

4188550

6

EXHIBIT "A"

RIGHT-OF-WAY EASEMENT

KENNECOTT CORPORATION, a corporation of the State of New York authorized to do business in the State of Utah (formerly Kennecott Copper Corporation), hereinafter referred to as "Grantor", for the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby grants and conveys unto THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY (MOUNTAIN BELL), a Colorado corporation, hereinafter referred to as "Grantee", its successors and assigns, a perpetual easement for a right-of-way to construct, operate, maintain, repair, test, renew, enhance, monitor, reconstruct, use and remove voice, data and other forms of telecommunication Facilities with necessary appurtenances thereto, from time to time, as said Grantee may require upon, over, under and across land situated in Salt Lake County, State of Utah, described in Attachment 1 affixed hereto and incorporated herein by reference.

It is understood and agreed between the parties hereto that it is unreasonably difficult or impossible to provide a precise legal description of the metes and bounds of this Easement because much of the land owned by Grantor in Salt Lake County, Utah is unsurveyed. It is further agreed that the exact location of this Easement shall be determined by the actual location of Grantee's Facilities when they have been installed and that the map contained in Attachment 1 constitutes a description of the approximate location of the Easement. It is further agreed that the width of the Easement shall be twelve (12) feet, being six (6) feet on either side of installed Facilities.

That certain agreement made as of the 19th day of December, 198⁵, and recorded _____, 198 , in the official records of the Salt Lake County Recorder in book _____ and page _____, by and between The Mountain States Telephone and Telegraph Company (Mountain Bell) and Kennecott Corporation relating to installation of telecommunication Facilities on Grantor's land in Salt Lake County, Utah is incorporated by reference as though the same were fully set forth verbatim herein. This Right-of-Way Easement grant shall be subject to all of the provisions contained in said agreement.

The Grantor reserves, for itself, its successors, lessees, licensees and assigns, the right to occupy, use and cultivate said property for all purposes not inconsistent with this Easement. Further, the Grantor expressly excepts,

REC 5727 REC 537

reserves and makes this Easement subject to a perpetual easement, right and privilege on the part of Grantor, its successors, lessees, licensees and assigns at any time and at all times thereafter, to discharge through the medium of the air, over, upon and across the above described real property any and all gases, particulates, dust, dirt, fumes and other substances and matter which may be released, given, thrown or blown off, emitted or discharged in the course of, by, or through the existence or operations of, any and all of the smelting plants, reduction works, mills, refineries, power plants, manufactories which are now or which may hereafter at any time be established or operated by Grantor or its successors, grantees, lessees, licensees, or assigns, or any of them. By accepting this Easement, Grantee hereby acknowledges that it has full knowledge of the proximity of the above described property to Grantor's facilities and by such acceptance hereby waives any claims it may have against Grantor, its successors or assigns, arising out of, or in any way connected with, operations now conducted, or which may be conducted in the future at such facilities by Grantor, its successors, grantees, lessees, licensees, or assigns. This reservation shall be binding upon Grantee, its successors and assigns, forever.

By accepting this Easement, Grantee hereby agrees to defend, indemnify and save Grantor, its successors and assigns, harmless against any and all loss and expense, including attorneys' fees and other legal expenses, by reason of liability imposed or claimed to be imposed by law upon Grantor for damage because of bodily injury, including death at any time resulting from this Easement, or on account of damage to property, sustained by any person or persons arising out of, or in any manner connected with, or growing out of or predicated upon the construction, maintenance, operation, existence or use of said Easement and such adjacent portions of Grantor's property as Grantee shall utilize from time to time, whether or not such bodily injuries, death, or damage to property arise or are claimed to have arisen in whole or in part out of negligence or other grounds of legal liability, including violation of any duty imposed by statute, ordinance or regulation, on the part of the Grantee, Grantor, employees or agents of either of them, or any other person or organization, but excluding any liability caused by the sole negligence or willful misconduct of Grantor.

