



\*W1961244\*

Return to:  
Lisa Louder  
PacifiCorp  
1407 West North Temple, Suite #320  
Salt Lake City, UT 84116  
RW: 20020112.2

E 1879461 83314 P 295  
RICHARD T. MAUGHAN, DAVIS CNTY RECORDER  
2003 JUN 18 9:18 AM FEE 30.00 DEP MEG  
REC'D FOR HERITAGE WEST TITLE INSURANCE

*Weber  
CO.*

**RIGHT OF WAY EASEMENT**

For value received Anchor Land & Cattle, LLC, Pleasant Valley Ranch, LLC, and Douglas B. Stephens, Trustee of the Douglas B. Stephens Trust dated November 4, 1993, hereinafter collectively and singularly referred as (Grantor), hereby grants to PacifiCorp, an Oregon corporation, its successors and assigns, (Grantee), a nonexclusive easement for a right of way for the construction, reconstruction, operation, maintenance, repair, replacement, and removal of an electric power double circuit transmission line, communication lines, and all necessary accessories and appurtenances thereto, including without limitation: supporting poles, props, and anchors; wires, fibers, cables, and other conductors and conduits therefor; and transformers and switches, on or over the surface of the real property of Grantor in Weber 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:

A right of way 50 feet in width, said right of way extending 25 feet on each side of and lying parallel and adjacent of the proposed centerline of the power line and projection thereof, across and through parcels of land situated in the northwest quarter of Section 20, the North Half of Section 20, and the Southwest Quarter of Section 17, Township 5 North, Range 1 West, Salt Lake Base and Meridian. The centerline of said 50-foot right of way is described as follows:

Beginning at a point 42.90 feet S.89°10'36"E along the Section line from the Northwest corner of said Section 21; running thence S.00°49'24"W. 5.00 feet; thence N.89°24'26"W. 1420.64 feet (less Adams Avenue Parkway); thence S.02°36'28"W. 471.01 feet; thence S.08°06'10"W 357.08 feet; thence N.70°16'16"W 819.83 feet; thence N.67°21'41"W. 498.65 feet; thence N.75°39'39"W. 503.27; thence N.76°15'26"W. 1552.46 feet; thence N.75°55'46"W. 584.25 feet; thence S.88°10'04"W. 35.92 feet to the west line of said section 17 and the terminus of this easement, from which point is 228.76 feet S.00°42'52"W. along said section line to the Southwest corner of said Section 17. The above-described easement contains 289,996 square feet or 6.657 acres.

**Affecting Tax Parcel Numbers:**

07-056-0001, 07-079-0011, 07-079-0028, 07-079-0044, 07-079-0025, 07-079-0031,  
07-080-0046, 07-037-0013,

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, and other hazards which might endanger Grantee's facilities or impede Grantee's activities.

E: 1961244 BK2414 PG623  
DOUG CROFTS, WEBER COUNTY RECORDER  
30-JUL-03 245 PM FEE \$30.00 DEP JPM  
REC FOR: HERITAGE.WEST

At no time shall Grantor place, use or permit any equipment or material of any kind that exceeds the National Electric Safety Code and OSHA's working clearances 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 right of way may be used for all purposes not inconsistent with the purposes for which this easement has been granted, including without limitation, roads, curbs and sidewalks. Provided, however, that Grantor shall first give notice to Grantee and a copy of any construction or design plans before any roads, curbs, or sidewalks are constructed to ensure that any change in land elevation does not violate the National Electric Safety Code or other applicable standards or impede Grantee's quiet use and enjoyment of the easement as set forth herein.

The rights and obligations of the parties hereto shall be binding upon and shall benefit their respective heirs, successors and assigns; and this easement shall terminate if and when Grantee shall have abandoned all use of the right of way and no longer has any future need therefore.

DATED this 17<sup>th</sup> day of JUNE, 2003

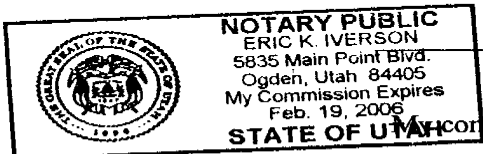
Anchor Land & Cattle, LLC

By: *Douglas B. Stephens*

Its: MANAGING MEMBER

STATE OF UTAH )  
 )  
COUNTY OF WEBER )

On this 17 day of JUNE, 2003 personally appeared before me Douglas B. Stephens, as Managing member of Anchor Land & Cattle, LLC, and who by me duly affirmed, did say that he is the Managing Member of Anchor Land & Cattle, LLC, and that said document was signed in behalf of Anchor Land & Cattle, LLC by authority, and Anchor Land & Cattle, LLC, executed the same.



