



W1961245

Return to:
Lisa Louder
PacifiCorp
1407 West North Temple, Suite #320
Salt Lake City, UT 84116
RW: 20020112.3

187846013314 P 285
RICHARD T. MAUGHAN, DAVIS CNTY RECORDER
2003 JUN 18 9:17 AM FEE 28.00 DER MEC
REC'D FOR HERITAGE WEST TITLE INSURANCE

RIGHT OF WAY EASEMENT

For value received Pleasant Valley Ranch LLC, and Douglas B. Stephens Trustee of the Douglas B. Stephens Trust, 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 underground electric power distribution line and all necessary accessories and appurtenances thereto, including without limitation: supporting wires and conduits therefor; and transformers and switches, under 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 20 feet in width for the purpose of an underground power line easement, said right of way extending 10 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 East Half of Section 20 and the Southwest Quarter of Section 16 all in Township 5 North, Range 1 West, Salt Lake Base and Meridian, Weber County, Utah. The centerline of said 20-foot right of way is described as follows:

Beginning at a distribution power pole which is 2216.17 feet N.00°04'08"W along the Section line and 14.50 feet S.89°55'52"W from the Southeast corner of said Section 20 and running thence S.89°55'31"W 108.34 feet; thence N.77°06'23"W 60.60 feet; thence N.64°27'36"W 53.59 feet; thence N.51°34'21"W 53.38 feet; thence N.16°20'19"W 33.66 feet to a 645.57-foot radius curve to the left; thence northwesterly 221.79 feet along the arc of said curve (chord bears N.27°49'20"W 220.70 feet) to a 646.00-foot radius curve to the left; thence northwesterly 56.47 feet along the arc of said curve (chord bears N.40°23'09"W 56.56 feet); thence N.42°53'25"W 209.16 feet to a 554.00-foot radius curve to the right; thence northwesterly 178.33 feet along the arc of said curve (chord bears N.33°40'07"W 177.56 feet) to a point of reverse curve on a 646.00-foot radius curve to the left; thence northwesterly 379.97 feet along the arc of said curve (chord bears N.41°17'51"W 374.52 feet) to a point of reverse curve on a 826.13-foot radius curve to the right; thence northwesterly 312.84 feet along the arc of said curve (chord bears N.46°42'55"W 310.97 feet) to a 670.00-foot radius curve to the right; thence northwesterly 82.50 feet along the arc of said curve (chord bears N.30°25'44"W 82.45 feet) to a 24.37-foot radius curve to the right; thence northeasterly 40.68 feet along the arc of said curve (chord bears N.20°54'58"E 36.12 feet); thence N.68°43'28"E 60.80 feet; thence N.21°10'28"W 77.01 feet; thence S.69°23'23"W 75.97 feet to a 12.00-foot radius curve to the right; thence northwesterly 19.78 feet along the arc of said curve (chord bears N.63°28'29"W 17.61 feet) to a 673.00-foot radius curve to the right; thence northwesterly 370.12 feet along the arc of said curve (chord bears N.00°36'44"W 365.48 feet) to a 228.00-foot radius curve to the right; thence northeasterly 54.37 feet along the arc of said curve (chord bears N.21°58'28"E 54.24 feet); thence N.28°48'22"E 71.84 feet to a 272.00-foot radius curve to the left; thence northeasterly 9.71 feet along the arc of said curve (chord bears N.27°47'03"E 9.71 feet) to a 661.04-foot radius curve to the right; thence northeasterly 107.99 feet along the arc of said curve (chord bears N.31°26'33"E 107.87 feet) to a 19.00-foot radius curve to the right; thence northeasterly 6.05 feet along the arc of said curve (chord bears N.80°05'37"E 6.02 feet); thence S.55°27'23"E 72.74 feet; thence N.34°32'37"E 96.00 feet; thence N.55°27'23"W 70.99 feet to a 19.00-foot radius curve to the right; thence northwesterly 10.15

Prepared: 5/23/2003

E: 1961245 BK2414 PG634
DOUG CROFTS, WEBER COUNTY RECORDER
30-JUL-03 246 PM FEE \$36.00 DEP JPM
REC FOR: HERITAGE WEST

W
Weber CO.