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R-3 W/R-2-W

SH. 1

REVISIONS	
NUMBER	DATE POSTED
1	10/10/10
2	10/10/10
3	10/10/10
4	10/10/10
5	10/10/10
6	10/10/10
7	10/10/10
8	10/10/10
9	10/10/10
10	10/10/10

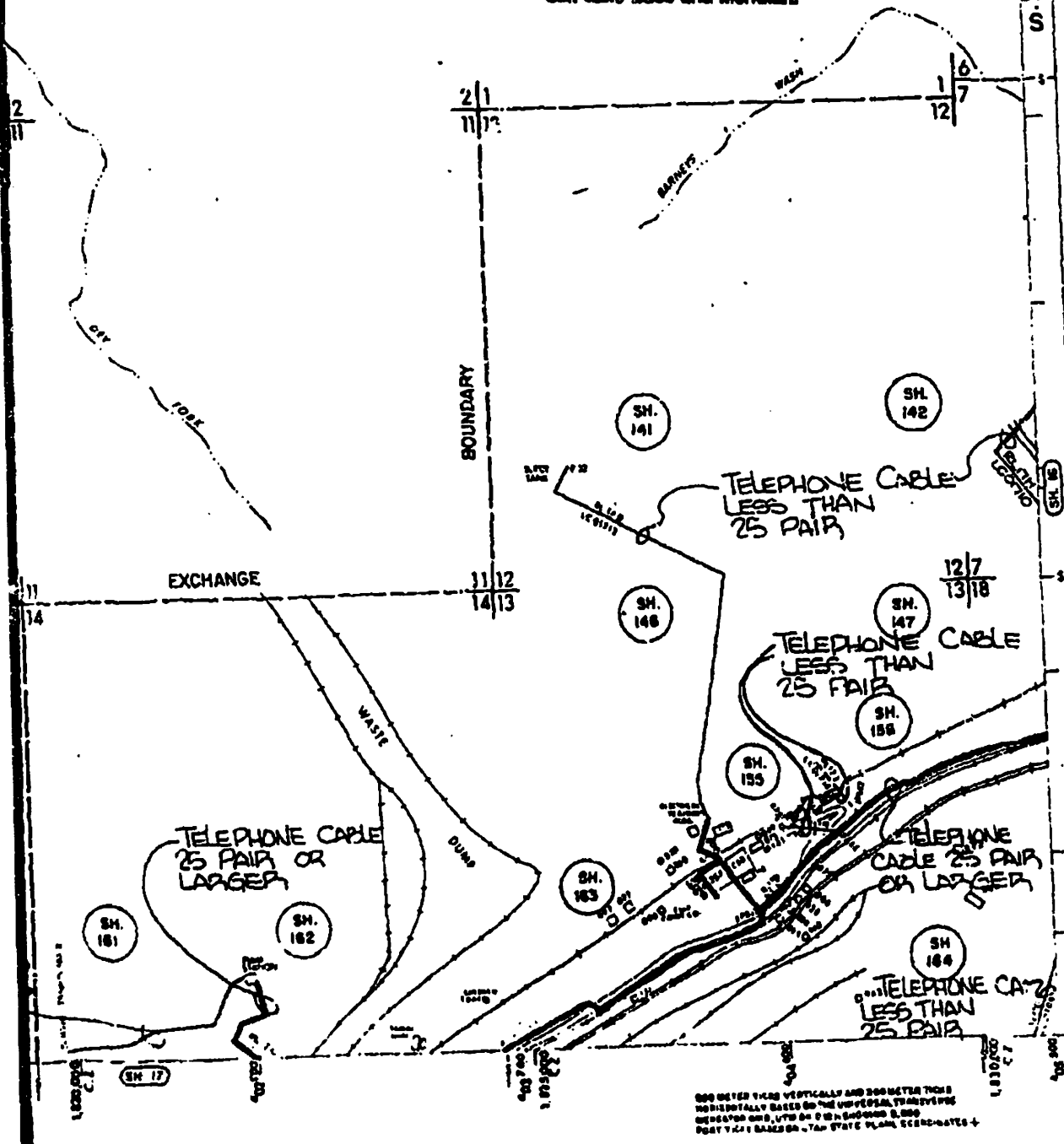
PUBLIC NOTICE:

More detailed information concerning the easement(s) depicted on this map is available upon inquiry to the Right-of-Way Office of The Mountain States Telephone and Telegraph Company in Salt Lake City, Utah.

