

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

Project Name: The HUB
WO#: 6505438
RW#:

RIGHT OF WAY EASEMENT

For value received, **The Hub Apartments LLC (ET AL)**, ("Grantor"), hereby grants Rocky Mountain Power, an unincorporated division of PacifiCorp its successors and assigns, ("Grantee"), multiple easements for a right of way, generally **10** feet in width and **1,365** feet (gross) 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 Utah County, State of Utah more particularly described on Exhibit "A" and as depicted graphically on Exhibit "B", both attached hereto and by this reference made a part hereof:

(See Attachments)

Assessor Parcel No. 41:899:0001

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 22nd day of MAY, 2020

Joe Brown

The Hub Apartments LLC GRANTOR

The Hub Apartments LLC GRANTOR

Acknowledgement by a Corporation, LLC, or Partnership

STATE OF UTAH)
) ss.
County of Utah)

On this 22 day of May, 2020 before me, the undersigned Notary Public in and for said State, personally appeared Joe Brown

_____, known or identified to me to be the Manager of the corporation that executed the instrument or the person who executed the instrument on behalf of The Hub Apartments LLC

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.

Holly Carpenter

(Notary Signature)

NOTARY PUBLIC FOR Utah (state)
Residing at: Orem, UT (city, state)
My Commission Expires: 3/21/2022 (d/m/y)

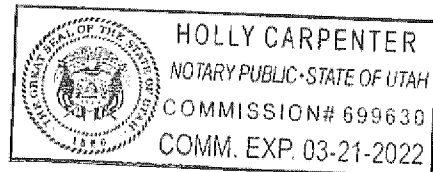


EXHIBIT "A"

(See attached Exhibit "B" for location of each Easement in relation to Parcel)

EASEMENT 1

Beginning at a point on the southerly side of an existing utility easement as shown and described as part of Lot 1, Plat "A", THE HUB Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder, said point being located South 39.50 feet and East 1,260.15 feet from the West 1/4 Corner of Section 12, T6S, R2E, S.L.B.& M. (Basis of Bearing: S0°29'39"E along the Section line between the West 1/4 Corner and the Southwest Corner of said Section 12); thence N89°26'10"E along said easement 99.23 feet; thence S19°28'44"E along said easement 19.73 feet; thence N89°56'00"W 33.29 feet; thence N0°04'00"E 5.11 feet; thence N89°02'00"W 72.45 feet to the easterly line of a utility easement; thence along said easement the following 2 (two) courses and distances: N0°33'43"W 10.25 feet; thence along the arc of a 15.00 foot radius curve to the right 1.01 feet through a central angle of 3°50'30" (chord: N1°00'15"E 1.01 feet) to the point of beginning.

EASEMENT 2

Beginning at a point on the southerly side of Easement 1 located South 57.10 feet and East 1,345.75 feet from the West 1/4 Corner of Section 12, T6S, R2E, S.L.B.& M. (Basis of Bearing: S0°29'39"E along the Section line between the West 1/4 Corner and the Southwest Corner of said Section 12); thence S89°56'00"E along said easement 10.31 feet; thence S14°08'00"W 33.82 feet; thence S83°53'30"W 82.54 feet; thence S10°50'00"W 120.63 feet; thence S41°03'00"E 33.64 feet; thence S9°39'00"E 48.45 feet; thence S78°59'00"W 61.66 feet; thence S17°10'00"E 214.12 feet to the northerly side of an existing utility easement as shown and described as part of Lot 1, Plat "A", THE HUB Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence S63°17'13"W along said easement 10.14 feet; thence N17°10'00"W 217.47 feet; thence S86°58'00"W 132.43 feet; thence N3°02'00"W 10.00 feet; thence N86°58'00"E 135.97 feet; thence N78°59'00"E 57.12 feet; thence N9°39'00"W 35.87 feet; thence N41°03'00"W 35.70 feet; thence N10°50'00"E 118.59 feet to the easterly line of a utility easement; thence along said easement: Northeasterly along the arc of a 50.00 foot radius non-tangent curve (radius bears: N61°53'13"W) to the left 15.22 feet through a central angle of 17°26'42" (chord: N19°23'26"E 15.17 feet); thence N83°53'30"E 80.61 feet; thence N14°08'00"E 24.34 feet to the point of beginning.

EASEMENT 3

Beginning at a point on the northerly side of an existing utility easement as shown and described as part of Lot 1, Plat "A", THE HUB Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder, said point being located South 467.73 feet and

East 1,353.31 feet from the West 1/4 Corner of Section 12, T6S, R2E, S.L.B.& M. (Basis of Bearing: S0°29'39"E along the Section line between the West 1/4 Corner and the Southwest Corner of said Section 12); thence N60°21'00"E 76.82 feet; thence S29°39'00"E 10.00 feet; thence S60°21'00"W 28.76 feet to the northerly side of said easement; thence along said easement the following 2 (two) courses and distances: S89°07'28"W 17.26 feet; thence S63°17'13"W 32.98 feet to the point of beginning.

EASEMENT 4




Beginning at a point on the easterly side of an existing utility easement as shown and described as part of Lot 1, Plat "A", THE HUB Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder, said point being located South 58.72 feet and East 536.79 feet from the West 1/4 Corner of Section 12, T6S, R2E, S.L.B.& M. (Basis of Bearing: S0°29'39"E along the Section line between the West 1/4 Corner and the Southwest Corner of said Section 12); thence along said easement the following 2 (two) courses and distances: N16°52'29"E 4.68 feet; thence Northeasterly along the arc of a 445.34 foot radius non-tangent curve (radius bears: S22°52'18"E) to the right 7.11 feet through a central angle of 0°54'52" (chord: N67°35'07"E 7.11 feet); thence S21°18'00"E 155.82 feet to the northerly side of an existing easement; thence along said easement the following 2 (two) courses and distances: S77°48'05"W 7.37 feet; thence Northwesterly along the arc of a 4,068.00 foot radius non-tangent curve (radius bears: S65°39'54"W) to the left 46.46 feet through a central angle of 0°39'16" (chord: N24°39'44"W 46.46 feet); thence N21°18'00"W 104.45 feet to the point of beginning.