feet along the arc of said curve (chord bears N04°49'04"W 10.03 feet to a 673.00-foot radius curve to the right; thence northeasterly 190.47 feet along the arc of said curve (chord bears N.53°27'29"E 189.83 feet); thence N.61°33'56"E 600.28 feet to a 752.00-foot radius curve to the left; thence northeasterly 65.31 feet along the arc of said curve (chord bears N59°04'40"E 65.27 feet) to a point of reverse curve on a 228.00-foot radius curve to the right; thence northeasterly 7.27 feet along the arc of said curve (chord bears N57°30'11"E 7.27 feet); thence N.58°24'59"E 78.95 feet to a 272.00-foot radius curve to the left; thence northeasterly 61.43 feet along the arc of said curve (chord bears N.51°56'44"E 61.30 feet) to a 764.00-foot radius curve to the left; thence northeasterly 113.85 feet along the arc of said curve (chord bears N.41°12'20"E 113.74 feet) to a point of reverse curve on a 19.00-foot radius curve to the right; thence northeasterly 5.09 feet along the arc of said curve (chord bears N80°21'16"W 5.07 feet); thence S.56°38'17"E 70.99 feet; thence N.33°21'43"E 96.00 feet; thence N.56°38'17"W 83.66 feet to a 19.00-foot radius curve to the right; thence northeasterly 4.88 feet along the arc of said curve (chord bears N13°56'53"W 4.87 feet) to a 752.00-foot radius curve to the left; thence northeasterly 382.37 feet along the arc of said curve (chord bears N.14°35'30"E 378.26 feet); thence N.00°01'30"E 45.29 feet to the north line of said Section 20 at which point the Northeast corner of said Section 20 bears 26.27 feet N.89°10'36"W; thence N.07°49'39"W 112.92 feet to an existing distribution power riser pole and the terminus of this easement. The above-described easement contains 96,381 square feet or 2.213 acres.

Affecting Tax Parcel Numbers:

07 - 079 - 0043, 07 - 079 - 0044, 07 - 079 - 0035, 07 - 079 - 0036, 07 - 079 - 0031,
07 - 080 - 0046, 07 - 037 - 0013

One pole and necessary guy anchors shall be permitted at or near the beginning, and one pole and necessary guy anchors shall be permitted at or near the end, of the foregoing described easement. At all points between said poles, the described distribution line shall be and remain buried beneath the surface of the ground, and all its necessary accessories and appurtenances be installed at ground level.

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, and other hazards which might endanger Grantees facilities or impede Grantees activities.

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, 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.

~~1879460133147 287~~

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 11th day of JUNE, 2003

Pleasant Valley Ranch, LLC

By: Douglas B. Stephens

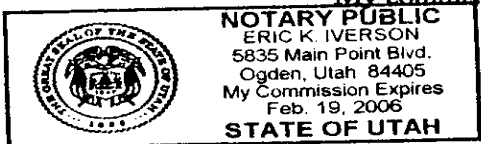
Its: MANAGING MEMBER

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 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.

Eric K. Iverson
Notary Public

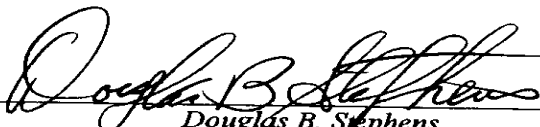
My commission expires: _____



E# 1961245 BK2414 PG636

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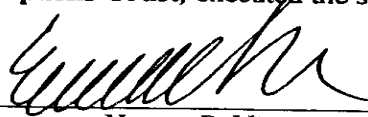
Douglas B. Stephens Trust

By: 
Douglas B. Stephens

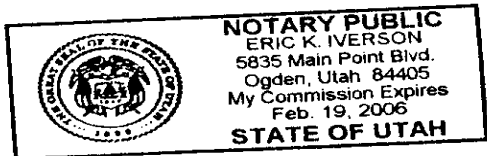
Its: Trustee

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.

