

REV05042015

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

14256658 B: 11500 P: 1882 Total Pages: 4  
06/25/2024 12:20 PM By: Jattermann Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: BARTLETT TITLE INSURANCE AGENCY, INC.  
1993 NORTH STATE STREET PROVO, UT 84604

Project Name: Hidden Cove Subdivision  
WO#: 8191233  
RW#:

### UNDERGROUND RIGHT OF WAY EASEMENT

For value received, **Hillwood Homes, 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 130.15 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:

UTILITY EASEMENT LEGAL DESCRIPTION: THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS SOUTH FROM THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, TO THE EAST QUARTER CORNER OF SAID SECTION 28.

A STRIP OF LAND BEING 10 FEET IN WIDTH, BEING 5 FEET ON EACH SIDE AND PARALLEL WITH THE FOLLOWING DESCRIBED LOT LINE, LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, SALT LAKE COUNTY, UTAH.

BEGINNING AT A POINT WHICH IS SOUTH 691.84 FEET AND WEST 35.00 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 28, SAID POINT BEING THE NORTHEAST CORNER OF LOT 101 AND NORTHEAST CORNER OF LOT 102 OF HIDDEN COVE SUBDIVISION ON FILE WITH THE SALT LAKE COUNTY RECORDER, AND RUNNING THENCE SOUTH 48°26'02" WEST 130.15 FEET TO THE RIGHT-OF-WAY LINE OF ROCKY TRAIL CIRCLE, BEING THE POINT OF TERMINATION, SAID POINT BEING SOUTH 778.19 FEET AND WEST 132.38 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 16.

SIDELINES SHALL BE LENGTHENED OR SHORTENED TO TERMINATE AT THE SAID SUBDIVISION'S PARCEL BOUNDARY OR ROADWAY RIGHT-OF-WAY AS DESCRIBED ABOVE.

CONTAINS 0.030 ACRES OR 1,297 SF MORE OR LESS

Assessor Parcel No. 21-28-228-011-0000

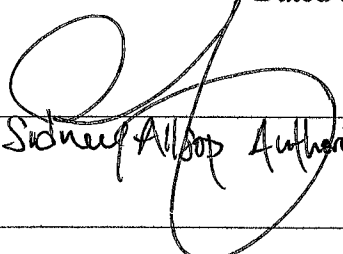
Together with the right of access to the right of way from adjacent lands of Grantor for all activities in connection with the purposes for which this easement has been granted; and together with the present and (without payment therefor) the future right to keep the right of way clear of all brush, 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 12 day of June, 2024

  
\_\_\_\_\_  
Sidney Allison Authorized Agent GRANTOR  
\_\_\_\_\_  
GRANTOR

**Acknowledgment by a Corporation, LLC, or Partnership:**

STATE OF Utah )  
 ) ss.  
County of Utah )

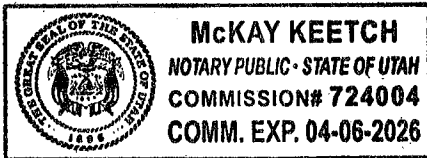
On this 25 day of June, 2024, before me, the undersigned Notary Public in and for said State, personally appeared Sidney Ansol (name), known or identified to me to be the authorized agent (president / vice-president / secretary / assistant secretary) of the corporation, or the (manager / member) of the limited liability company, or a partner of the partnership that executed the instrument or the person who executed the instrument on behalf of Hillwood Games, 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.