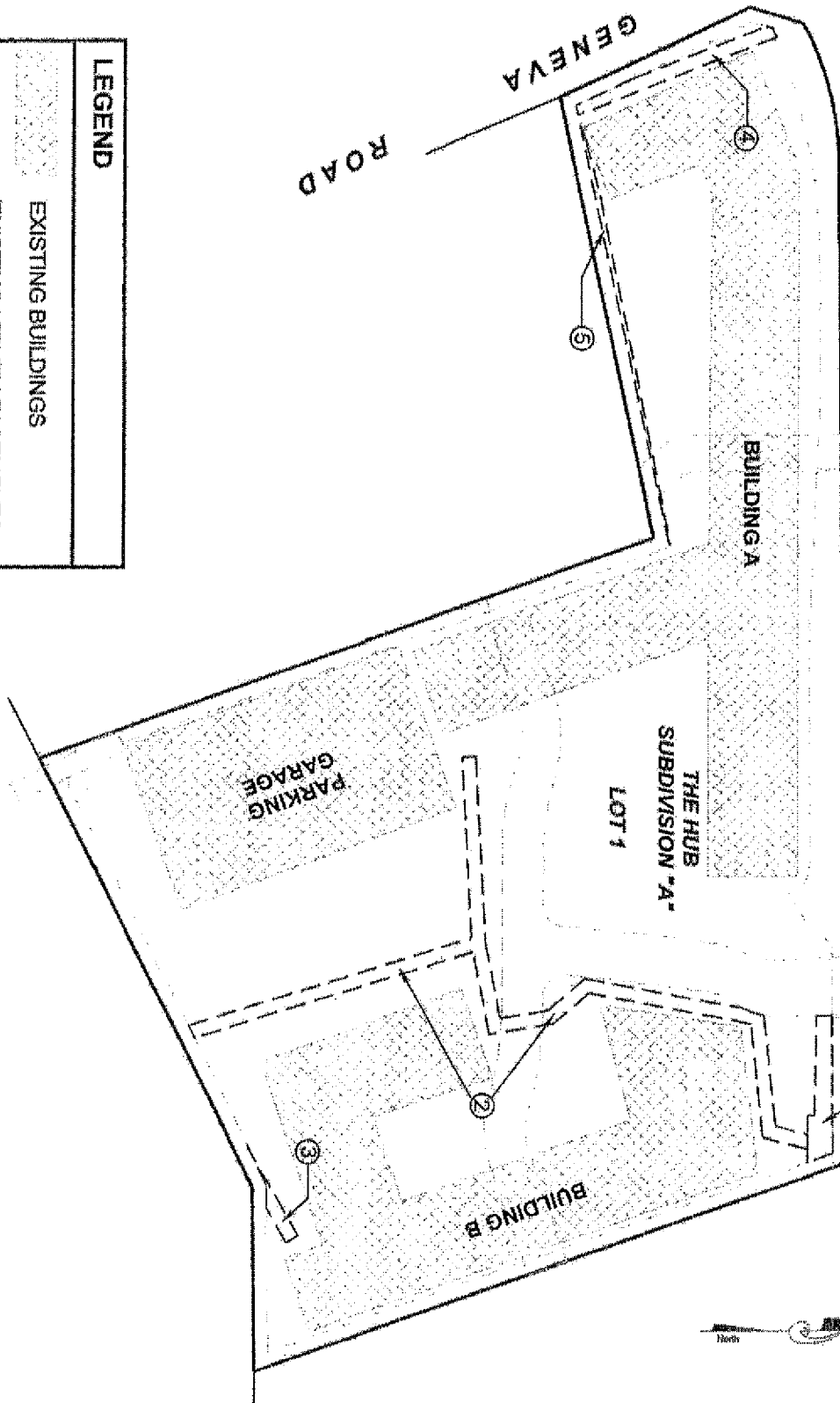
EASEMENT 5

Beginning at a point on the northerly side of an existing utility easement as shown and described as part of Lot 1, Plat "A", THE HUB Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder, said point being located South 224.86 feet and East 609.80 feet from the West 1/4 Corner of Section 12, T6S, R2E, S.L.B.& M. (Basis of Bearing: S0°29'39"E along the Section line between the West 1/4 Corner and the Southwest Corner of said Section 12); thence N67°24'00"E 9.87 feet; thence N74°54'00"E 41.89 feet; thence N78°27'00"E 260.80 feet; thence S11°33'00"E 0.95 feet to the northerly line of said easement; thence S77°48'05"W along said easement 312.32 feet to the point of beginning.

EXHIBIT "B"

800 SOUTH

LEGEND	
	EXISTING BUILDINGS
	EXISTING UTILITY EASEMENTS
	NEW EASEMENTS ① THRU ⑤



POWER EASEMENTS

LOCATION: SW1/4 OF SECTION 21,
T6S, R2E, SLB&M
OREM, UTAH

Utah Valley 801.874.1432
Cache Valley 435.213.3762
Salt Lake 801.216.3192



Leaders in sustainable engineering and planning



SCALE: NTS
DRAWN BY: DPC
DATE: 5-18-20
PROJECT #: 19-085

SHEET 1 OF 1