

REV05042015
Return to:
Rocky Mountain Power
Lisa Louder/Luke Brunson
1407 West North Temple Ste. 110
Salt Lake City, UT 84116

E 3452226 B 7932 P 994-998
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
01/25/2022 02:15 PM
FEE \$40.00 Pgs: 5
DEP RT REC'D FOR ROCKY MOUNTAIN PG
WER

Project Name: LAY16 JF PARKWAY PARTNERS 248 RES UNITS
WO#: 8072045
RW#:

11-856-0001

RIGHT OF WAY EASEMENT

For value received, JF PARKWAY PARTNERS QOZB 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 1060 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 **Davis County**, State of **Utah** more particularly described as follows and as more particularly described and/or shown on Exhibit "A" and "B" attached hereto and by this reference made a part hereof:

Legal Description:

Beginning at point which is North 00°04'16" East, (NAD83 Bearing is North 00°26'25" East) along the section line, 1100.63 feet and East, 122.92 feet from the West Quarter Corner of Section 28, Township 4 North, Range 1 West, Salt Lake Base & Meridian; and running thence North 36°15'31" West, 267.91 feet; thence North 54°38'50" East, 129.44 feet; thence North 56°48'54" East, 83.09 feet; thence South 33°11'06" East, 83.79 feet; thence North 56°48'54" East, 12.00 feet; thence North 33°11'06" West, 4.83 feet; thence North 56°48'54" East, 27.00 feet; thence South 33°11'06" East, 12.27 feet; thence South 89°27'12" East, 26.24 feet; thence North 56°48'54" East, 291.92 feet; thence South 33°11'06" East, 75.00 feet; thence North 56°48'54" East, 7.69 feet; thence South 33°11'06" East, 27.00 feet; thence South 56°48'54" West, 1.48 feet; thence South 34°59'22" East, 82.97 feet; thence South 56°48'54" West, 10.00 feet; thence North 34°59'22" West, 82.97 feet; thence South 56°48'54" West, 12.86 feet; thence North 33°11'06" West, 27.00 feet; North 56°48'54" East, 6.65 feet; thence North 33°11'06" West, 65.00 feet; thence South 56°48'54" West, 284.95 feet; thence North 89°27'12" West, 22.54 feet; thence South 56°48'54" West, 27.05 feet; thence North 33°11'06" West, 9.50 feet; thence South 56°48'54" West, 22.00 feet; thence North 33°11'06" West,

83.79 feet; thence South 56°48'54" West, 72.91 feet; thence South 54°38'50" West, 119.09 feet; thence South 36°15'31" East, 258.29 feet; thence South 56°48'54" West, 10.01 feet to the point of beginning. Contains: 11,634 Sq. Ft.

Assessor Parcel No. 11-856-0001

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 5th day of January, 2022



Print and Sign GRANTOR

Print and Sign GRANTOR

Acknowledgment by a Corporation, LLC, or Partnership:

STATE OF UTAH)
) ss.
County of DAVIS)

On this 5th day of January, 20 22, before me, the undersigned Notary Public in and for said State, personally appeared Chad Bessinger (name), known or identified to me to be the Manager (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 JF Parkway Partners QOZB, 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.