*Eric K. Iverson*  
Notary Public

commission expires: \_\_\_\_\_

~~E-1079461-3314 P 297~~

**Pleasant Valley Ranch, LLC**

By: 

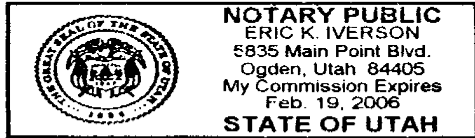
Its: MANAGING MEMBER

STATE OF UTAH                     )  
  §  
COUNTY OF WEBER             )

On this 11 day of June, 2003 personally appeared before me Douglas B. Stephens as Managing Member of **Pleasant Valley Ranch, LLC**, and who by me duly affirmed, did say that he is the Managing Member of **Pleasant Valley Ranch, LLC**, and that said document was signed in behalf of **Pleasant Valley Ranch, LLC** by authority, and **Pleasant Valley Ranch, LLC**, executed the same.

  
Notary Public

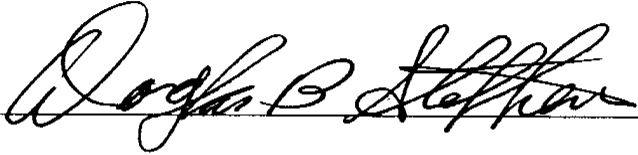
My commission expires: \_\_\_\_\_



E# 1961244 BK2414 PG625

~~E-1879461 BK2414 PG626~~

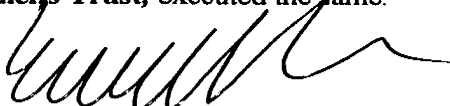
**Douglas B. Stephens Trust**


By: 

Its: TRUSTEE

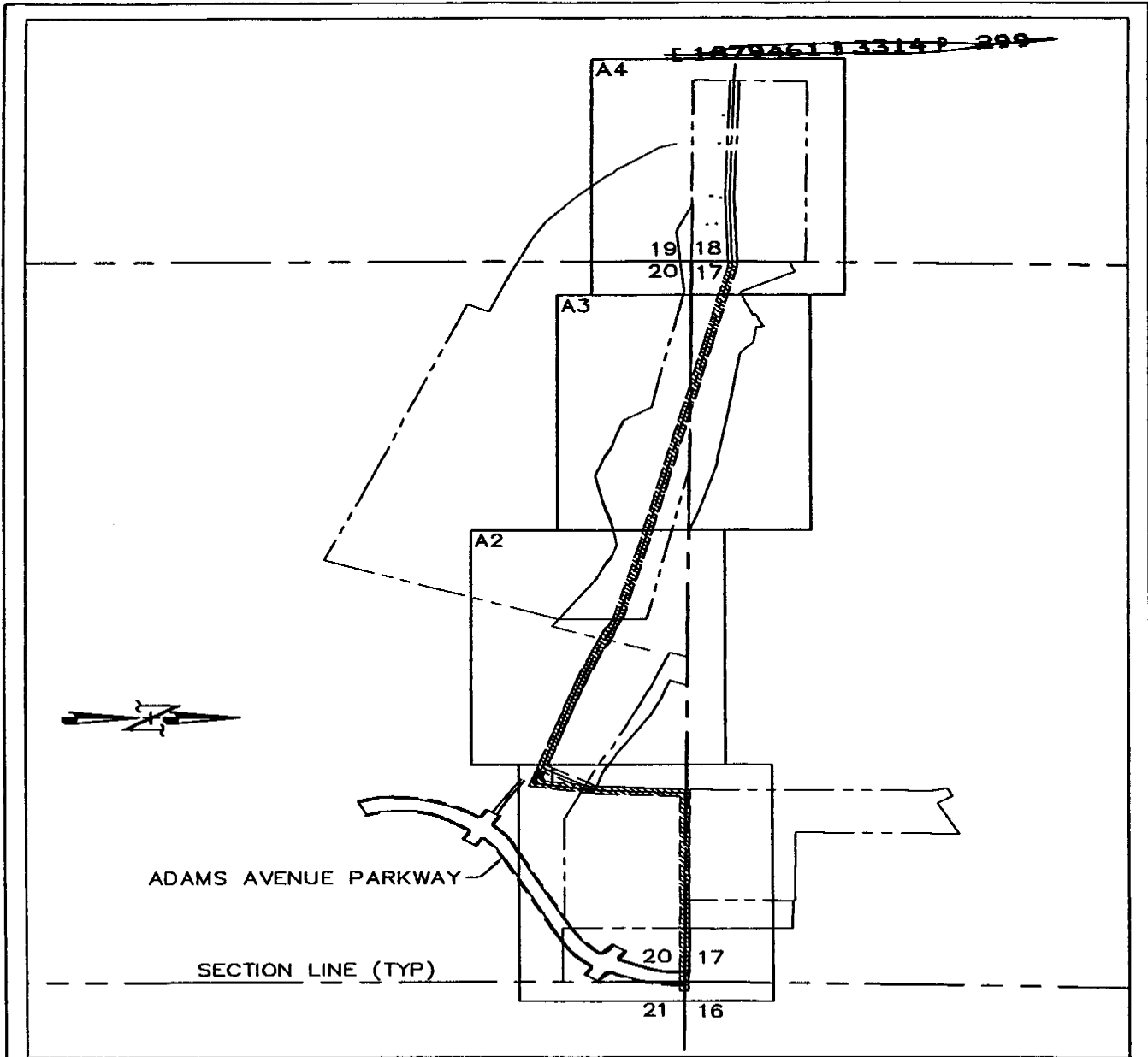
STATE OF UTAH )  
 )  
COUNTY OF WEBER )

