

REV05042019

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

E 3485949 B 8043 P 357-362  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
07/05/2022 12:11 PM  
FEE \$40.00 Pgs: 6  
DEP RT REC'D FOR ROCKY MOUNTAIN PO  
WER

Project Name: FAR14 BANK OF AMERICA 75KVA 120/208  
WO#: 8177022  
RW#:

08-591-0408 pt

**UNDERGROUND RIGHT OF WAY EASEMENT**

For value received, **RED BARN FARMS** ("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 200 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 **Davis** County, State of **Utah** more particularly described as follows and as more particularly described and/or shown on Exhibit(s) **A & B** attached hereto and by this reference made a part hereof:

**Legal Description:**

An easement of varied width for power facilities located within the bounds of Lot 402 of Park Lane Commons –  
Phase 4 Subdivision, recorded as Entry No. 3008957 in Book 6725 at Page 107 of the Official Records of Davis  
County, being a part of the Southwest Quarter of Section 13, Township 3 North, Range 1 West, Salt Lake Base and  
Meridian, U.S. Survey, in Farmington City, Davis County, Utah:  
Beginning at a point located 107.53 feet North 0°00'21" West along the Section line; and 201.65 feet South  
89°59'39" West from a Davis County Brass Cap Monument; and running thence South 16.99 feet; thence West  
17.01 feet; thence North 3.49 feet; thence West 178.36 feet to a point on the Easterly line of Market Street as  
dedicated at 16.50-foot half-width, also being the Westerly line of said Lot 402; thence along said Easterly line the  
following two courses: North 0°06'18" West 9.17 feet to a point of curvature; and Northeasterly along the arc of a  
133.50 foot radius curve to the right a distance of 0.83 feet (Central Angle equals 0°21'23" and Long Chord bears

North 0°04'23" East 0.83 feet); thence East 178.38 feet; thence North 3.49 feet; thence East 17.01 feet to the point of beginning.  
Contains 2,073 sq. ft.

Assessor Parcel No. 08-591-0408

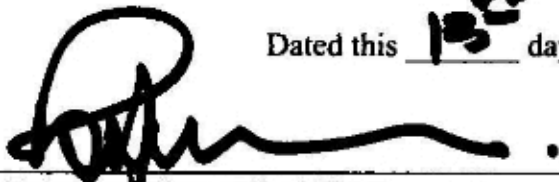
Together with the right of access to the right of way from adjacent lands of Grantor for all activities in connection with the purposes for which this easement has been granted; and together with the present and (without payment therefor) the future right to keep the right of way clear of all brush, 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 15<sup>th</sup> day of June, 2022



*Print and Sign* GRANTOR

Richard A. Haws, Chairman

*Print and Sign* GRANTOR

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

STATE OF Utah )  
 ) ss.  
County of DAVIS )

On this 13 day of June, 2022, before me, the undersigned Notary Public in and for said State, personally appeared Rich Haws (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 Red Barn Farms (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.

Kade Lundgreen  
(notary signature)



NOTARY PUBLIC FOR Utah (state)  
Residing at: Farmington, UT (city, state)  
My Commission Expires: 4/5/2025 (d/m/y)

# Property Description

## RMP Easement

An easement of varied width for power facilities located within the bounds of Lot 402 of Park Lane Commons – Phase 4 Subdivision, recorded as Entry No. 3008957 in Book 6725 at Page 107 of the Official Records of Davis County, being a part of the Southwest Quarter of Section 13, Township 3 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, in Farmington City, Davis County, Utah:

Beginning at a point located 107.53 feet North 0°00'21" West along the Section line; and 201.65 feet South 89°59'39" West from a Davis County Brass Cap Monument; and running thence South 16.99 feet; thence West 17.01 feet; thence North 3.49 feet; thence West 178.36 feet to a point on the Easterly line of Market Street as dedicated at 16.50-foot half-width, also being the Westerly line of said Lot 402; thence along said Easterly line the following two courses: North 0°06'18" West 9.17 feet to a point of curvature; and Northeasterly along the arc of a 133.50 foot radius curve to the right a distance of 0.83 feet (Central Angle equals 0°21'23" and Long Chord bears North 0°04'23" East 0.83 feet); thence East 178.38 feet; thence North 3.49 feet; thence East 17.01 feet to the point of beginning.

