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REV05042015

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

ENT 20681:2023 PG 1 of 4
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 Apr 03 4:05 pm FEE 40.00 BY MG
RECORDED FOR PACIFICORP

Project Name: PON12 2890 N SCARLET RD CHARTER SCHOOL
WO#: 8302982
RW#:

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, JOHN HANCOCK CHARTER SCHOOL FOUNDATION (“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 165 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) **Exhibit A** attached hereto and by this reference made a part hereof:

Legal Description: Lot 127 in the Scarlet Ridge Phase A Plat 1A

Assessor Parcel No. 66:921:0127

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.

LF

Dated this 3th day of March, 2023



Kim Frank GRANTOR

Acknowledgment by a Corporation, LLC, or Partnership:

STATE OF Utah)
) ss.
County of Utah)

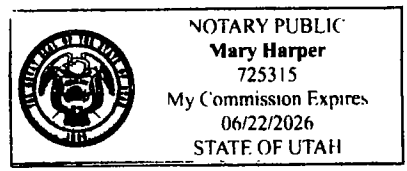
On this 7th day of March, 2023, before me, the undersigned Notary Public in and for said State, personally appeared Kim Frank (name), known or identified to me to be the board chair (president / vice-president / secretary / assistant secretary) of the corporation, or the (manager / member) of the limited liability company, or a partner of the partnership that executed the instrument or the person who executed the instrument on behalf of John Hancock Charter School (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.

Mary Harper

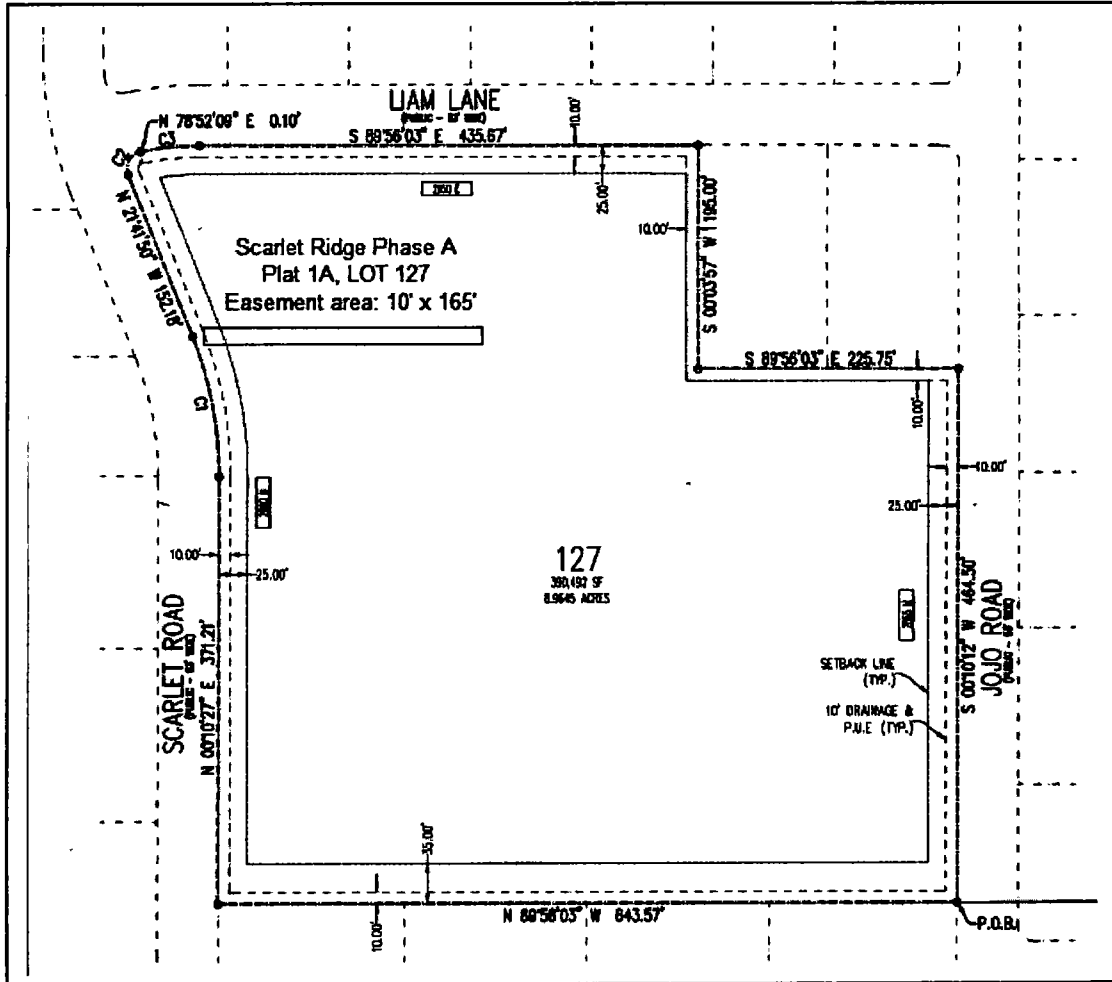
(notary signature)

NOTARY PUBLIC FOR Utah (state)
Residing at: Pleasant Grove, UT (city, state)
My Commission Expires: 06/22/2026 (d/m/y)



Property Description

Quarter: NE Quarter: NE Section: 19 Township 6S,
 Range 1W, SLB&M
 County: Utah State: Utah
 Parcel Number: 66:921:0127



CC#: 11421 WO#: 8302982

Landowner Name: John Hancock Charter School Foundation

Drawn by: Jack Pehkonen

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: NTS