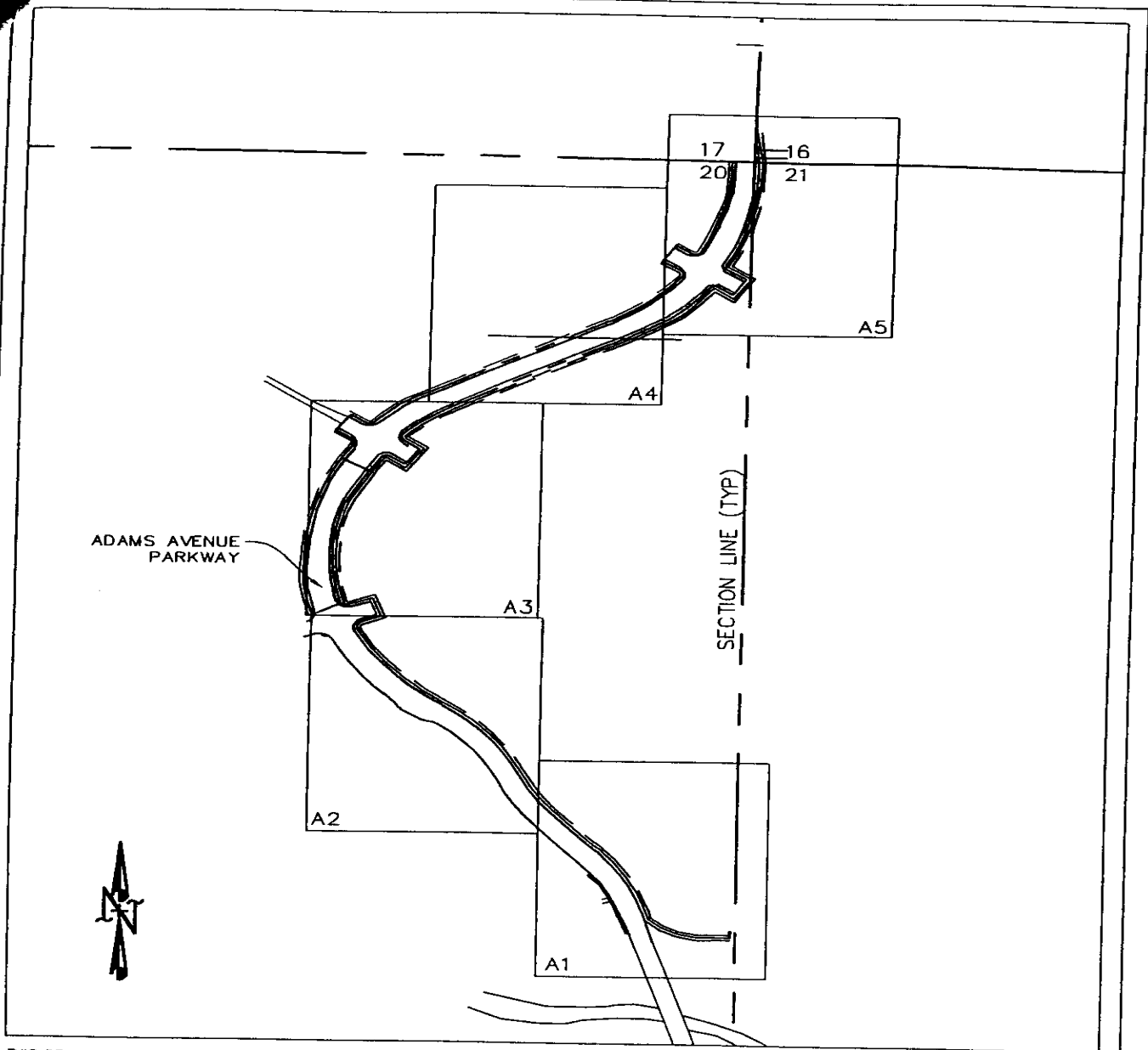

Notary Public

My commission expires: _____



E1961245 BK2414 PG637

~~E1879460133147-289~~



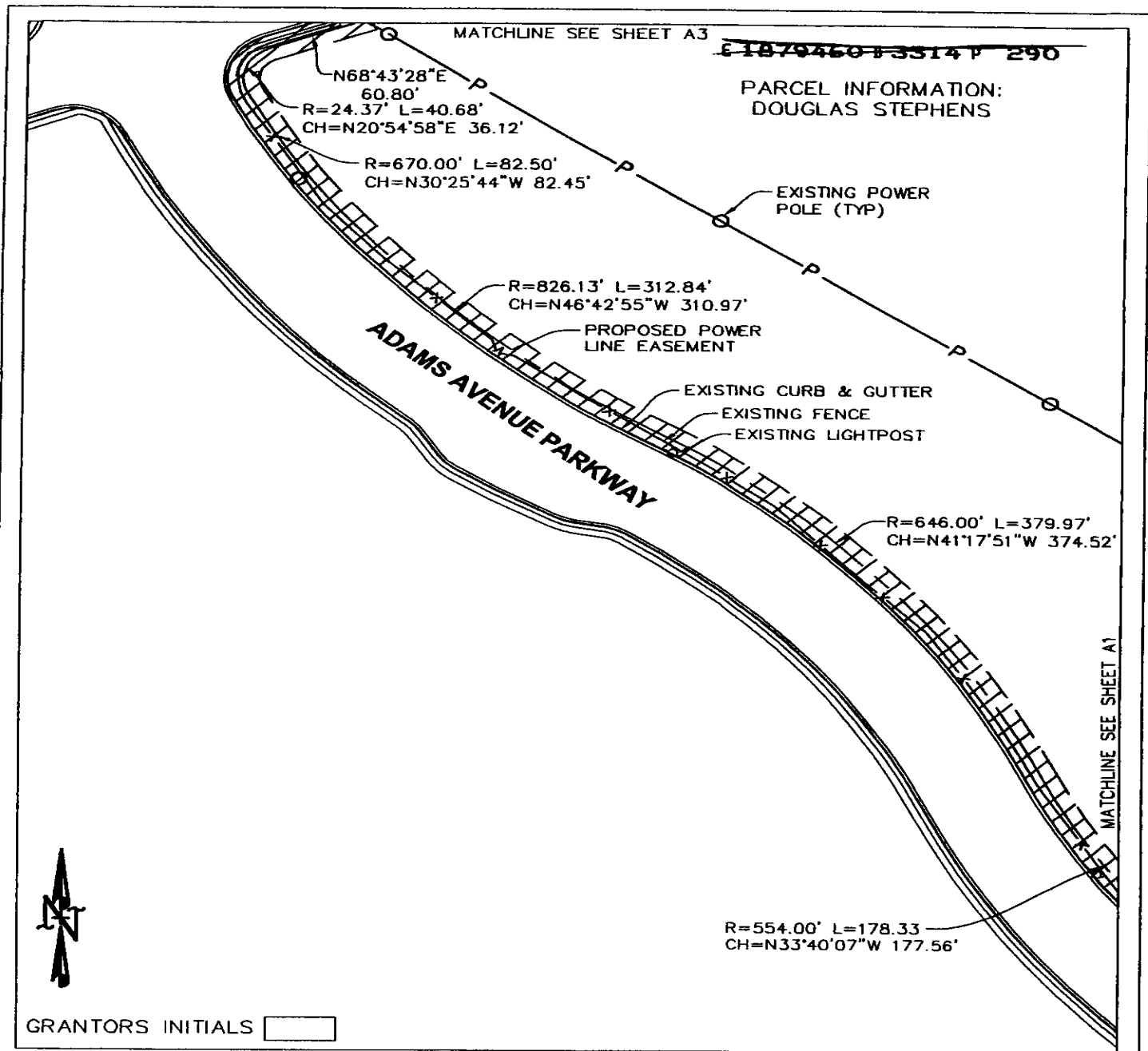
THIS DRAWING SHOULD BE USED ONLY AS A REPRESENTATION OF THE LOCATION OF THE EASEMENT BEING CONVEYED. THE EXACT LOCATION OF ALL STRUCTURES, LINES AND APPURTENANCES IS SUBJECT TO CHANGE WITHIN THE BOUNDARIES OF THE RIGHT OF WAY HEREIN GRANTED

REV 0 DATE: 5/14/03 DESC: KC-094 SOUTH WEBER CIRCUIT B BY SAM CHK SB APP TWH

ECI ELECTRICAL CONSULTANTS, INC.
SALT LAKE CITY, UTAH
1410 South 600 West Woods Cross, UT 84087 (801) 292-9954

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

PACIFICORP
20020112.5 SCALE N.T.S.