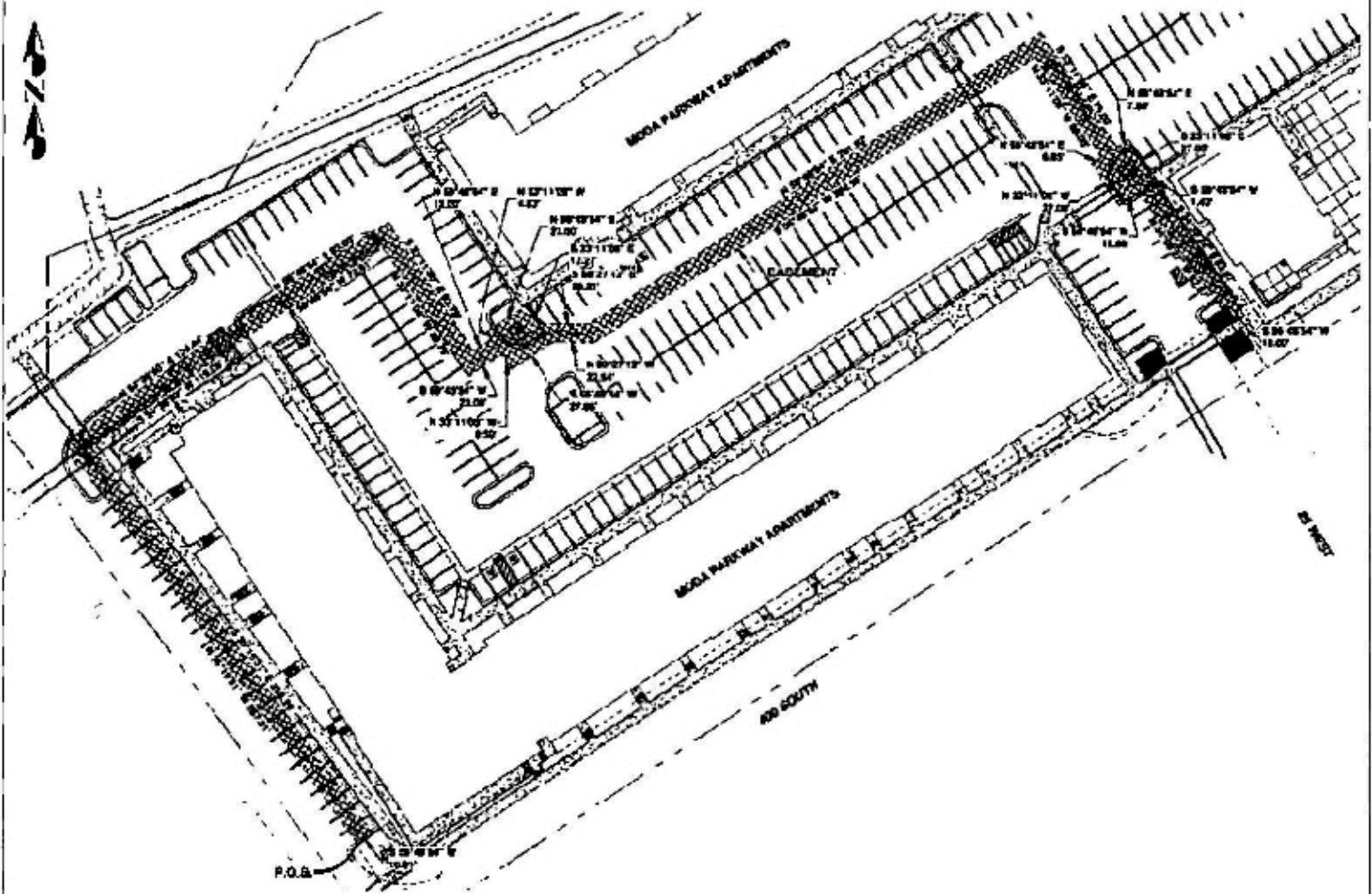
[Handwritten Signature]
(Notary Signature)

NOTARY PUBLIC FOR Utah (state)
Residing at: Kaysville, Utah (city, state)
My Commission Expires: 04/25/2024 (d/m/y)



Property Description

Quarter: E Quarter: W Section: 28 Township 4N (N or S),
Range 1W (E or W), Salt Lake Base & Meridian
County: Davis State: UT
Parcel Number: 118560001



CC#: WO#: 008072045
Landowner Name: JF Parkway Partners QOZB, LLC
Drawn by: Ryan Dummer

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:

Property Description

Beginning at point which is North 00°04'16" East, (NAD83 Bearing is North 00°26'25" East) along the section line, 1100.63 feet and East, 122.92 feet from the West Quarter Corner of Section 28, Township 4 North, Range 1 West, Salt Lake Base & Meridian; and running thence North 36°15'31" West, 267.91 feet; thence North 54°38'50" East, 129.44 feet; thence North 56°48'54" East, 83.09 feet; thence South 33°11'06" East, 83.79 feet; thence North 56°48'54" East, 12.00 feet; thence North 33°11'06" West, 4.83 feet; thence North 56°48'54" East, 27.00 feet; thence South 33°11'06" East, 12.27 feet; thence South 89°27'12" East, 26.24 feet; thence North 56°48'54" East, 291.92 feet; thence South 33°11'06" East, 75.00 feet; thence North 56°48'54" East, 7.69 feet; thence South 33°11'06" East, 27.00 feet; thence South 56°48'54" West, 1.48 feet; thence South 34°59'22" East, 82.97 feet; thence South 56°48'54" West, 10.00 feet; thence North 34°59'22" West, 82.97 feet; thence South 56°48'54" West, 12.86 feet; thence North 33°11'06" West, 27.00 feet; North 56°48'54" East, 6.65 feet; thence North 33°11'06" West, 65.00 feet; thence South 56°48'54" West, 284.95 feet; thence North 89°27'12" West, 22.54 feet; thence South 56°48'54" West, 27.05 feet; thence North 33°11'06" West, 9.50 feet; thence South 56°48'54" West, 22.00 feet; thence North 33°11'06" West, 83.79 feet; thence South 56°48'54" West, 72.91 feet; thence South 54°38'50" West, 119.09 feet; thence South 36°15'31" East, 258.29 feet; thence South 56°48'54" West, 10.01 feet to the point of beginning.
Contains: 11,634 Sq. Ft.

CC#: _____
WO#: 008072045
Landowner Name: JF Parkway Partners QOZB, LLC
Drawn By: Ryan Dummer

SCALE: N/A	SHEET	OF
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EXHIBIT B