On this 11 day of June, 2003 personally appeared before me **Douglas B. Stephens**, as **Trustee of Douglas B. Stephens Trust**, and who by me duly affirmed, did say that he is the trustee of **Douglas B. Stephens Trust**, and that said document was signed in behalf of **Douglas B. Stephens Trust** by authority, and **Douglas B. Stephens Trust**, executed the same.

  
Notary Public

 **NOTARY PUBLIC**  
ERIC K. IVERSON My commission expires: \_\_\_\_\_  
5835 Main Point Blvd.  
Ogden, Utah 84405  
My Commission Expires  
Feb. 19, 2006  
**STATE OF UTAH**

E: 1961244 BK2414 PG626



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 RIGHT OF WAY HEREIN GRANTED

REV 1 | DATE: 6/5/03 | DESC. COLLEGE - RIVERDALE TRANSMISSION | BY SAM | CHK GH | APP TWH

**ECI** ELECTRICAL  
CONSULTANTS, INC.  
SALT LAKE CITY, UTAH

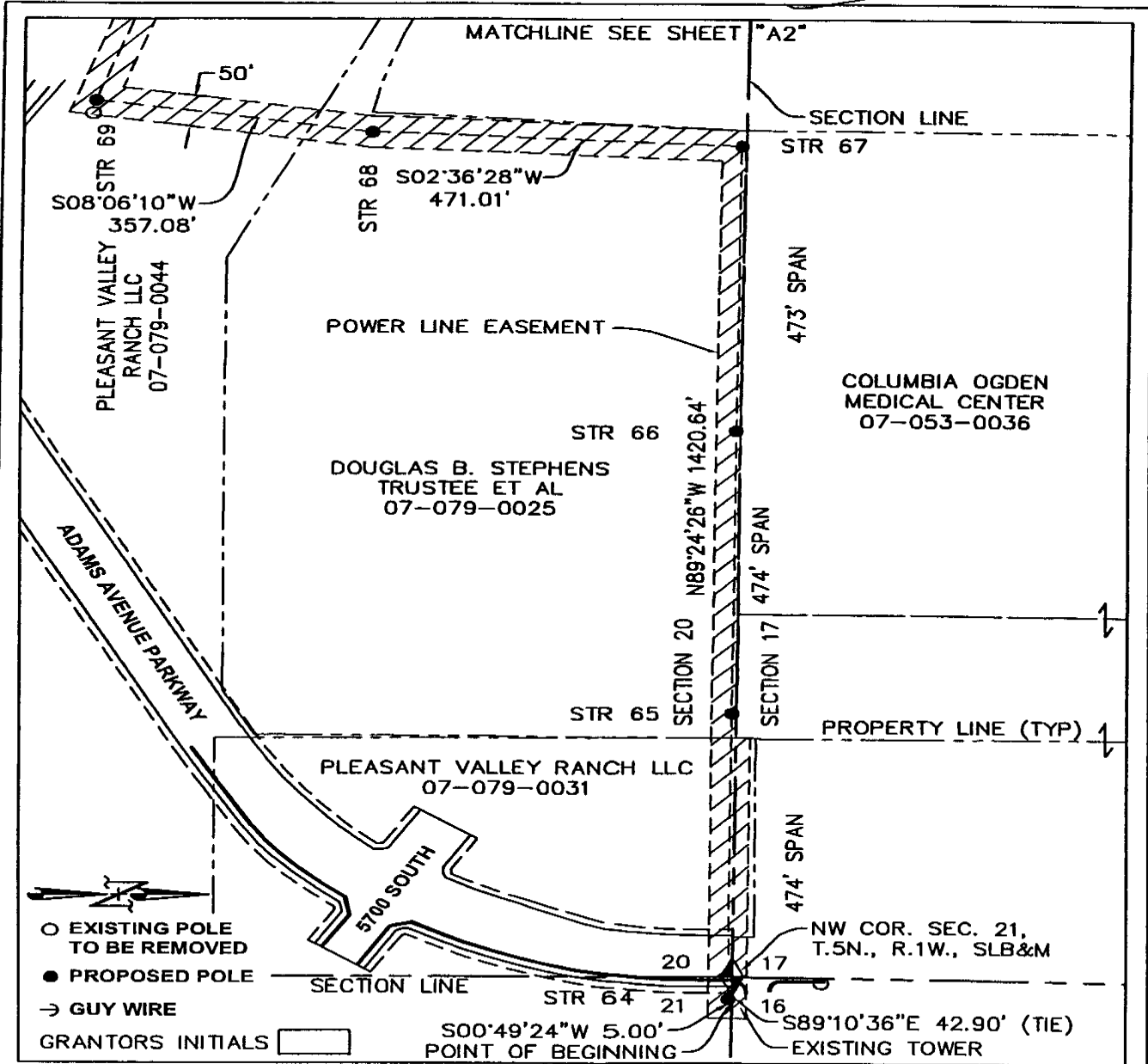
EXHIBIT "A"  
EASEMENT THROUGH  
STEPHENS PROPERTY  
SECTION 17 & 20, T.5.N., R.1.W.  
SALT LAKE BASE & MERIDIAN



