



\*W3302021\*

REV05042015

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

E# 3302021 PG 1 OF 4  
Leann H. Kilts, WEBER COUNTY RECORDER  
17-Oct-23 0339 PM FEE \$40.00 DEP SLW  
REC FOR: PACIFICORP- LLOUDER  
ELECTRONICALLY RECORDED

Project Name: Michael Smith residential LNX  
WO#: 7086280  
RW#:

**UNDERGROUND RIGHT OF WAY EASEMENT**

For value received, **SMITH RENTAL PROPERTIES, L.L.C.** (“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 30 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 **Weber 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:

**PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT A FOUND REBAR ON THE SOUTHERLY RIGHT OF WAY LINE OF 2550 SOUTH STREET, SAID POINT BEING NORTH 89°10'15" WEST 877.13 FEET AND SOUTH 00°49'45" WEST 33.13 FEET AND NORTH 89°10'08" WEST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF 2550 SOUTH STREET, 212.89 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 33 AND RUNNING THENCE SOUTH 00°26'19" WEST 388.96 FEET TO AN EXISTING FENCE LINE; THENCE ALONG SAID FENCE LINE THE FOLLOWING TWO (2) COURSES: (1) SOUTH 50°59'45" WEST 304.90 FEET TO A FOUND REBAR; (2) NORTH 01°06'23" EAST 584.33 FEET TO A FOUND REBAR (NO CAP) AND THE SOUTHERLY RIGHT-OF-WAY LINE OF 2550 SOUTH STREET; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING TWO (2) COURSES: (1) SOUTH 89°09'09" EAST 174.98 FEET TO A FOUND REBAR (2) SOUTH 89°10'08" EAST 53.68 FEET TO THE POINT OF BEGINNING.**

Assessor Parcel No. 15-091-0025

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 day of September, 2023.

Melissa Smith

*written name of who is signing* **GRANTOR**

Melissa Smith

*Signature*

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

STATE OF Utah )  
County of Weber ) ss. )

On this 21 day of Sept, 2023, before me, the undersigned Notary Public in and for said State, personally appeared Melissa Smith (name), known or identified to me to be the President (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 SMITH Rental Properties, 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.

*Jared Howell*

(notary signature)



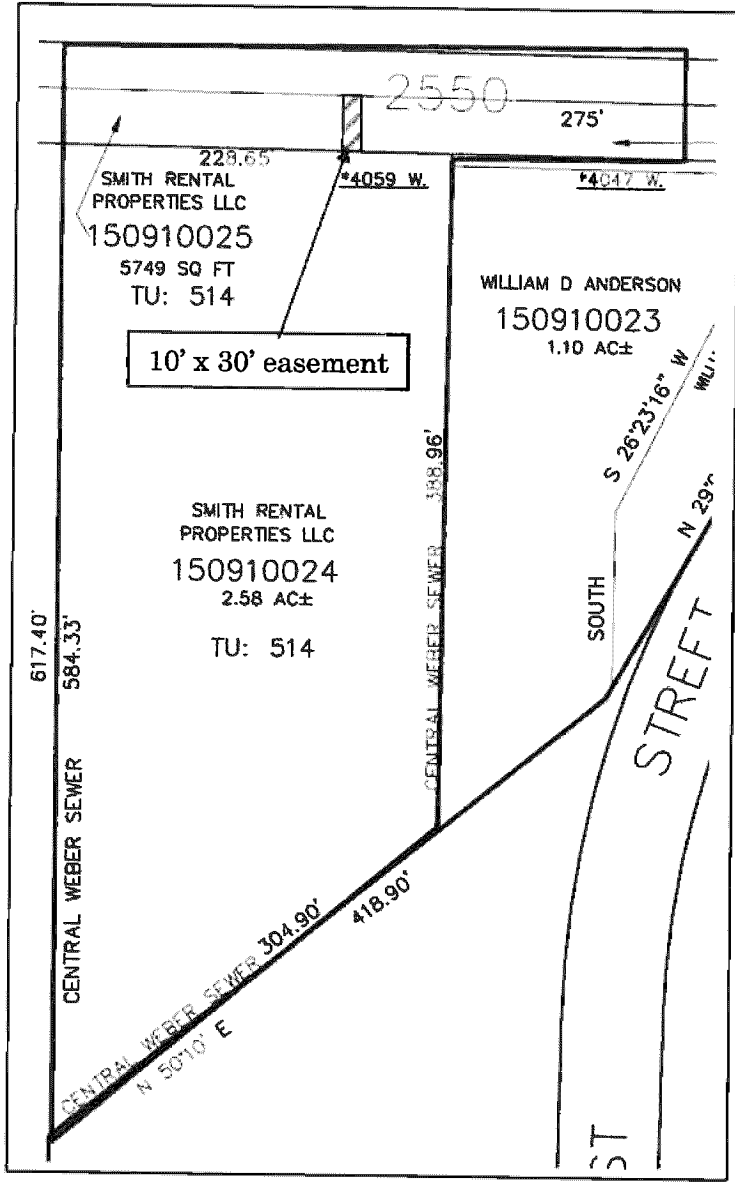
NOTARY PUBLIC FOR Utah (state)

Residing at: Ogden UT (city, state)

My Commission Expires: 6-18-2026 (d/m/y)

### Property Description

Quarter: NE Quarter: NW Section: 33 Township 6 N (N or S),  
 Range 2 W (E or W), Salt Lake Base & Meridian  
 County: Weber State: Utah  
 Parcel Number: 15-091-0025



CC#: 11461    WO#: 7086280  
 Landowner Name: Smith Rental Prop, LLC  
 Drawn by: R. Avery

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