

REV05042015

Return to:

Rocky Mountain Power

Lisa Louder/Jim Evans

1407 West North Temple Ste. 110

Salt Lake City, UT 84116



ENT 149764:2021 PG 1 of 4  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2021 Aug 27 2:06 pm FEE 40.00 BY JR  
RECORDED FOR BEVERLY DAVIS

Project Name: VIN11 TILLMAN CELL TOWER 24KW 1PH

WO#: 8051700

### UNDERGROUND RIGHT OF WAY EASEMENT

For value received, **BJBD LC** ("Grantor"), hereby grants Rocky Mountain Power, an unincorporated division of PacifiCorp its successors and assigns, ("Grantee"), an easement for a right of way 5 feet in width and 1,205 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 **Utah** 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: COM S 3119.22 FT & W 110.85 FT FR N 1/4 COR. SEC. 21, T6S, R2E, SLB&M.; S 27 DEG 36' 32" E 24.6 FT; N 89 DEG 23' 12" W 24.85 FT; ALONG A CURVE TO L (CHORD BEARS: S 30 DEG 17' 24" E 298.2 FT, RADIUS = 3309.92 FT); S 32 DEG 52' 19" E 729.99 FT; N 89 DEG 21' 39" W 302.01 FT; N 27 DEG 45' 0" W 938.82 FT; S 89 DEG 25' 0" E 205.38 FT; ALONG A CURVE TO R (CHORD BEARS: N 27 DEG 41' 53" W 68.15 FT, RADIUS = 3454.04 FT); S 89 DEG 24' 39" E 32.26 FT TO BEG. AREA 4.814 AC.

Assessor Parcel No.

18:030:0051

Legal Description: COM N 870.82 FT & E 318.11 FT FR S 1/4 COR. SEC. 21, T6S, R2E, SLB&M.; N 28 DEG 44' 15" W 501.13 FT; N 89 DEG 25' 13" E 303.57 FT; S 32 DEG 52' 19" E 385.12 FT; ALONG A CURVE TO R (CHORD BEARS: S 32 DEG 17' 42" E 39.78 FT, RADIUS = 1976.08 FT); S 24 DEG 13' 41" E 86.62 FT; S 88 DEG 52' 53" W 328.5 FT TO BEG. AREA 3.266 AC.

Assessor Parcel No.

18:030:0048

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 27<sup>th</sup> day of August, 2021.

Bg B D LC by Beverly B. Davis, manager  
GRANTOR

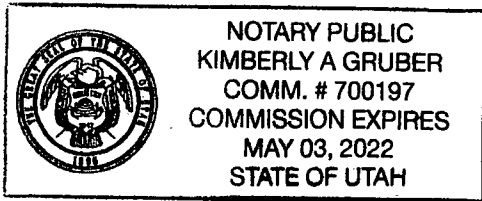
\_\_\_\_\_  
GRANTOR

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

STATE OF Utah )  
 ) ss.  
County of Utah )

On this 27 day of August, 2021, before me, the undersigned Notary Public in and for said State, personally appeared Beverly B. Davis (name), known or identified to me to be the managing member (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 BJBD LC (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.

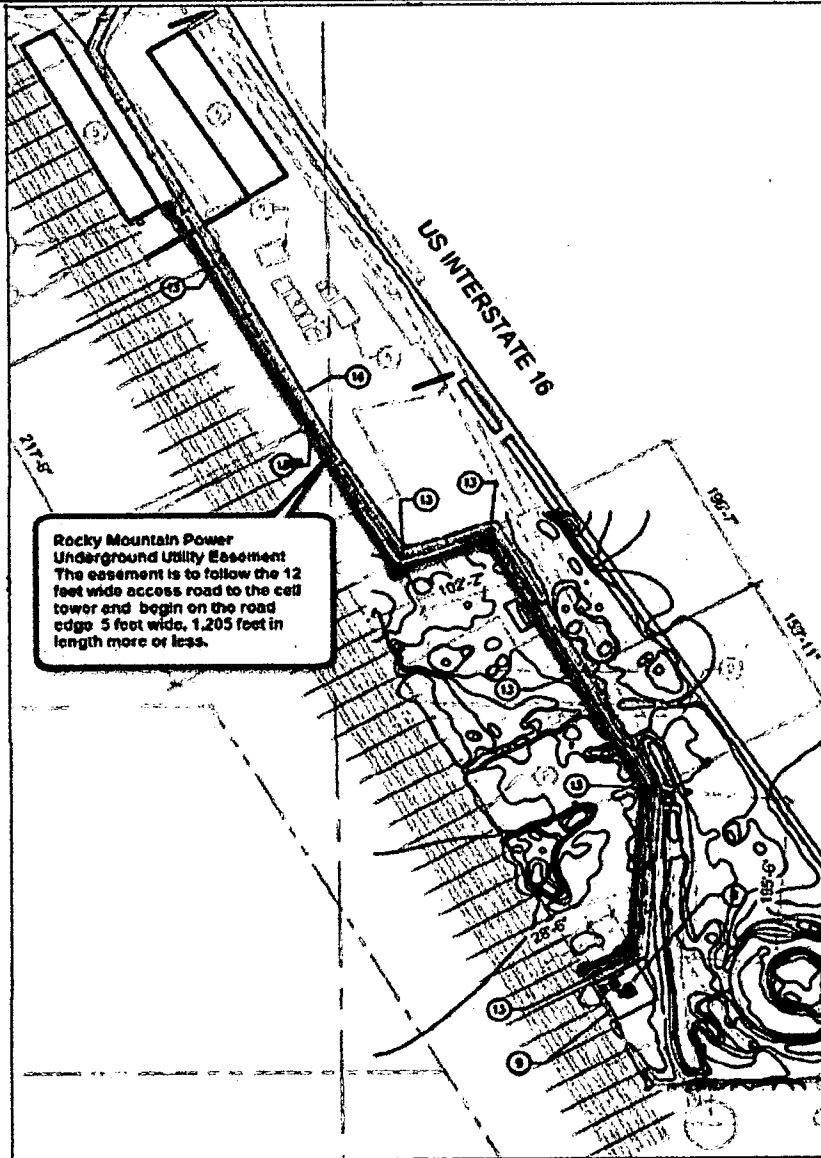


[Handwritten Signature]  
\_\_\_\_\_  
(notary signature)

NOTARY PUBLIC FOR Utah (state)  
Residing at: Provo, Utah (city, state)  
My Commission Expires: 03/05/2022 (d/m/y)

### Property Description

Quarter: \_\_\_\_\_ Quarter: \_\_\_\_\_ Section: 21 Township 6S (N or S),  
Range 2E (E or W), \_\_\_\_\_ Salt Lake Base & Meridian  
County: \_\_\_\_\_ Utah \_\_\_\_\_ State: \_\_\_\_\_ Utah \_\_\_\_\_  
Parcel Number: 18:030:0051 & 18:030:0048



**Rocky Mountain Power  
Underground Utility Easement**  
The easement is to follow the 12  
foot wide access road to the cell  
tower and begin on the road  
edge 5 foot wide, 1,205 feet in  
length more or less.

CC#: 11421 WO#: 8051700

Landowner Name: BJBD LLC

Drawn by: Jim Evans

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: Not to Scale