ROW# 20020112 | SCALE N.T.S.

1410 South 600 West Woods Cross, UT 84087 (801) 292-8154

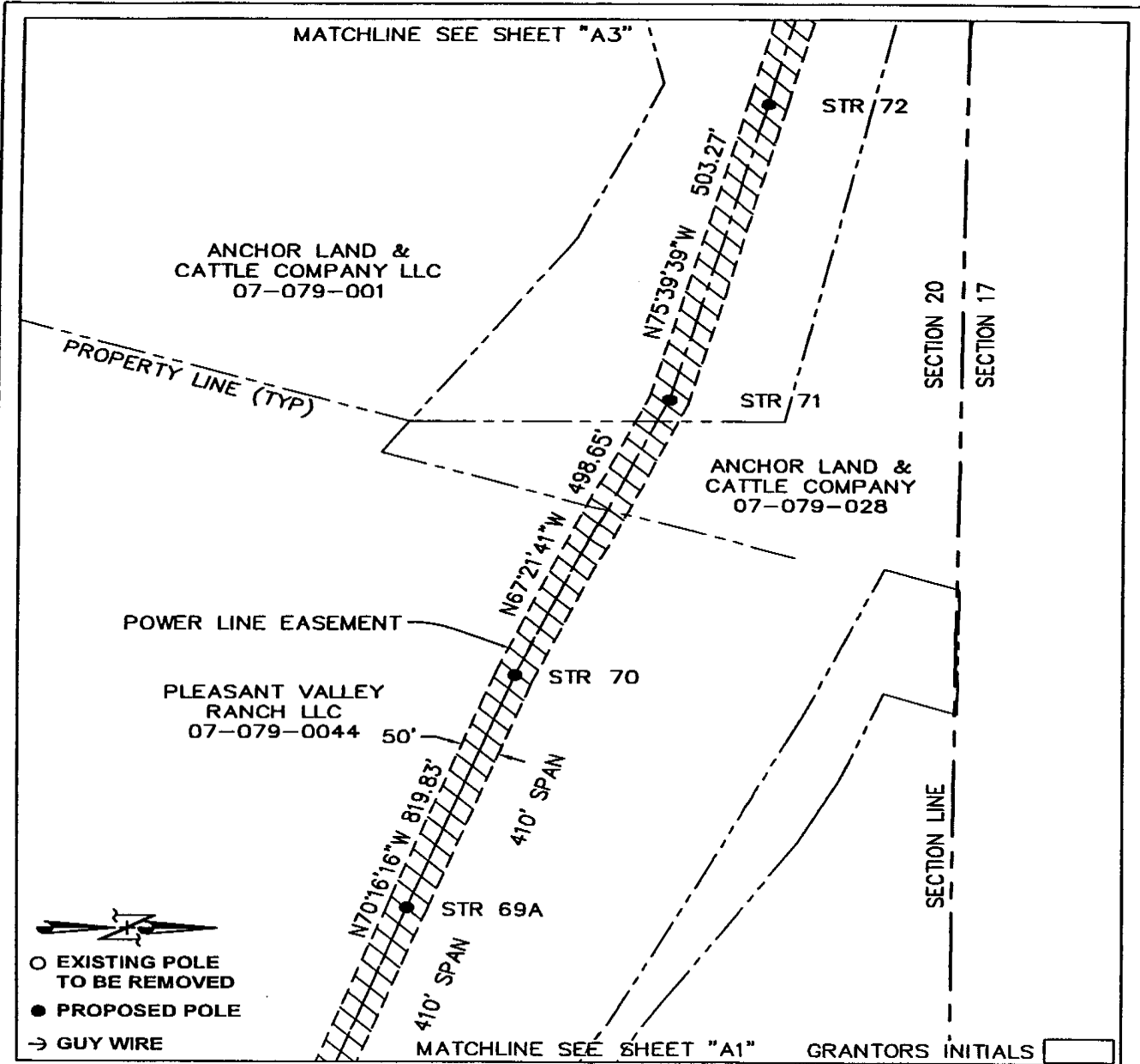
E-1879461 B 3314 P 300



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 RIGHT OF WAY HEREIN GRANTED

|  |              |  |  |               |         |
|--|--------------|--|--|---------------|---------|
| REV 1  | DATE: 6/5/03 | DESC. COLLEGE - RIVERDALE TRANSMISSION | BY SAM   | CHK GH        | APP TWH |
| <p><b>EFCI</b> ELECTRICAL CONSULTANTS, INC.<br/>SALT LAKE CITY, UTAH</p> |              |  | <p>EXHIBIT "A1"<br/>EASEMENT THROUGH STEPHENS PROPERTY<br/>SECTION 17 &amp; 20, T.5N., R.1W.<br/>SALT LAKE BASE &amp; MERIDIAN</p> |               |         |
| <p>1410 South 600 West Woods Cross, UT 84087 (801) 292-9954</p>          |              |  |  |               |         |
|  |              |  | ROW# 20020112  | SCALE 1"=200' |         |

1079461-3314-301



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 RIGHT OF WAY HEREIN GRANTED

