah
 Parcel Number: 15-30-101-017



LEGEND

-  Tract Boundary
-  Adjacent Parcel
-  Perpetual Easement

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CC#: 11441 WO#: 007105673
 Landowner Name: Stonebridge Holdings II, LLC
 Drawn By: BP

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"=60 feet