



ENT 87197;2019 PG 1 of 5  
 JEFFERY SMITH  
 UTAH COUNTY RECORDER  
 2019 Sep 05 4:05 pm FEE 40.00 BY SW  
 RECORDED FOR SIDNEY ALLSOP

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

Project Name: Jordan Promenade  
 WO#: 6644676  
 RW#:

**UNDERGROUND RIGHT OF WAY EASEMENT**

For value received, Clayton Properties Group II, Inc. dba Oakwood Homes, a Utah Corporation (“Grantor”), hereby grants 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 approx. 1,057.48 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&B attached hereto and by this reference made a part hereof:

Legal Description:

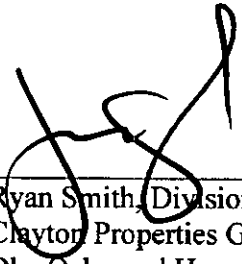
Assessor Parcel No’s	43:268:0101
	43:265:0003

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 19<sup>th</sup> day of AUGUST, 2019.

GRANTOR

Ryan Smith, Division President  
Clayton Properties Group II, Inc  
Dba Oakwood Homes, a Utah Corporation

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

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

On this 19<sup>th</sup> day of August, 2019, before me, the undersigned Notary Public in and for said State, personally appeared Ryan Smith, known or identified to me to be the Division President of the corporation, or the person who executed the instrument on behalf of Clayton Properties Group II Inc. dba Oakwood Homes, a Utah Corporation, 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.

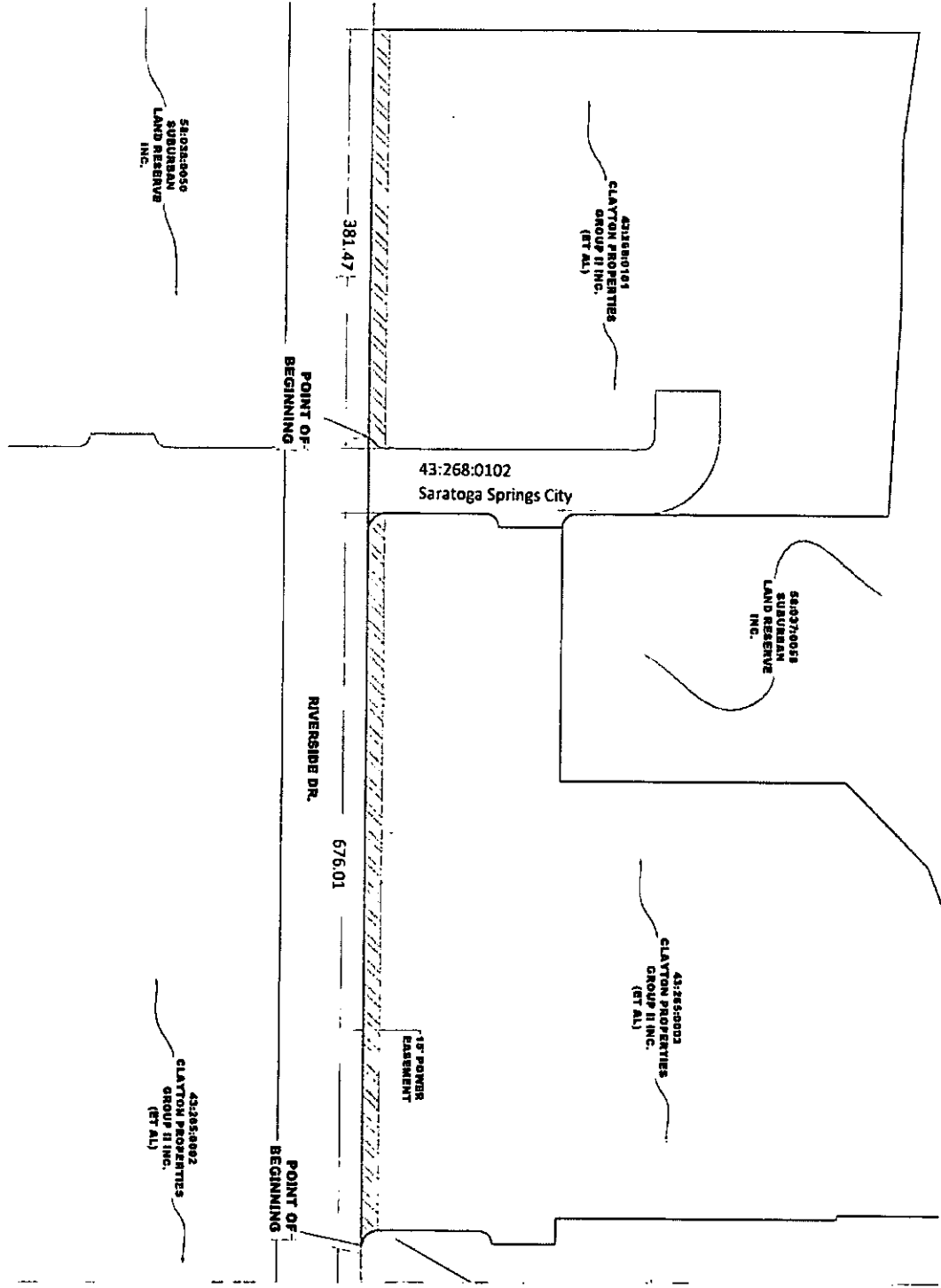
Rachel Marietta Morris (notary signature)

