


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


ENT 60933:2018 PG 1 of 5
JEFFERY SMITH
UTAH COUNTY RECORDER
2018 Jun 29 10:16 am FEE 18.00 BY BA
RECORDED FOR ROCKY MOUNTAIN POWER

Project Name: CHW15 SUPERIOR STORAGE POWER TO SITE
WO#: 6311311
RW#:

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, Nichols Enterprises, 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 15 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 **Utah** County, State of **Utah** more particularly described as follows and as more particularly described and/or shown on Exhibit(s) A by this reference made a part hereof:

Legal Description: See Attached "Exhibit B"

Assessor Parcel No. 17-040-0095

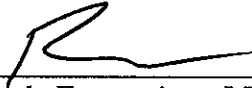
Together with the right of access to the right of way from adjacent lands of Grantor for all activities in connection with the purposes for which this easement has been granted; and together with the present and (without payment therefor) the future right to keep the right of way clear of all brush, 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 7 day of MAY, 2018.



Nichols Enterprises, LLC GRANTOR

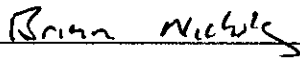
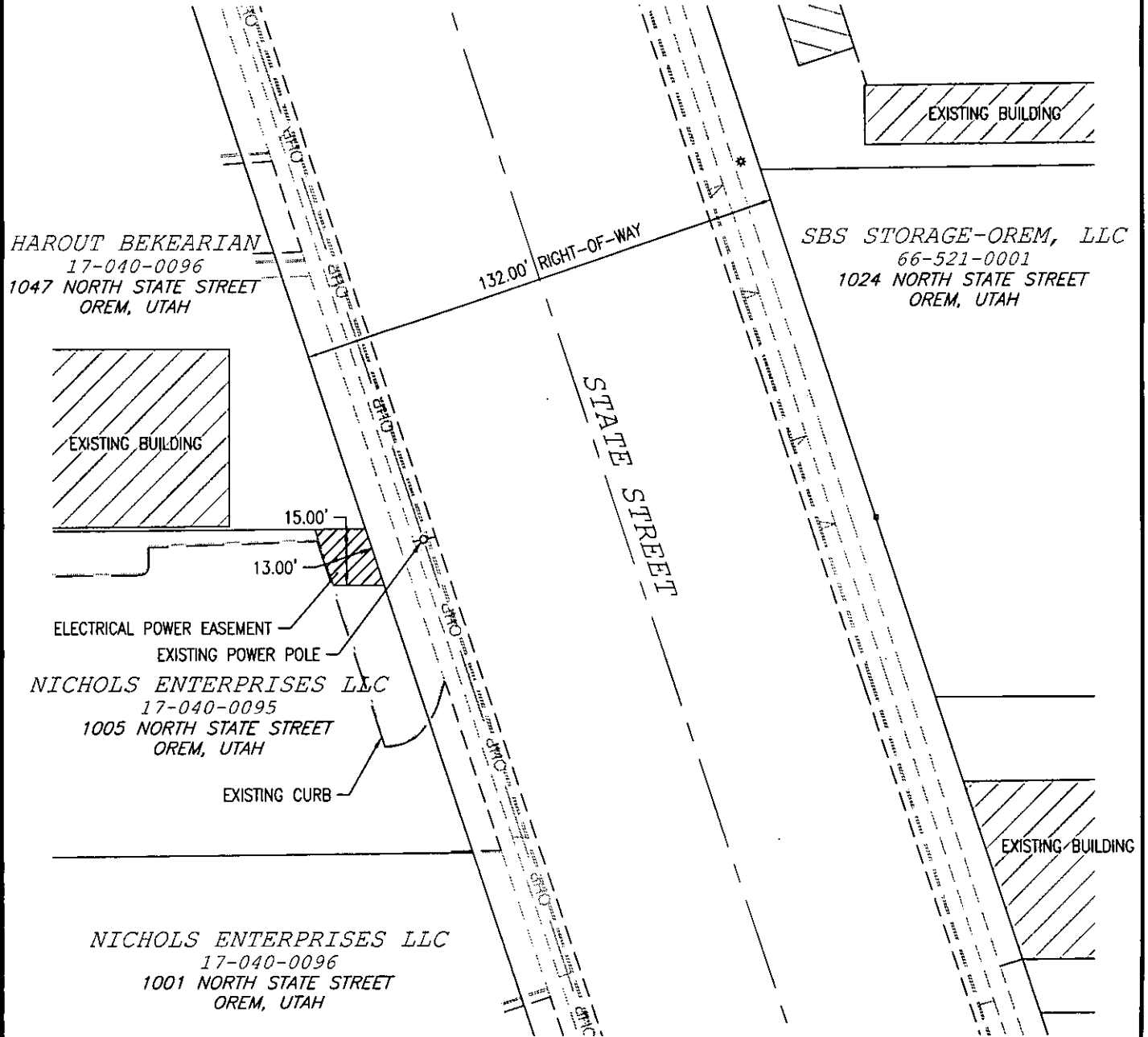


EXHIBIT A

ELECTRICAL POWER EASEMENT
OREM, UTAH



SCALE: 1" = 40'
MAR. 23, 2018

EXHIBIT B
Legal Description

AFFECTED PROPERTY:

NICHOLS ENTERPRISES, LLC
PARCEL No. 17-040-0095
1005 NORTH STATE STREET, OREM, UTAH

A 15 FOOT WIDE EASEMENT LOCATED IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, OREM CITY, UTAH COUNTY, STATE OF UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE QUARTER CORNER COMMON WITH SECTIONS 3 & 10, AND RUNNING THENCE, SOUTH 89°43'03" EAST, ALONG THE SECTION LINE COMMON WITH SECTIONS 3 AND 10, A DISTANCE OF 567.57 FEET; THENCE, SOUTH, A DISTANCE OF 1183.21 FEET, TO A POINT ON THE EAST LINE OF STATE STREET (132.00 FEET WIDE), SAID POINT ALSO BEING THE NORTHEAST CORNER OF THAT CERTAIN PROPERTY RECORDED AS ENTRY NO. 15823, ON FEBRUARY 15, 2017, IN THE OFFICE OF THE UTAH COUNTY RECORDER, AND THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE, SOUTH 18°31'40" EAST, ALONG THE WEST LINE OF SAID STATE STREET, A DISTANCE OF 15.78 FEET; THENCE, SOUTH 89°36'44" WEST, A DISTANCE OF 13.68 FEET; THENCE, NORTH 18°31'40" WEST, A DISTANCE OF 15.78 FEET, TO THE NORTH LINE OF THE AFFECTED PROPERTY; THENCE, NORTH 89°36'44" EAST, A DISTANCE OF 13.68 FEET, TO THE WEST LINE OF SAID STATE STREET AND THE POINT OF BEGINNING FOR THIS DESCRIPTION.

CONTAINS 205 SQUARE FEET, MORE OR LESS

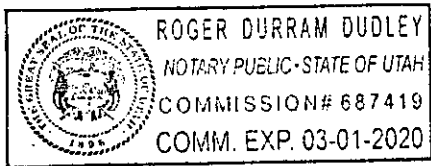
Acknowledgment by a Corporation, LLC, or Partnership:

STATE OF UTAH)
) ss.
County of UTAH)

On this 7 day of MAY, 2018, before me, the undersigned Notary Public in and for said State, personally appeared Brian Nichols (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 Nichols Enterprises 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: OREM, UTAH (city, state)
My Commission Expires: 3-1-20 (d/m/y)