

8645475

Return to:

Lisa Louder
PacifiCorp
NTO Suite No. 310
1407 West North Temple
Salt Lake City, Utah 84116
CC No: 0010049, PN: 2182041.04.FRB

8645475
05/09/2003 03:03 PM 14.00
Book - 8795 Pg - 170-172
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
UTAH POWER & LIGHT
1407 W NORTH TEMPLE
SLC UT 84116-3171
BY: ZJM, DEPUTY - WI 3 P.

RIGHT OF WAY EASEMENT

For value received, **HDC JORDAN LANDING, LLC** ("Grantor"), hereby grants to PacifiCorp, an Oregon corporation, its successors and assigns, ("Grantee"), an easement for a right of way 10 feet in width and 610 feet in length, more or less, for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of electric power 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 therefor; and pads, transformers, wires, cables, conductors and conduits, switches, vaults and cabinets, as located by Grantee on, over or under the surface of the real property of Grantor in Salt Lake County, State of Utah, more particularly described as follows and as more particularly described and/or shown on Exhibit(s) "A" attached hereto and by this reference made a part hereof:

A right of way 10 feet in width, being 5 feet on each side of the following described survey line:

Beginning at a pole in an existing power line on the Grantor's land at a point 121 feet south and 1551 east, more or less, from the northwest corner of Section 30, T. 2S., R. 1W., S.L.M., thence N.7°33'W. 66 feet, thence N.89°53'W. 544 feet, more or less, to the southwesterly line of said land, said southwesterly boundary line also being the northeasterly right of way line of Union Pacific Railroad Company's right of way, and being in Lot 13 of Industrial Park at Jordan Landing Subdivision in the N1/2 or the NW1/4 or said Section 30.

Tax Parcel No. 21-30-126-002

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 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.

BK8795PG0170

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.

DATED this 6th day of May 2003.

HDC Jordan Landings
Grantor(s) **HDC JORDAN LANDING, LLC**

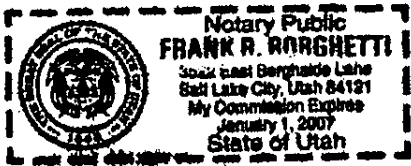
Managing Member
ITS:

Henry S. Hemingway
Grantor(s) Henry S. Hemingway

REPRESENTATIVE ACKNOWLEDGMENT

STATE OF Utah)
County of Salt Lake) :SS.