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 0 | DATE: 5/5/03 | DESC. KC-094 SOUTH WEBER CIRCUIT B | BY SAM | CHK SB | APP TW

ECI ELECTRICAL CONSULTANTS, INC.
SALT LAKE CITY, UTAH

1410 South 600 West Woods Cross, UT 84087 (801) 292-9954

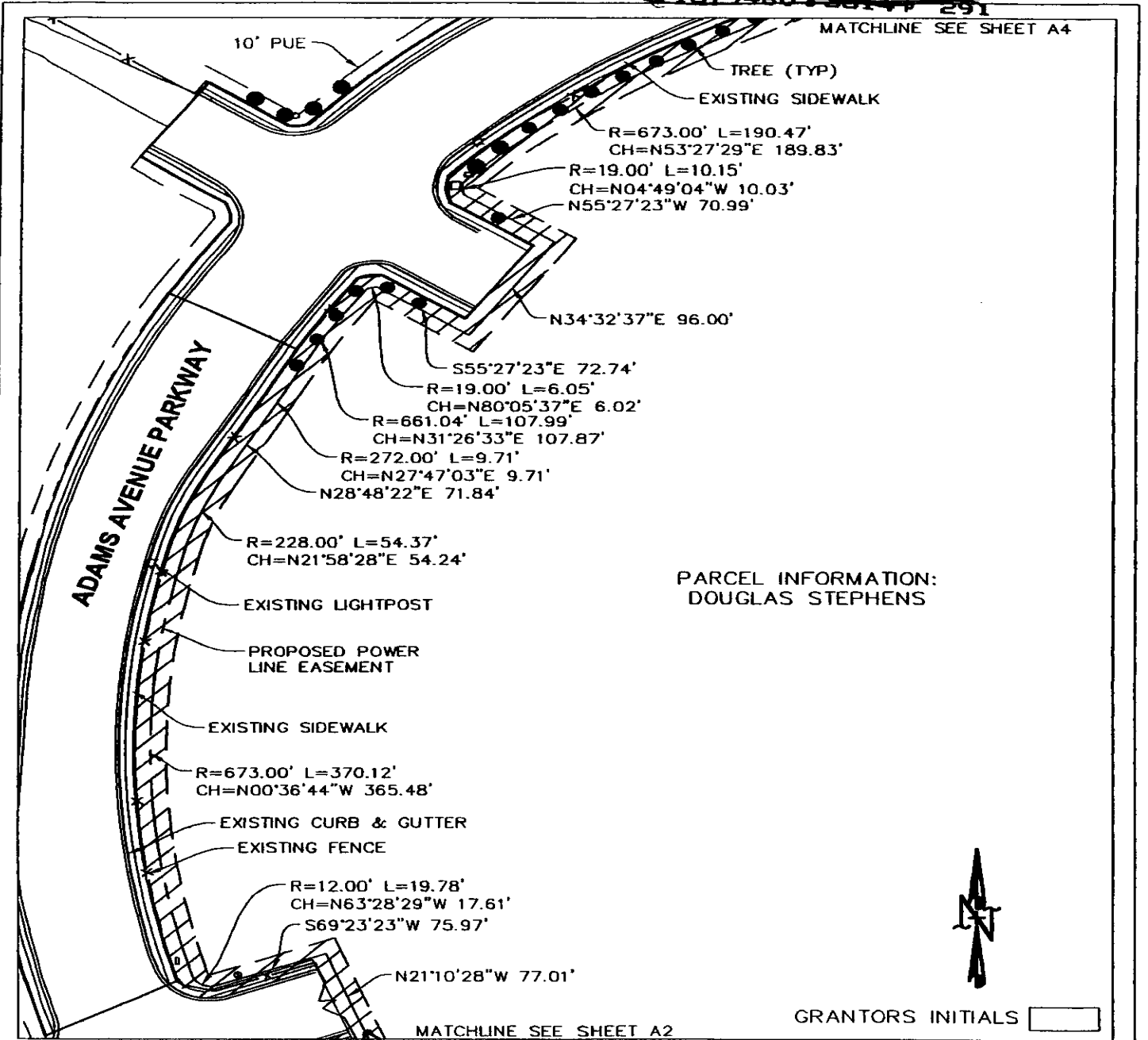
EXHIBIT "A2"
EASEMENT THROUGH
DOUGLAS STEPHENS PROPERTY
SECTION 20, T.5N., R.1.W.
SALT LAKE BASE & MERIDIAN



SCALE 1"=100'

~~E 1879460-33147 291~~

MATCHLINE SEE SHEET A4



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 0 | DATE: 5/5/03 | DESC. KC-094 SOUTH WEBER CIRCUIT B | BY SAM | CHK SB | APP TWH