Contains 2,073 sq. ft.

CC#: 11456

WO#: 008177022

Landowner Name:

Drawn By:

SCALE:

SHEET 1 OF 1

N/A

# EXHIBIT B



**Property Description**

3485949  
BK 8043 PG 361

Southeast Quarter, Section 14,  
Township 3 North, Range 1 West, Salt Lake Base and Meridian  
County: Davis State: UT  
Parcel Number: 08-591-0408

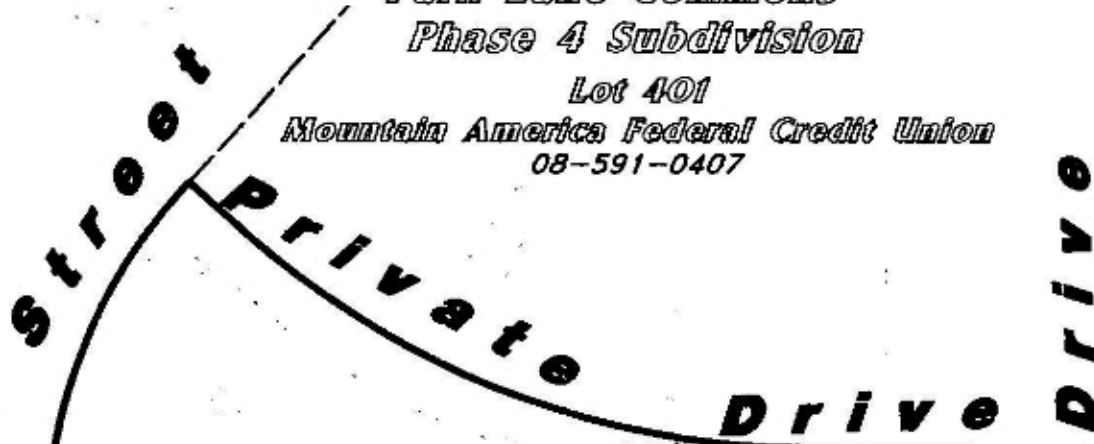


**Park Lane Commons -  
Phase 4 Subdivision**

**Lot 401**

**Mountain America Federal Credit Union  
08-591-0407**

**Legacy House of  
Park Lane, LLC  
08-569-0303**



$\Delta = 0^{\circ}21'23''$   
 $R = 133.50'$   
 $L = 0.83'$   
 $LC = 0.83'$   
 $N 0^{\circ}04'23'' E$

$9.17'$   
 $N 0^{\circ}06'18'' W$

East  
West

$3.49'$  North  
 $178.38'$  East  
 $178.36'$  East  
 $17.01'$  East  
 $201.65'$   
 $S 89^{\circ}59'39'' W$   
 $16.99'$  South  
 $17.01'$  West  
 $3.49'$  North  
 $17.01'$  West

**Park Lane Commons -  
Phase 4 Subdivision**

**Lot 402**

**Bank of America  
08-591-0408**

**E&H Land, LLP  
08-060-0044**

**Future Market**

$2,636.85'$

East Quarter Corner Section 14,  
T3S, R1W, SLB&M, U.S. Survey  
(found Brass Cap Monument)

$107.53'$

$N 0^{\circ}00'21'' W$

**SN Farmington, LLC  
08-591-0403**

Southeast Corner Section 14,  
T3S, R1W, SLB&M, U.S. Survey  
(found Brass Cap Monument)

CG#: 11456 WOF: 008177022

Landowner Name:

Drawn by: AWA

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.



Scale: 1" = 50'



**EXHIBIT A**

# Property Description

## RMP Easement

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Landowner Name:

Drawn By:

SCALE:

N/A

SHEET 1 OF 1

# EXHIBIT B