REV 1 | DATE: 6/5/03 | DESC. COLLEGE - RIVERDALE TRANSMISSION | BY SAM | CHK GH | APP TWH

**ECI ELECTRICAL CONSULTANTS, INC.**  
SALT LAKE CITY, UTAH

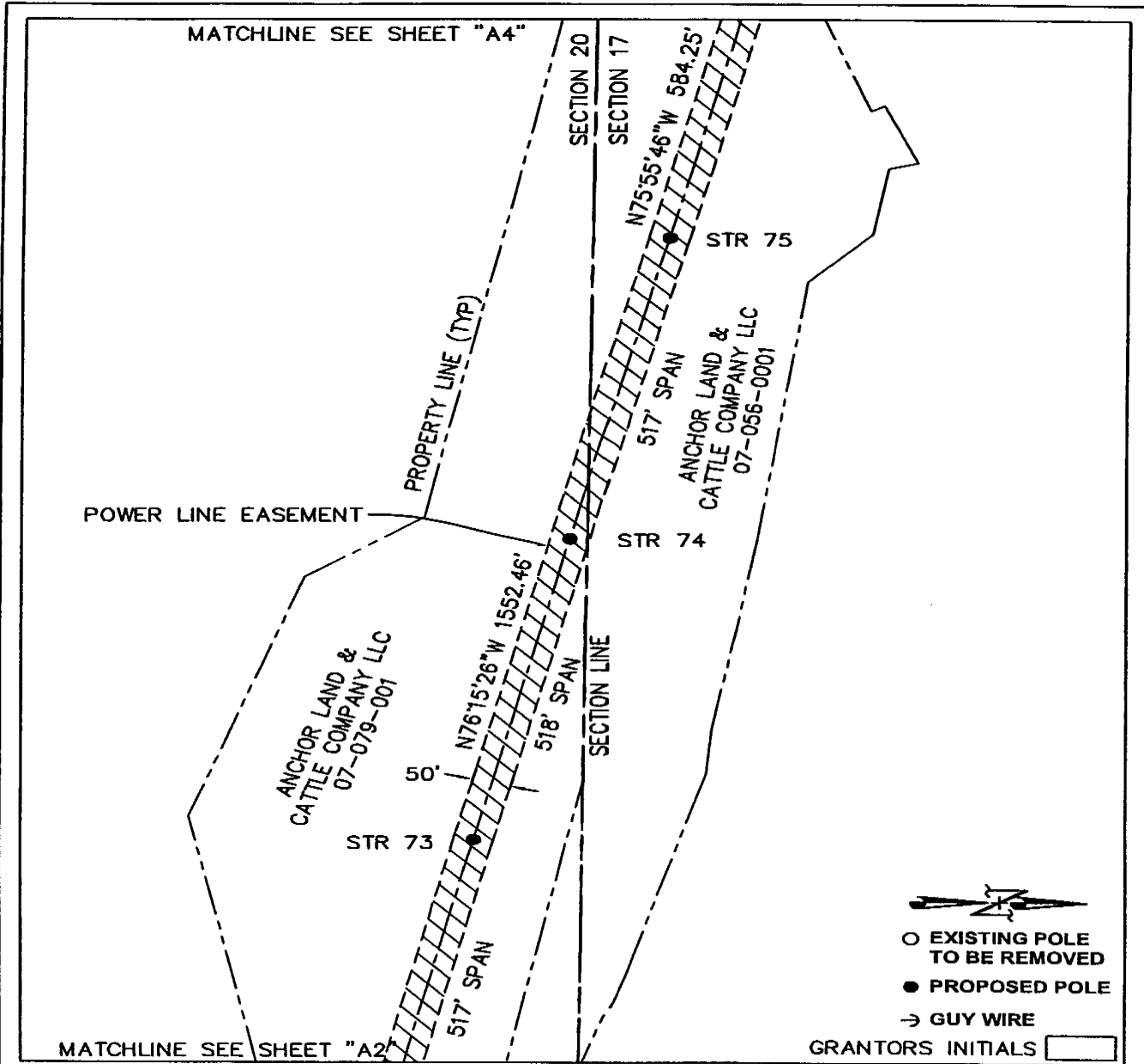
1410 South 600 West Woods Cross, UT 84087 (801) 292-8854

EXHIBIT "A2"  
EASEMENT THROUGH STEPHENS PROPERTY  
SECTION 17 & 20, T.S.N., R.1.W.  
SALT LAKE BASE & MERIDIAN



ROW# 20020112 | SCALE 1"=200'

~~F 1079461-33147 302~~



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 RIGHT OF WAY HEREIN GRANTED