NOTARY PUBLIC FOR Utah (state)

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

My Commission Expires: 04-02-2022 (d/m/y)





CC#:11421      WO#: 6644676

Landowner: Clayton Properties Group II Inc. (ET AL)

Drawn by:

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

# EXHIBIT B

**JORDAN PROMENADE POWER LINE EASEMENT ALONG RIVERSIDE DRIVE THROUGH CLAYTON PROPERTIES**

**GROUP II INC. (PART OF PARCEL NO. 43:268:0101)**

A PORTION OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, SARATOGA SPRINGS, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF RIVERSIDE DRIVE ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER, SAID POINT BEING LOCATED N89°57'40"W ALONG THE QUARTER SECTION LINE 1158.81 FEET AND NORTH 1380.34 FEET FROM THE EAST 1/4 CORNER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE N0°00'13"E ALONG SAID RIGHT-OF-WAY 365.47 FEET; THENCE S89°59'47"E 15.00 FEET; THENCE S0°00'13"W 381.44 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 16.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: N3°35'13"E) 24.13 FEET THROUGH A CENTRAL ANGLE OF 86°25'00" (CHORD: N43°12'17"W 21.91 FEET) TO THE POINT OF BEGINNING.

CONTAINS: ±0.13 ACRES

5,667 SQ. FT

**JORDAN PROMENADE POWER LINE EASEMENT ALONG RIVERSIDE DRIVE THROUGH CLAYTON PROPERTIES**

**GROUP II INC. (PART OF PARCEL NO. 43:265:0003)**

A PORTION OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, SARATOGA SPRINGS, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF RIVERSIDE DRIVE ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER, SAID POINT BEING LOCATED N89°57'40"W ALONG THE QUARTER SECTION LINE 1158.86 FEET AND NORTH 629.33 FEET FROM THE EAST 1/4 CORNER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE N0°00'13"E ALONG SAID RIGHT-OF-WAY 660.01 FEET; THENCE ALONG THE ARC OF A 16.00 FOOT RADIUS CURVE TO THE RIGHT 24.13 FEET THROUGH A CENTRAL ANGLE OF 86°25'00" (CHORD: N43°12'43"E 21.91 FEET); THENCE S0°00'13"W 660.01 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 16.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: S3°34'47"E) 24.13 FEET THROUGH A CENTRAL ANGLE OF 86°25'00" (CHORD: S43°12'43"W 21.91 FEET) TO THE POINT OF BEGINNING.

CONTAINS: ±0.23 ACRES

9,900 SQ. FT.