

REV05042015

Return to:  
Rocky Mountain Power  
Daniela Garcia  
1407 West North Temple Ste. 110  
Salt Lake City, UT 84116

ENT 78439:2023 PG 1 of 4  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2023 Dec 05 11:42 AM FEE 40.00 BY TM  
RECORDED FOR PacifiCorp- LLouder  
ELECTRONICALLY RECORDED

Project Name: AMF14 ESSENCE OFFICE BUILDING 220S 2500W  
WO#: 7044400  
RW#:

**UNDERGROUND RIGHT OF WAY EASEMENT**

For value received, **Essence Property 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 475’ 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) **Exhibit A** attached hereto and by this reference made a part hereof:

Legal Description: LOT 2, MAYFIELD NORTH PROFESSIONAL OFFICE SUITES  
SUB AREA 1.509 AC.

Assessor Parcel No. 46:788:0002

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 6<sup>th</sup> day of November, 2027.



*Christopher Anderson*

**GRANTOR**

**GRANTOR**

STATE OF Utah )  
 ) ss.  
County of Utah )

On this 6<sup>th</sup> day of November, 2023, before me, the undersigned Notary Public in and for said State, personally appeared Christopher Anderson (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 Essence Property, 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.

Brittany A  
(notary signature)



NOTARY PUBLIC FOR Utah (state)  
Residing at: Pleasant Grove, Utah (city, state)  
My Commission Expires: 10-21-2024 (d/m/y)

### Property Description

Quarter: NE Quarter: NE Section: 25 Township 5S, Range 1E,  
Salt Lake Base & Meridian  
County: Utah State: Utah  
Parcel Number: 46:788:0002



CC#:11421      WO#: 7044400  
Landowner Name: Essence Property LLC  
Drawn by: 29868

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



SCALE:      NTS