REV 1 | DATE: 6/5/03 | DESC: COLLEGE - RIVERDALE TRANSMISSION | BY: SAM | CHK: GH | APP: TWH

**ECI** ELECTRICAL CONSULTANTS, INC.  
SALT LAKE CITY, UTAH

EXHIBIT "A3"  
EASEMENT THROUGH STEPHENS PROPERTY  
SECTION 20, T.S.N., R.1.W.  
SALT LAKE BASE & MERIDIAN

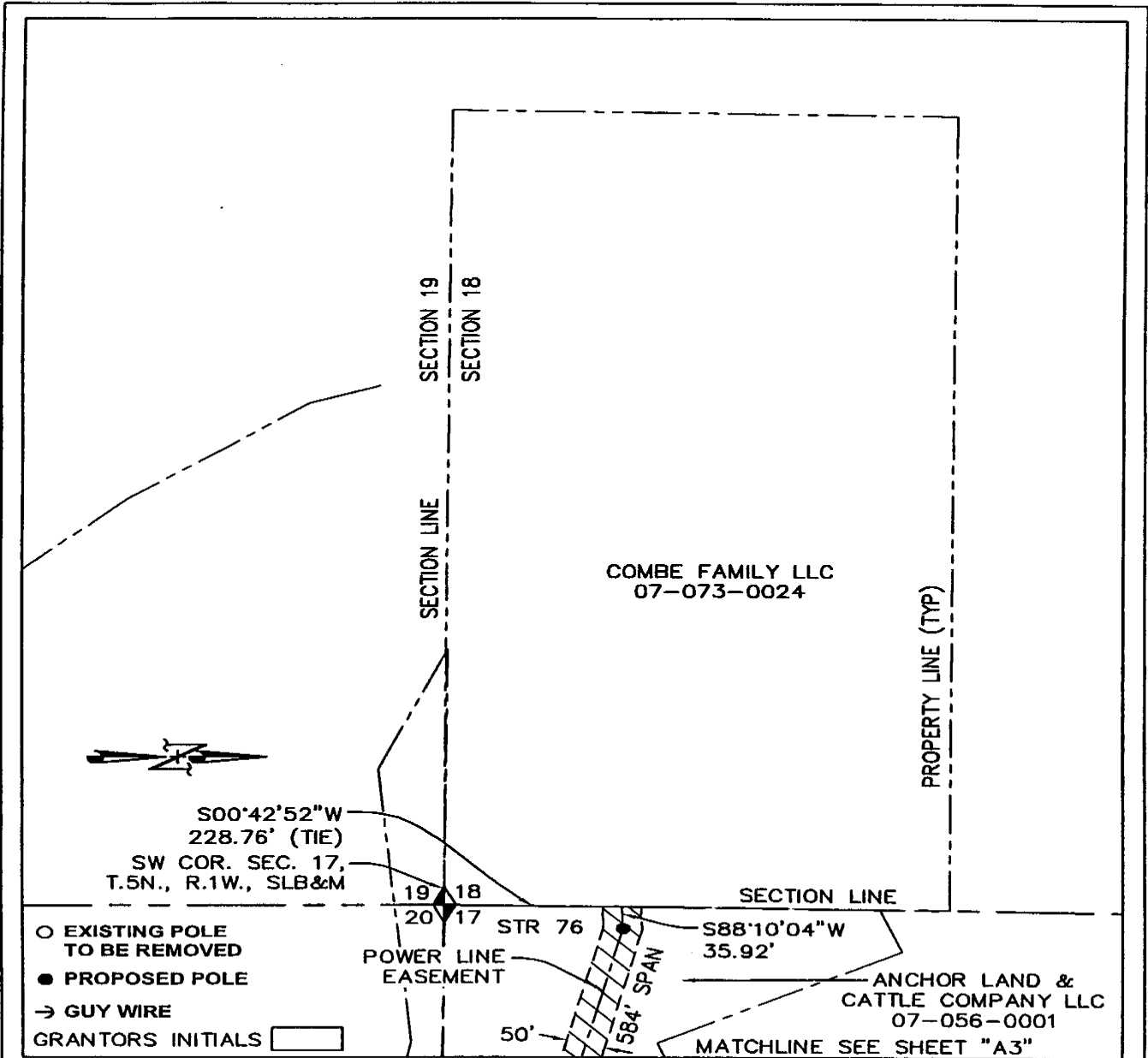


ROW# 20020112 | SCALE 1"=200'

1410 South 600 West Woods Cross, UT 84087 (801) 292-8254



~~1879461-13314-303~~



- EXISTING POLE TO BE REMOVED
- PROPOSED POLE
- GUY WIRE
- GRANTORS INITIALS

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 RIGHT OF WAY HEREWI GRANTED

|  |              |  |               |        |               |
|--|--------------|--|---------------|--------|---------------|
| REV 1  | DATE: 6/5/03 | DESC. COLLEGE - RIVERDALE TRANSMISSION   | BY SAM        | CHK GH | APP TWH       |
|  |              | EXHIBIT "A4"<br>EASEMENT THROUGH<br>STEPHENS PROPERTY<br>SECTION 20, T.5.N., R.1.W.<br>SALT LAKE BASE & MERIDIAN |               |        |               |
| 1410 South 600 West Woods Cross, UT 84087 (801) 292-8254 |              |  | ROW# 20020112 |        | SCALE 1"=200' |

1961244 BK2414 PG632

# LEGEND

EXHIBIT A (LINE 1) PROPOSED UNDERGROUND DISTRIBUTION LINES (20' EASEMENT)

EXISTING OVERHEAD DISTRIBUTION LINES (PORTIONS TO BE REMOVED WHEN LINE 1 IS INSTALLED - SERVICE PORTIONS TO BE RECONNECTED)

EXHIBIT B (LINE 2) PROPOSED OVERHEAD TRANSMISSION LINES (25' EASEMENT EACH SIDE)

EXISTING OVERHEAD TRANSMISSION LINES (LINE RELOCATED - POLES REMOVED)

