

RETURNED

APR 08 2019

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BK 7236 PG 615

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RICHARD T. NAUGHAN
DAVIS COUNTY, UTAH RECORDER
04/08/2019 12:49 PM
FEE \$16.00 Pgs: 4
DEP RTT REC'D FOR BRIGHTON HOMES

REV05042015

Return to:

Rocky Mountain Power
Lisa Louder/Julie Wetzel
1407 West North Temple Ste. 110
Salt Lake City, UT 84116

Project Name:

WO#:

RW#:

RIGHT OF WAY EASEMENT

For value received, KAREN MAXFIELD – TRUSTEE and DENNIS R. STRONG, (“Grantors”), 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 113 feet 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 Davis County, State of Utah more particularly described as follows and as more particularly described and/or shown on Exhibit “A” attached hereto and by this reference made a part hereof:

Legal Description: *01-047-0180*

PART OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. DESCRIBED AS FOLLOWS:

A 10 FOOT WIDE UNDERGROUND POWER LINE EASEMENT FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE, BEING 5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 89, SAID POINT BEING N89°54'24"E ALONG THE SECTION LINE, 143.69 FEET AND N00°05'36"W 318.65 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 1; THENCE N60°51'36"W 112.43 FEET TO THE POINT OF TERMINUS. THE SIDES OF SUCH EASEMENT ARE EXTENDED OR TERMINATED AT GRANTOR'S PROPERTY.

CONTAINING 1,112 S.F. OR 0.026 ACRES

Assessor Parcel No. 01-047-0180

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.

If and when the utility for which this easement has been created is removed, this easement may be terminated at the request of Grantor.

Dated this 3rd day of April, 2019

KAREN MAXFIELD - TRUSTEE

Karen Maxfield
Signature

Title

DENNIS R. STRONG

Dennis R. Strong
Signature

President
Title

STATE OF Utah)
County of Weber) ss.)

On this 3rd day of April, 2019, before me, the undersigned Notary Public in and for said State, personally appeared Karen Maxfield (signer), who being by me duly sworn, did acknowledge to me Elizabeth Stuertzel signed it freely, voluntarily, and for the purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Elizabeth Stuertzel
(Notary Signature)

NOTARY PUBLIC FOR Utah (state)
Residing at: Weber, UT (city, state)
My Commission Expires: 3/6/22 (d/m/y)

STATE OF Utah)
County of Weber) ss.)

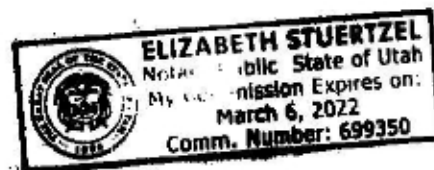


On this 3rd day of April, 2019, before me, the undersigned Notary Public in and for said State, personally appeared Dennis Stray (signer), who being by me duly sworn, did acknowledge to me Elizabeth Stuertzel signed it freely, voluntarily, and for the purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

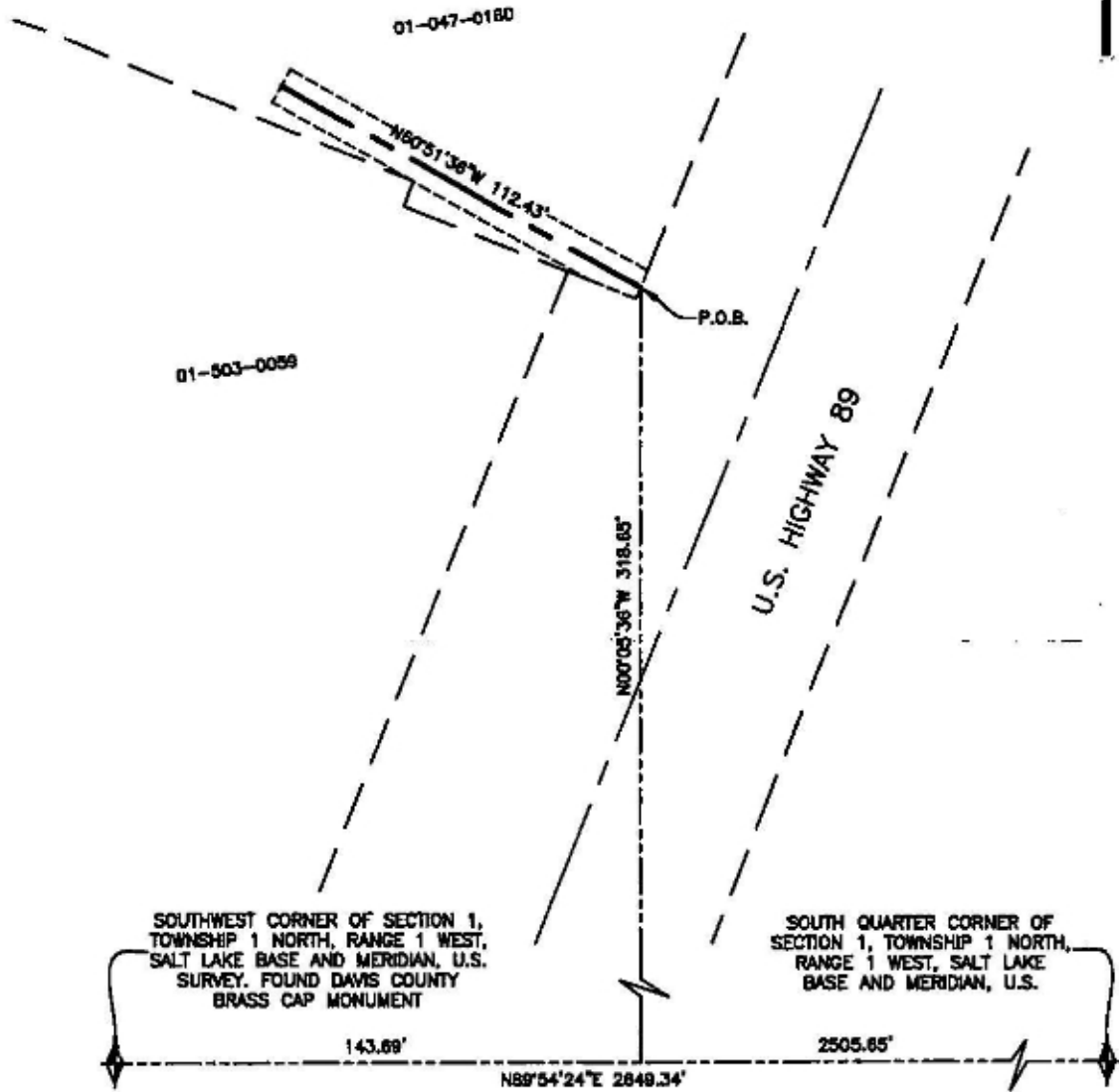
Elizabeth Stuertzel
(Notary Signature)

NOTARY PUBLIC FOR Utah (state)
Residing at: Weber, UT (city, state)
My Commission Expires: 3/6/22 (d/m/y)



Property Description

Quarter: SW Quarter: SW Section: 1 Township: 1N (N-S)
Range 1W (E-W), S.L.B.& Meridian
County: DAVIS State: UTAH
Parcel Number: 01-047-0180



CC#: WO#:

Landowner Name: **MAXFIELD/STRONG**

Drawn by: **NKA**

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: 1"=50'