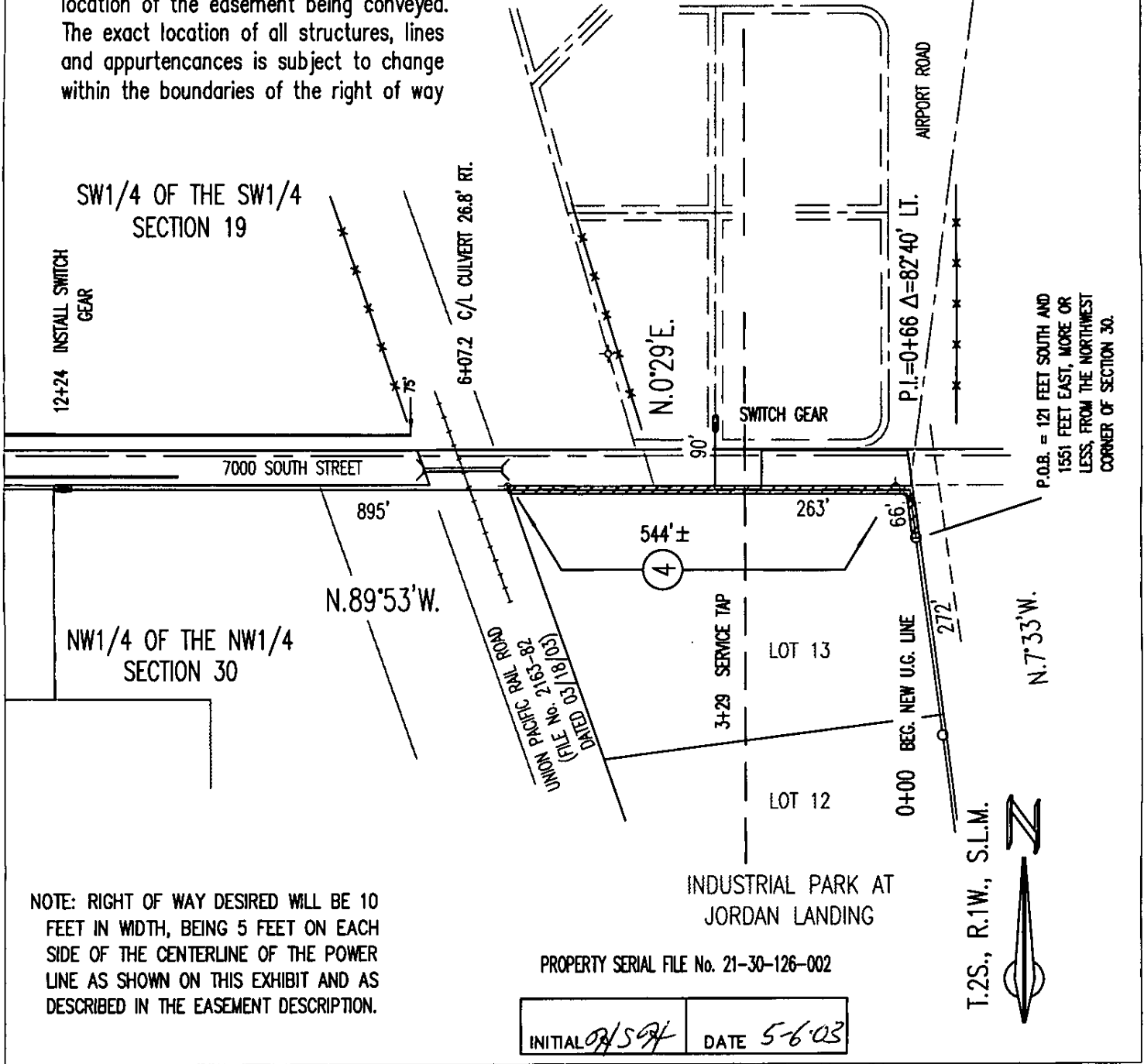
This instrument was acknowledged before me on this 6th day of May, 2003, by Henry S. Hemingway, whose identity is personally know to me (or proved to me on the basis of satisfactory evidence) and who by me duly affirmed, did say that he/she is the Registered Agent of **HDC JORDAN LANDING, LLC** and that said document was signed by him/her on behalf of **HDC JORDAN LANDING, LLC**.



Notary Public Frank Rorghetti
My commission expires: January 01, 2007

This drawing is preliminary and 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 right of way

JORDAN LANDING INDUSTRIAL PARK
PHASE II (PROPOSED)



NOTE: RIGHT OF WAY DESIRED WILL BE 10 FEET IN WIDTH, BEING 5 FEET ON EACH SIDE OF THE CENTERLINE OF THE POWER LINE AS SHOWN ON THIS EXHIBIT AND AS DESCRIBED IN THE EASEMENT DESCRIPTION.

PROPERTY SERIAL FILE No. 21-30-126-002

INITIAL *DA/SA* DATE *5-6-03*

| |
|---------------------------------|
| DATE: APRIL 3, 2003 |
| SPONSOR: ALAN J. DRAPER |
| SURVEYED BY: U.P.&L. Co./B.N.B. |
| DRAWN BY: D. T. Boyd |
| CHECKED BY: D. T. Boyd |
| PLOT SCALE: 1 = 1 |
| CAD No: R:\ROW\00QKNY04.DWG |

EXHIBIT "A"
UNDERGROUND DISTRIBUTION LINE TO SERVE
JORDAN LANDING INDUSTRIAL PARK, PHASE II
ON THE HOGGARD SUBSTATION No. 12 CIRCUIT
EASEMENT No. 4
WEST JORDAN, SALT LAKE COUNTY, UTAH

| |
|--|
| APPROVAL |
| JERRY H. ISAACSON |
| LEAD SENIOR ENGINEER LINE CIVIL DESIGN |



METRO AREA

| | | | | |
|------------------|--------------|------------|------|------|
| SCALE: 1" = 200' | SHEET 1 OF 1 | PN 2182041 | REF. | REV. |
| | | | | A |

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