NOTE TO COUNTY RECORDER:

Property affected by this easement is approximately located in:
 Sections: 12 13 & 14
 Township: 3 South
 Range: 2 & 3 West
 Salt Lake Base and Meridian.

SALT LAKE COUNTY



BOOK 5727 PAGE 541

1	10/10/10
2	10/10/10
3	10/10/10
4	10/10/10
5	10/10/10
6	10/10/10
7	10/10/10
8	10/10/10
9	10/10/10
10	10/10/10

EXHIBIT 'B'

MOUNTAIN BELL TELEPHONE CO
OPM
TRIMBLE AND COMPANY
MIDVALE
SCALE 1" = 400'
15

800 FEET VERTICALLY AND 200 FEET HORIZONTALLY BASED ON THE UNIVERSAL TRANSVERSE MERCATOR GRID, UTM ON THE NAD 83 DATUM. POINTS ARE SHOWN ON THE STATE PLANNED RECORDS.

R. 2. W

33/34
43

34/35
32

BOUNDARY

BOUNDARY

WEST JORDAN
R.S.U.

UNTY

32/33
10/11
S

R.S.U.

SH. 144

SH. 145

SH. 139

SH. 140

SH. 154

SH. 152

SH. 153

SH. 160

10/11
15/14

BOUNDARY

BLDG	DESCRIPTION
071	INTERLOCK WARE COMPTON WARD
072	REG ADMINISTRATION BLDG
073	MACHINE SHOP
074	REPAIR BUILDING
075	INSULATION & WAREHOUSE BLDG
076	CENTRAL WAREHOUSE DIVISION
077	WASH CURTAIN BLDG
078	RECORDS BLDG
079	COMPRESSION HOUSE
080	GENERAL EQUIP BLDG
081	COKE REFIN PLANT

C.O.
RIVERTON C.O.

IN EFFECT 8-18-85

REVISIONS	DATE	POSTED
1		
2		
3		
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6		
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9		
10		

BLG 5727 REG 543

1	100
2	200
3	300
4	400
5	500
6	600
7	700
8	800
9	900
10	1000
11	1100
12	1200
13	1300
14	1400
15	1500
16	1600
17	1700
18	1800
19	1900
20	2000

EXHIBIT

'B'

MOUNTAIN BELL
TELEPHONE CO.

OPM

MIDVALE

400 500 600 700

SCALE 1" = 200'

SHEET

16

400 METERS TICS VERTICALLY AND 800 METERS TICS
HORIZONTALLY BASED ON THE UNIVERSAL TRANSVERSE
MERIDIAN ZONE 17TS 61S 18-19-20
FOOT TICS BASED ON UTM STATE PLANE COORDINATES
- REPRESENTS CONTINUATION OF SECTION LINE

1,849,000
C.T.

400

1,850,000
C.T.