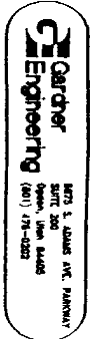
SWITCH BOXES SHOWN

POWER TRANSMISSION TOWER

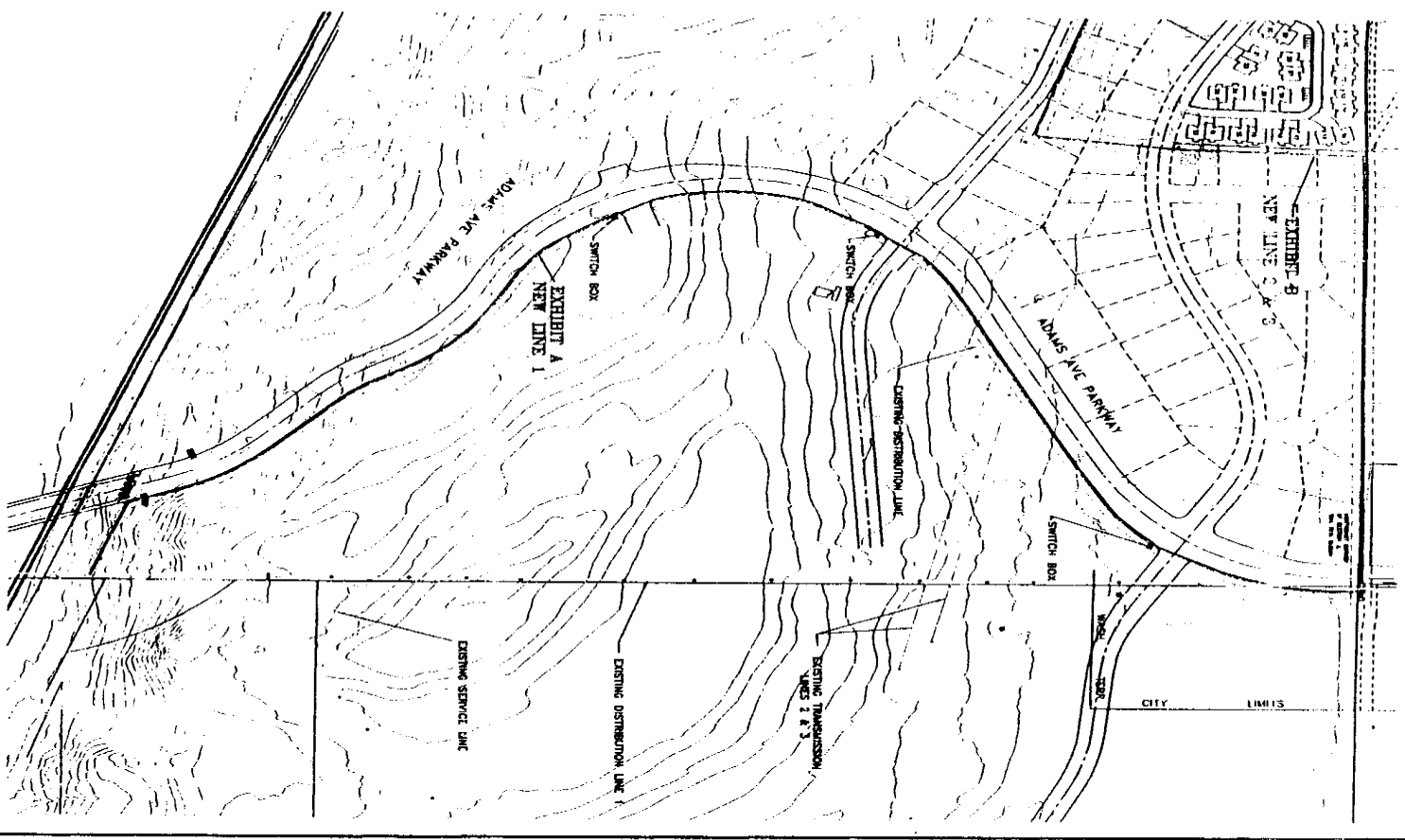
POWER POLES



# POWERLINE RELOCATION AGREEMENT EXHIBIT 'C-1'

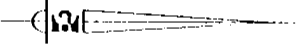


DEVELOPER  
**SOUTHTOWN**  
PREPARED BY:  
GARBLER ENGINEERING

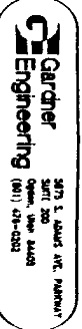


TED COMBE

No Scale



# POWERLINE RELOCATION AGREEMENT EXHIBIT 'C-2'



Gardner  
Engineering  
3075 S. Adams Ave. Parkway  
Suite 200  
Orem, Utah 84403  
(801) 228-0333

