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



ENT 56347:2021 PG 1 of 5  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2021 Mar 29 9:23 am FEE 40.00 BY SA  
RECORDED FOR ROCKY MOUNTAIN POWER

Project Name: Ridgeview Phase E  
WO#: 6961860  
RW#: N/A

**UNDERGROUND RIGHT OF WAY EASEMENT**

For value received, Ridgeview Town Investment LLC (“Grantor”), hereby grants Rocky Mountain Power, an unincorporated division of PacifiCorp its successors and assigns, (“Grantee”), an easement for a right of way 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 and B** attached hereto and by this reference made a part hereof:

**Legal Description:** An easement, 25.0 feet wide on the northerly portion and 40.0 feet wide on the southerly portion, along the westerly right of way of North County Boulevard for the installation and maintenance of power utilities along the easterly boundary of that Special Warranty Deed recorded November 3, 2020 as Entry 174129:2020 in the office of the Utah County Recorder, said easement being more particularly described as follows:

Beginning at the southeasterly boundary corner of that Special Warranty Deed recorded November 3, 2020 as Entry No. 174129:2020 in the office of the Utah County Recorder, said point being N00°06’11”W 561.29 feet along the section line and S89°53’49”W 58.29 feet from the Southeast corner of Section 1, Township 5 South, Range 1 East, Salt Lake Base & Meridian; thence along the southerly boundary of said Special Warranty Deed N71°56’46”W 42.41 feet; thence N01°20’08”W 48.81 feet; thence N88°39’52”E 15.00 feet; thence N01°20’08”W 161.07 feet; thence N88°39’52”E 25.00 feet to the westerly right of way of North County Boulevard; thence along said westerly right of way of North County Blvd the following two (2) courses: (1) S01°20’10”E 117.94 feet; thence (2) S01°20’22”E 106.02 feet to the point of beginning.

Containing 0.14 acre (6,261 square feet), more or less.

Assessor Parcel No. 12:004:0035

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

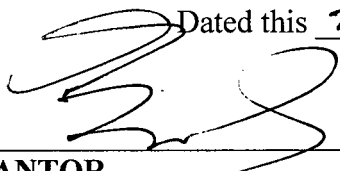
together with the present and (without payment therefor) the future right to keep the right of way clear of all brush, trees, timber, structures, buildings and other hazards which might endanger Grantee's facilities or impede Grantee's activities.

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 25th day of FEBRUARY, 2021.



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**GRANTOR**

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**GRANTOR**

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

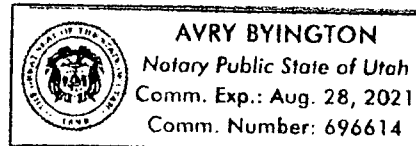
STATE OF Utah )  
County of Salt Lake ) ss. )

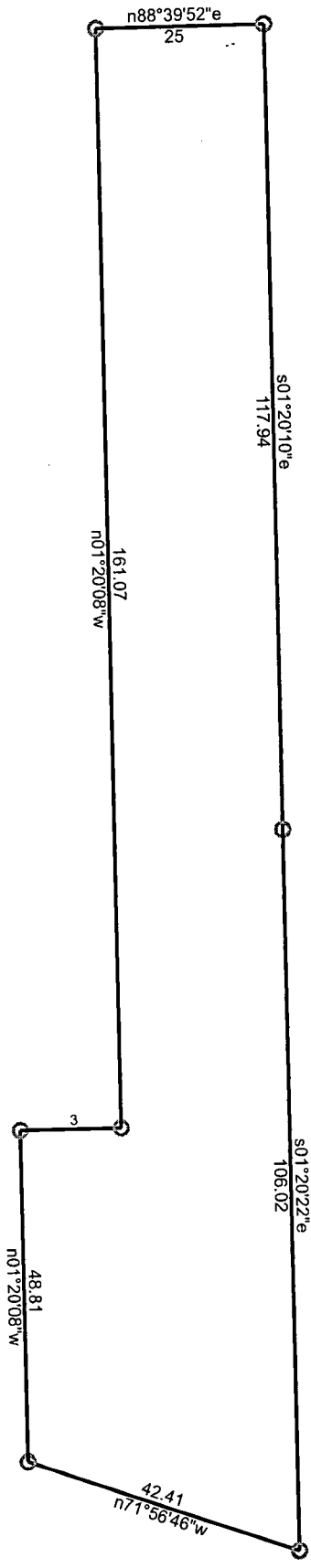
On this 25 day of February, 2021, before me, the undersigned Notary Public in and for said State, personally appeared Brian Goddnour (name), known or identified to me to be the Grantor (president / vice-president / secretary / assistant secretary) of the corporation, or the (manager / member) of the limited liability company, or a partner of the partnership that executed the instrument or the person who executed the instrument on behalf of Ridgerview Town Investment 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.

[Signature]  
(notary signature)

NOTARY PUBLIC FOR Utah (state)  
Residing at: Davis County, Utah (city, state)  
My Commission Expires: 8/28/2021 (d/m/y)





2/3/2021

Scale: 1 inch= 26 feet

File: RMP Shrunken Easement Closure Report (12-004-0035).ndp

Tract 1: 0.1437 Acres (6261 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/139656), Perimeter=516 ft.

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- 01 n71.5646w 42.41
- 02 n01.2008w 48.81
- 03 n88.3952e 15
- 04 n01.2008w 161.07
- 05 n88.3952e 25
- 06 s01.2010e 117.94

07 s01.2022e 106.02

**LEGAL DESCRIPTION  
PREPARED FOR  
HIGHLAND RIDGEVIEW  
HIGHLAND CITY, UTAH  
(February 3, 2021)  
19-0472**

**Shrunken Easement West of North County Blvd (Ridgeview Town Investment LC – 12:004:0035)**

An easement, 25.0 feet wide on the northerly portion and 40.0 feet wide on the southerly portion, along the westerly right of way of North County Boulevard for the installation and maintenance of power utilities along the easterly boundary of that Special Warranty Deed recorded November 3, 2020 as Entry 174129:2020 in the office of the Utah County Recorder, said easement being more particularly described as follows:

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