400

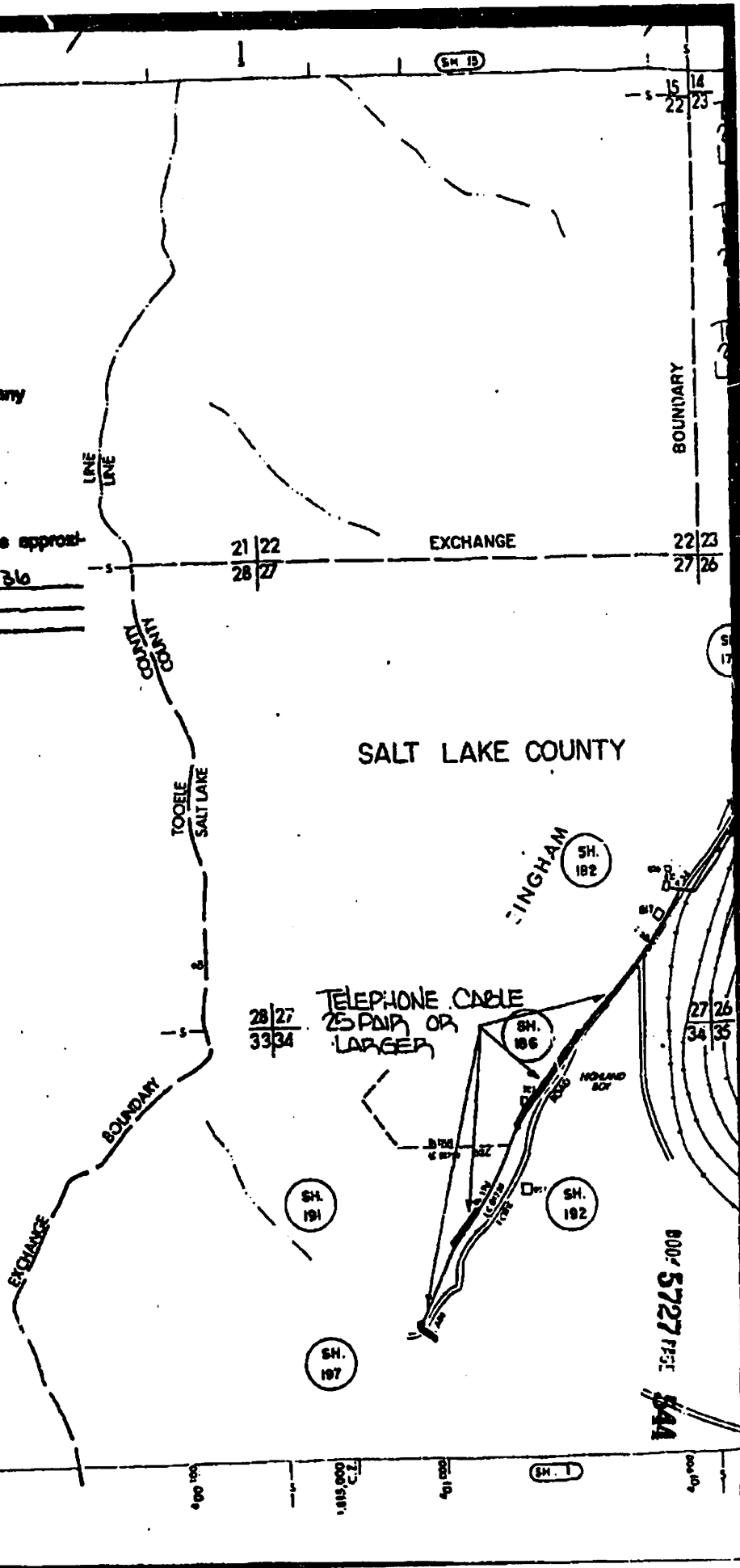
PUBLIC NOTICE:

More detailed information concerning the easement(s) depicted on this map is available upon inquiry to the Right-of-Way Office of The Mountain Telephone and Telegraph Company, Lake City, Utah.

NOTE TO COUNTY RECORDER:

Property affected by this easement is approximately located in:
 Sections: 19, 23, 26, 27, 34 & 36
 Township: 3 South
 Range: 24 West
 Salt Lake Base and Meridian.

BLDG	DESCRIPTION
833	OBSERVATION PLATFORM
836	DISPATCHES BLDG
837	COMPRESSED HOUSE
850	FOREMAN'S SHACK BLDG
884	CONCRETE STATION #1
886	FOREMAN'S SHACK BLDG
870	POST OFFICE
720	COMMISSIONER BUILDING
859	CAR SHOP
879	COMMUNICATIONS BLDG
881	WAGON / TRAIL HOUSE
911	ICE WAREHOUSE
703	WASTE SURFACE STATION
878	OPERATIONS STATION (SEM. C.P. 3)
880	SHOP & WAREHOUSE
882	ELECTRO-MECHANICAL WAREHOUSE
883	THE BARN SHOP
871	INDC OPERATOR CONTROL
848	DETECTIVE STATION BLDG
807	TRACK SHED
872	RESTROOM SHED
873	STORAGE SHED
874	ASSEMBLY BLDG.
875	TRACK OFFICE
885	SECURITY BLDG
808	TRUCK OPERATOR
881	REPAIR GARAGE # 2
817	STEAMERS OFFICE