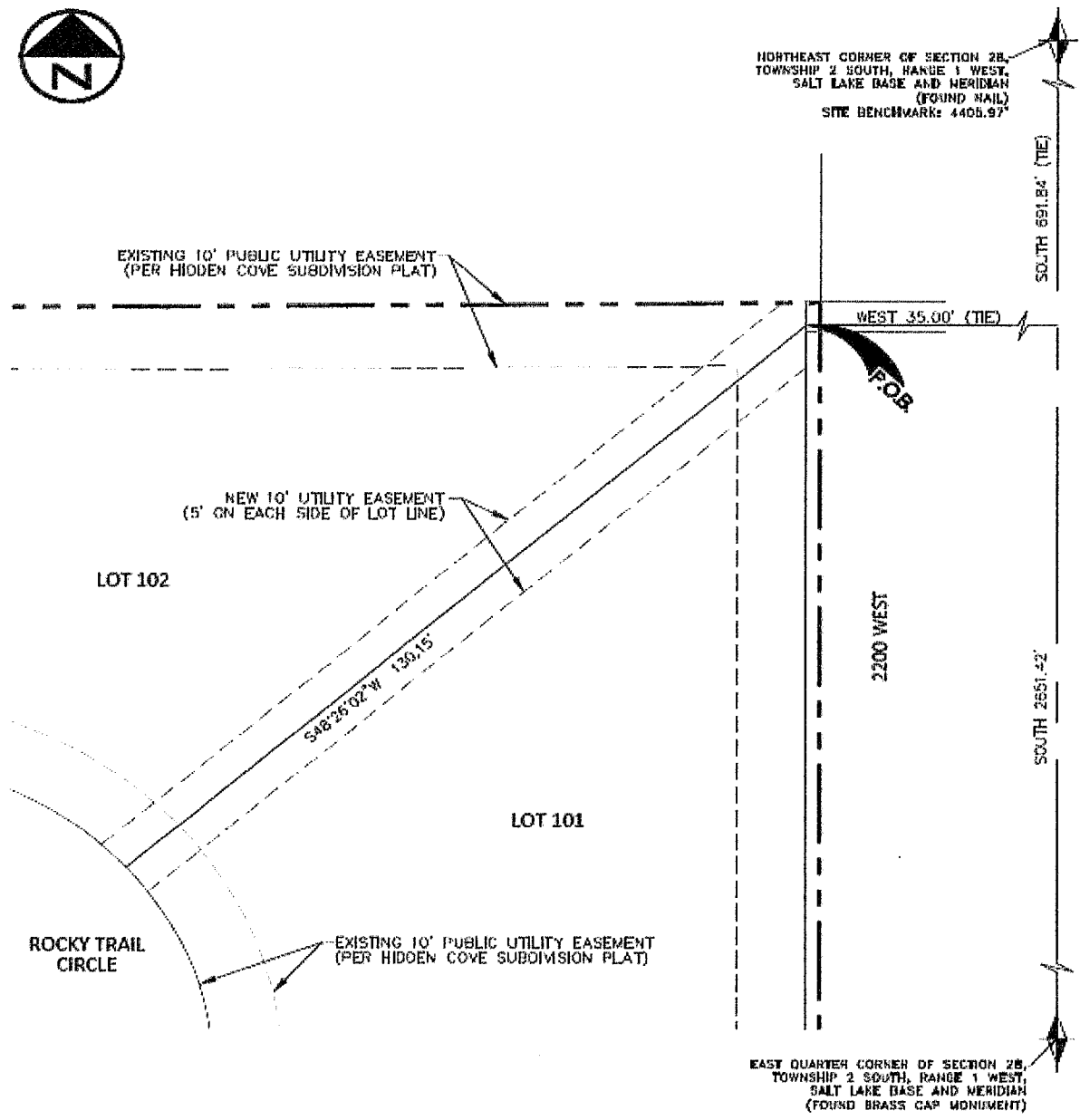
(notary signature)

NOTARY PUBLIC FOR Utah (state)  
Residing at: Pleasant Grove (city, state)  
My Commission Expires: 4/6/26 (d/m/y)



# Property Description

Quarter: NE Quarter: NE Section: 28 Township 2 (S),  
 Range 1 (W), Salt Lake Base Meridian  
 County: Sale Lake State: Utah  
 Parcel Number: 21-28-228-011-0000



CC#: WO#: 8191233  
 Landowner Name: Hillwood Homes, LLC  
 Drawn by: Wilding Engineering

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: