

REVI00815

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

Project Name: Tryke Line Extension
WO#: 006978222
RW#:

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, **GB BCG JOHN CANNON DEVELOPMENT, LLC**, a Utah limited liability company ("Grantor"), hereby grants to Rocky Mountain Power, an unincorporated division of PacifiCorp, its successors and assigns, ("Grantee"), an easement for a right of way 15 feet in width and 159 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 **Tooele** County, State of **Utah** more particularly described as follows and as more particularly described and/or shown on Exhibit A attached hereto and by this reference made a part hereof:

Legal Description: An easement 15 feet in width, 7.5 feet each side of the following-described centerline:

Beginning at a point that is located North 89°42'47" East 570.8 feet along the section line and NORTH 1454.3 feet from the Southwest Corner of Section 30; Township 3 South, Range 4 West, Salt Lake Base and Meridian; running thence North 29°43'47" East 40.4 feet; thence North 15°38'01" West 21.4 feet; thence North 60°23'09" West 97.5 feet to a point on Grantor's land.

Containing 0.05 of an acre, and being in the NW ¼ of the SW ¼ of said Section 30.

Assessor Parcel No. 18-072-0-003F

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

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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 2nd day of March, 2022.

GB BCG JOHN CANNON DEVELOPMENT, LLC

By: Michael D. Batt

Name: Michael D. Batt

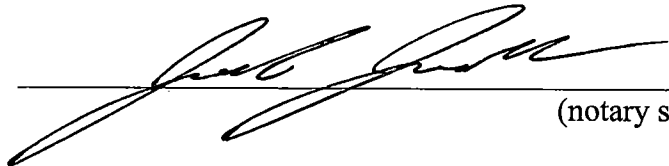
Title: Manager

Acknowledgment by a Corporation, LLC, or Partnership:

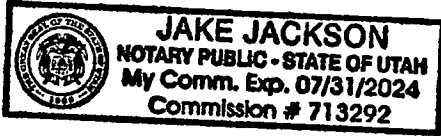
STATE OF Utah)
) ss.
County of Salt Lake)

On this 2 day of March, 2022, before me, the undersigned Notary Public in and for said State, personally appeared Michael D. Batt (name), known or identified to me to be the Manager (president / vice-president / secretary / assistant secretary) of the corporation, or the manager (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 GB BCG John Cannon Development, 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.



(notary signature)



NOTARY PUBLIC FOR Utah (state)

Residing at: Salt Lake City, UT (city, state)

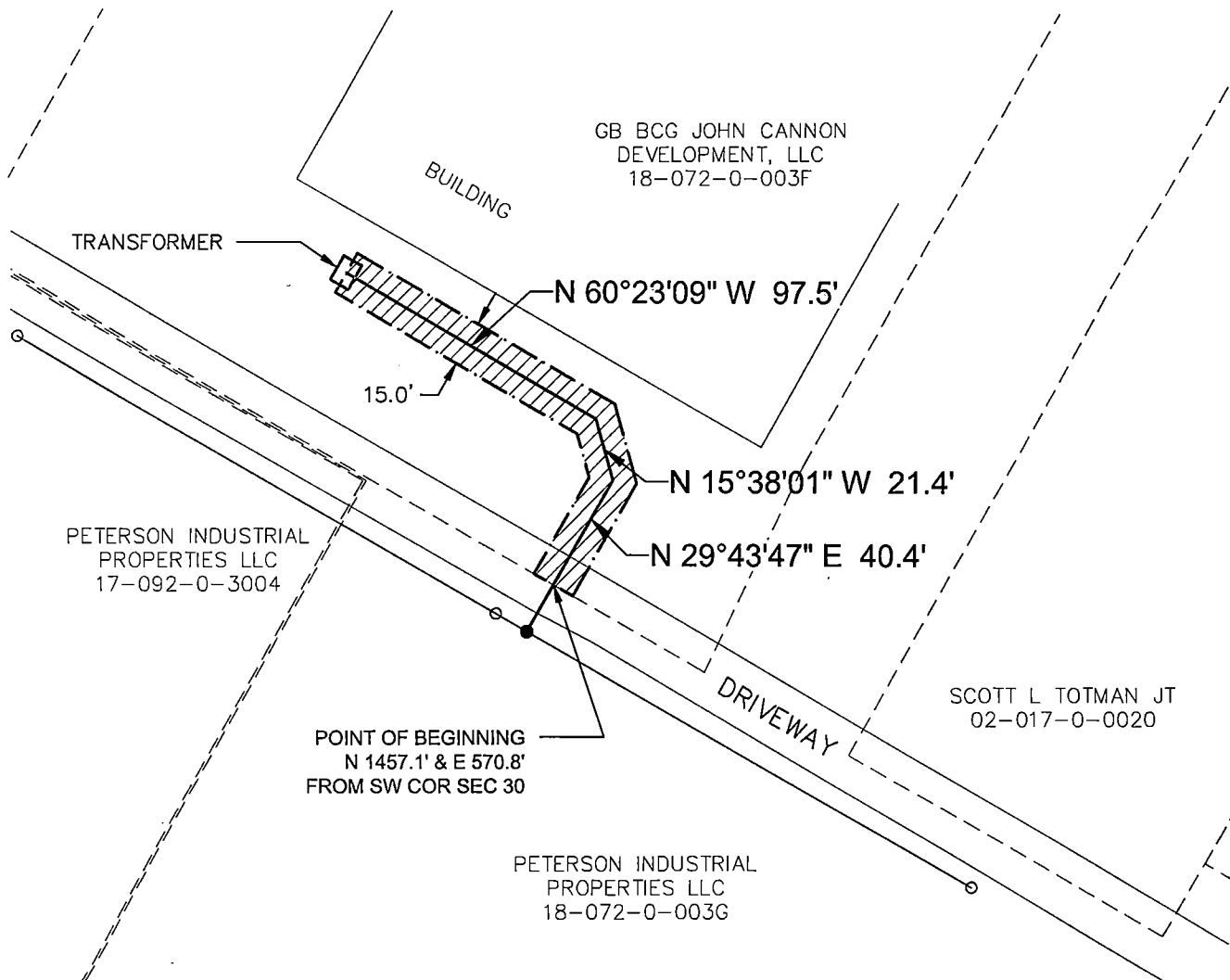
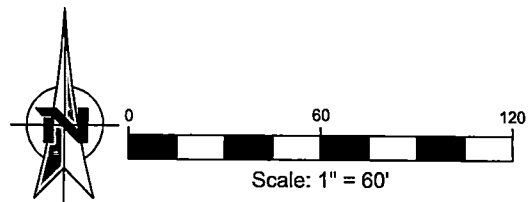
My Commission Expires: 07/31/2024 (d/m/y)

Property Description

NW1/4 SW1/4, Section 30, Township 3 South, Range 4 West,
Salt Lake Base & Meridian

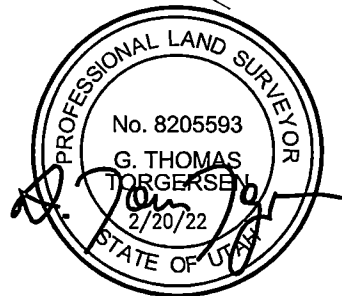
County: Tooele State: Utah

Parcel Number: 18-072-0-003F



LEGEND:

- PROPERTY LINE
- EXISTING POWER LINE
- EXISTING POLE
- PROPOSED POWER LINE
- PROPOSED POLE
- - - - - PROPOSED EASEMENT



CC#: 11446	WO#: 006978222
Landowner: GB BCG John Cannon Dev.	
Drawn by: EPT	Date: 2/20/2022
Dwg.#: 21533	

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