SALT LAKE COUNTY

TELEPHONE CABLE
25 PAIR OR
LARGER

BOUNDARY

EXCHANGE

BOUNDARY

LINE LINE

TOOLE SALT LAKE

INGHAM

SH. 182

SH. 186

SH. 191

SH. 197

SH. 192

BOUNDARY

BOUNDARY

BOUNDARY

BOUNDARY

SH. 16

44 99 92

18/17
19/20

17/16
20/21

SH. 170

SALT LAKE COUNTY

SH. 173

SH. 174

TELEPHONE CABLE
LESS THAN
25 PAIR

TELEPHONE CABLE
LESS THAN
25 PAIR

TELEPHONE CABLE
25 PAIR OR LARGER

SH. 177

SH. 178

19/20
30/29

20/21
29/28

805,000
C.Z.

44 87 700

WATER TANK

SH. 181

44 87 100
SH. 17

KEYSTONE

QUICH

SH. 185

800,000
C.Z.

SH. 189

30/29
31/32

SH. 190

29/28
32/33

SH. 188

44 84 500

COVER

TELEPHONE CABLE
25 PAIR OR LARGER

SH. 185

SH. 196

44 85 300
795,000
C.Z.

SH. 199

SH. 200

C.O.

44 84 700
405,300

505,000

1,835,000
C.Z.

SH. 1

405,800
1,840,000
C.Z.

5727 DIST. 546

405,900

R-2-W

16/21
5/22

15/22
14/23

21/22
28/27

22/23
27/28

T
3
S

CREEK

28/27
33/34

BOUNDARY

EXCHANGE BOUNDARY

RIVERTON C.O.

PUBLIC NOTICE:

More detailed information concerning the easement(s) depicted on this map is available upon inquiry to the Right-of-Way Office of The Mountain States Telephone and Telegraph Company in Salt Lake City, Utah.

NOTE TO COUNTY RECORDER:

Property affected by this easement is approximately located in:
Sections: 18, 19, 29, 30 & 31
Township: 3 South
Range: 2 West
Salt Lake Base and Meridian.

REVISIONS	
ORDER NUMBER	DATE POSTED

BOOK 5727 PAGE 547



EXHIBIT
'B'

MOUNTAIN BELL TELEPHONE CO.

OPM
MIDVALE

SCALE 1"=500'
SHEET

18

DO NOT USE THIS MAP VERTICALLY AND DIMENSIONS SHALL BE MEASURED FULLY BASED ON THE UNCORRECTED TRANSVERSE MERCATOR MAP, WITH ONLY ONE CORRECTION TO BE MADE FOR THE DISTANCE FROM THE STATE PLANE CORRECTION CURVE TO THE STATE PLANE CORRECTION CURVE.

W (SH.1)

IN EFFECT 4-7-82

REVISIONS

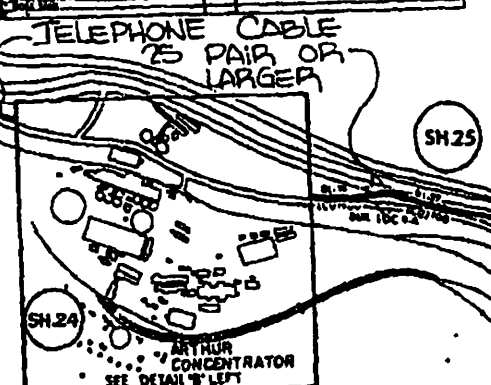
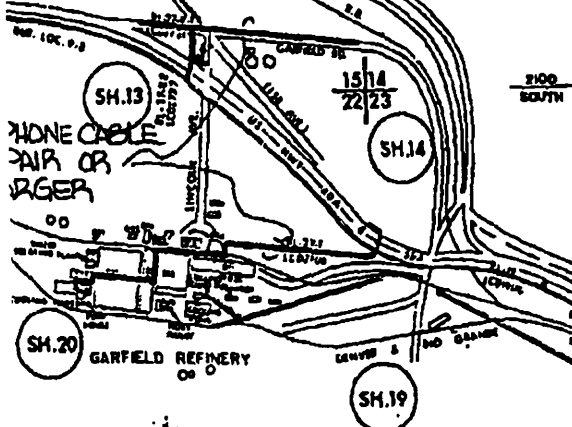
ORDER NUMBER	DATE POSTED
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2	12-1-81
3	12-1-81
4	12-1-81
5	12-1-81
6	12-1-81
7	12-1-81
8	12-1-81
9	12-1-81
10	12-1-81
11	12-1-81
12	12-1-81
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36	12-1-81
37	12-1-81
38	12-1-81
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41	12-1-81
42	12-1-81
43	12-1-81
44	12-1-81
45	12-1-81
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47	12-1-81
48	12-1-81
49	12-1-81
50	12-1-81

PUBLIC NOTICE:

More detailed information concerning the easement(s) depicted on this map is available upon inquiry to the Right-of-Way Office of The Mountain States Telephone and Telegraph Company in Salt Lake City, Utah.

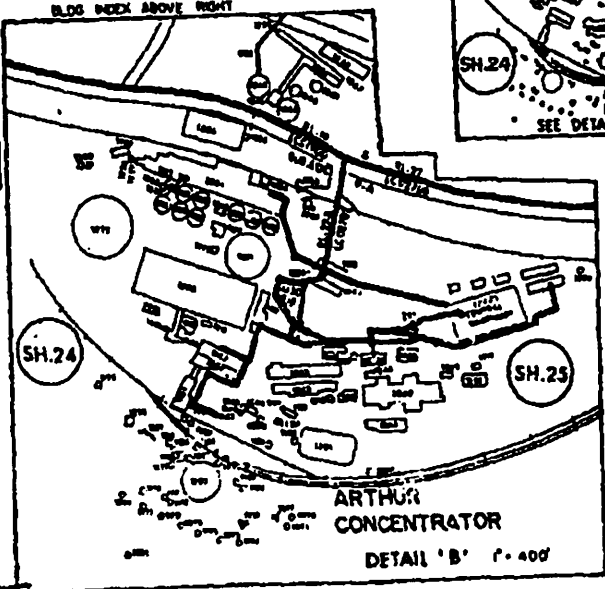
ARTHUR CONCENTRATOR BLDG INDEX

BLDG NO.	BLDG NAME	BLDG NO.	BLDG NAME
1	...	1	...
2	...	2	...
3	...	3	...
4	...	4	...
5	...	5	...
6	...	6	...
7	...	7	...
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47	...	47	...
48	...	48	...
49	...	49	...
50	...	50	...



GARFIELD BLDG INDEX

BLDG NO.	BLDG NAME
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ONE CABLE PAIR OR LARGER IN THIS AREA

TELEPHONE CABLE 25 PAIR OR LARGER

BLDG INDEX

BLDG NO.	BLDG NAME
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EXHIBIT 'B'

MOUNTAIN BELL TELEPHONE CO.

OPM

MAGNA

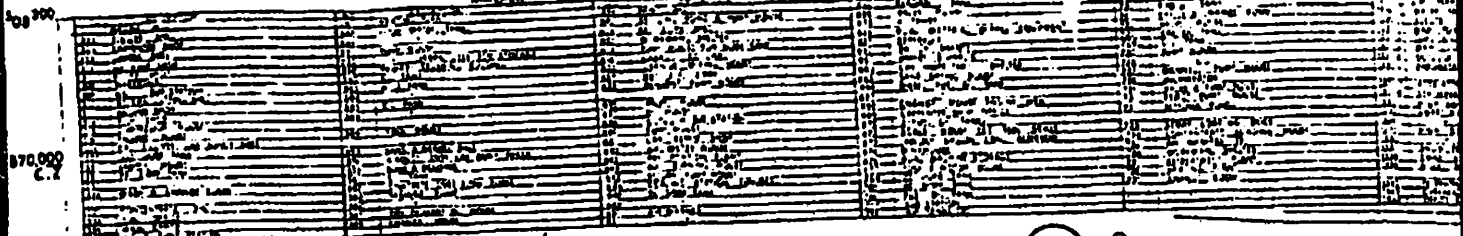
SCALE: 1" = 400'

3

THIS MAP IS TO BE READ VERTICALLY AND 400 METERS PER INCH. COORDINATES ARE BASED ON THE U.S. NATIONAL TRANSVERSE MERCATOR SYSTEM, WITH ZONE 12N, SPHEROID 6300, AND 1983 DATUM. COORDINATES ARE GIVEN IN UTM STYLE PLANE COORDINATES. NORTHING VALUES CONTAINED IN SECTION LINE.

R-3-W

SH 1



SH.27

SH.29

SH.26

SH.28

SH.36

CO.

SH.37



MAGNA
CONCENTRATOR
TELEPHONE CA.
25 PAIR OR
LARGER

TELE CA.
25 PA.
OR LARGER

RECREATION BASIN

TELEPHONE CABLE
25 PAIR OR
LARGER

SH.38

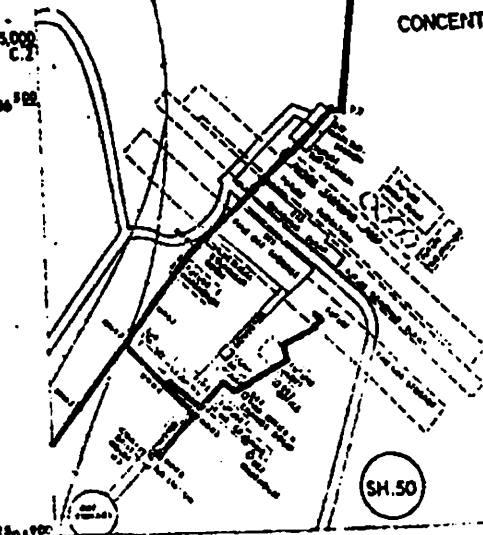
BONNEVILLE
CONCENTRATOR

R.L. 21-34-7-C
L.C. 02-10-1

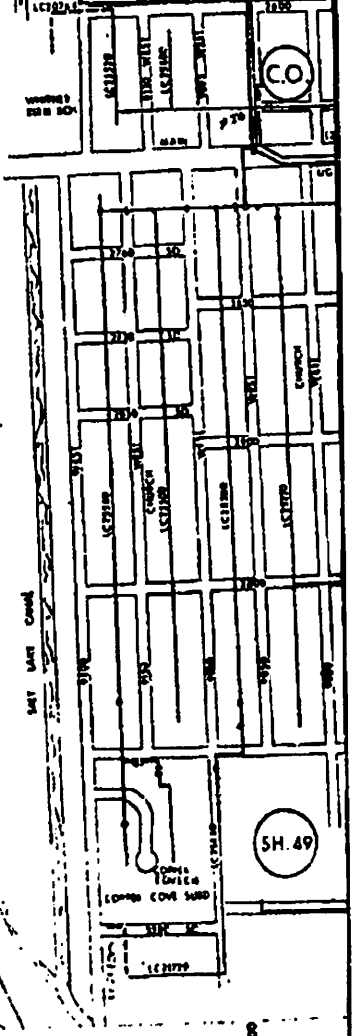
SH.109

SALT LAKE
COUNTY

SH.49



SH.50



R-2-W

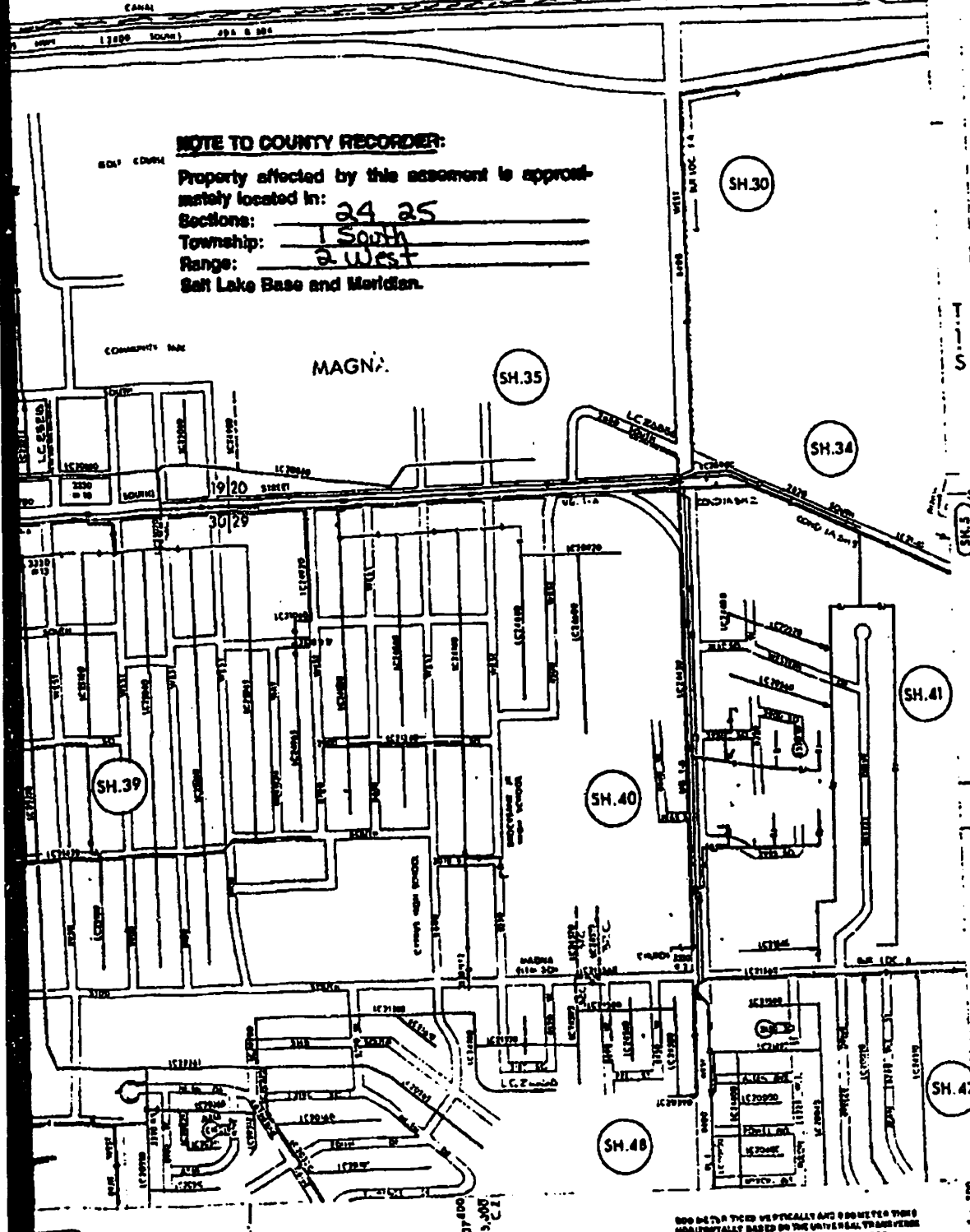
4-2-82
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PUBLIC NOTICE:

More detailed information concerning the easement(s) depicted on this map is available upon inquiry to the Right-of-Way Office of The Mountain States Telephone and Telegraph Company in Salt Lake City, Utah.

NOTE TO COUNTY RECORDER:

Property affected by this easement is approximately located in:
 Sections: 24 25
 Township: 1 South
 Range: 2 West
 Salt Lake Base and Meridian.



BOOK 5727 PAGE 551

12800
 12801
 12802
 12803
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EXHIBIT

'B'

MOUNTAIN STATE TELEPHONE CO
 OPM
 MAGNA
 45 000 - 4 700
 SCALE 1" = 400'
 SHEET
 4

ALL DATA TIED VERTICALLY AND HORIZONTALLY TO THE UNIVERSAL TRANSVERSE MERCATOR ZONE 12N UTM GRID BY THE SURVEYOR'S OFFICE. POINT TIES BASED ON UTM STATE TIE LINE COORDINATES. * INDICATES CONTINUATION OF SECTION LINE.

R-2-W

IN EFFECT 8-18-85	
REVISIONS	
ORDER NUMBER	DATE POSTED
1	11-18-84
2	12-18-84
3	1-18-85
4	2-18-85
5	3-18-85
6	4-18-85
7	5-18-85
8	6-18-85
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11	9-18-85
12	10-18-85
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15	1-18-86
16	2-18-86
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18	4-18-86
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20	6-18-86
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22	8-18-86
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25	11-18-86
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C.T.

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