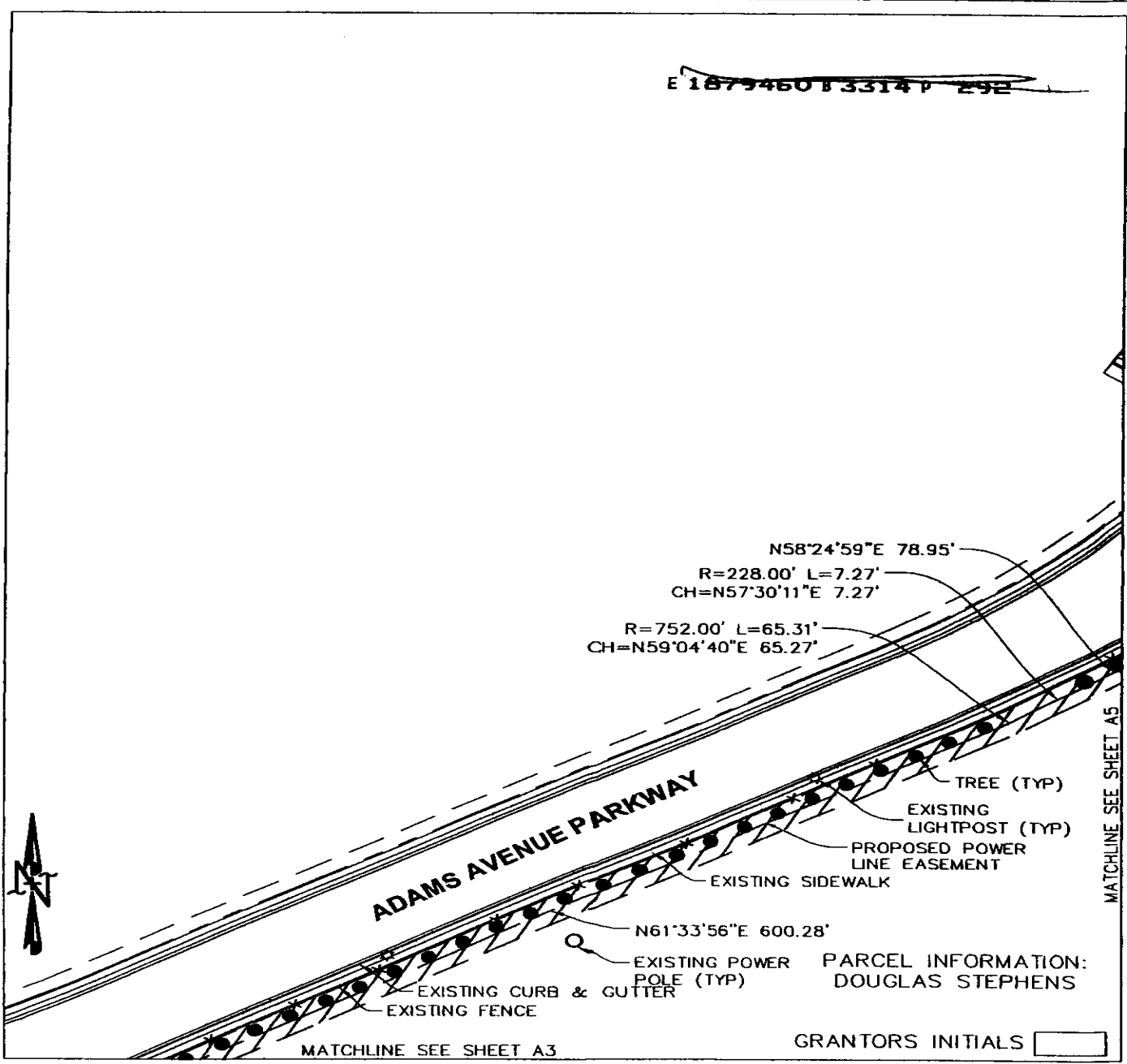
EXHIBIT "A3"
EASEMENT THROUGH
DOUGLAS STEPHENS PROPERTY
SECTION 20, T.5.N., R.1.W.
SALT LAKE BASE & MERIDIAN



SCALE 1"=100'

E# 1961245 BK2414 PG640

~~E 1879460 T 3314 P 292~~



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 HEREIN GRANTED

REV 0	DATE: 5/5/03	DESC. KC-094 SOUTH WEBER CIRCUIT B	BY SAM	CHK SB	APP	TW
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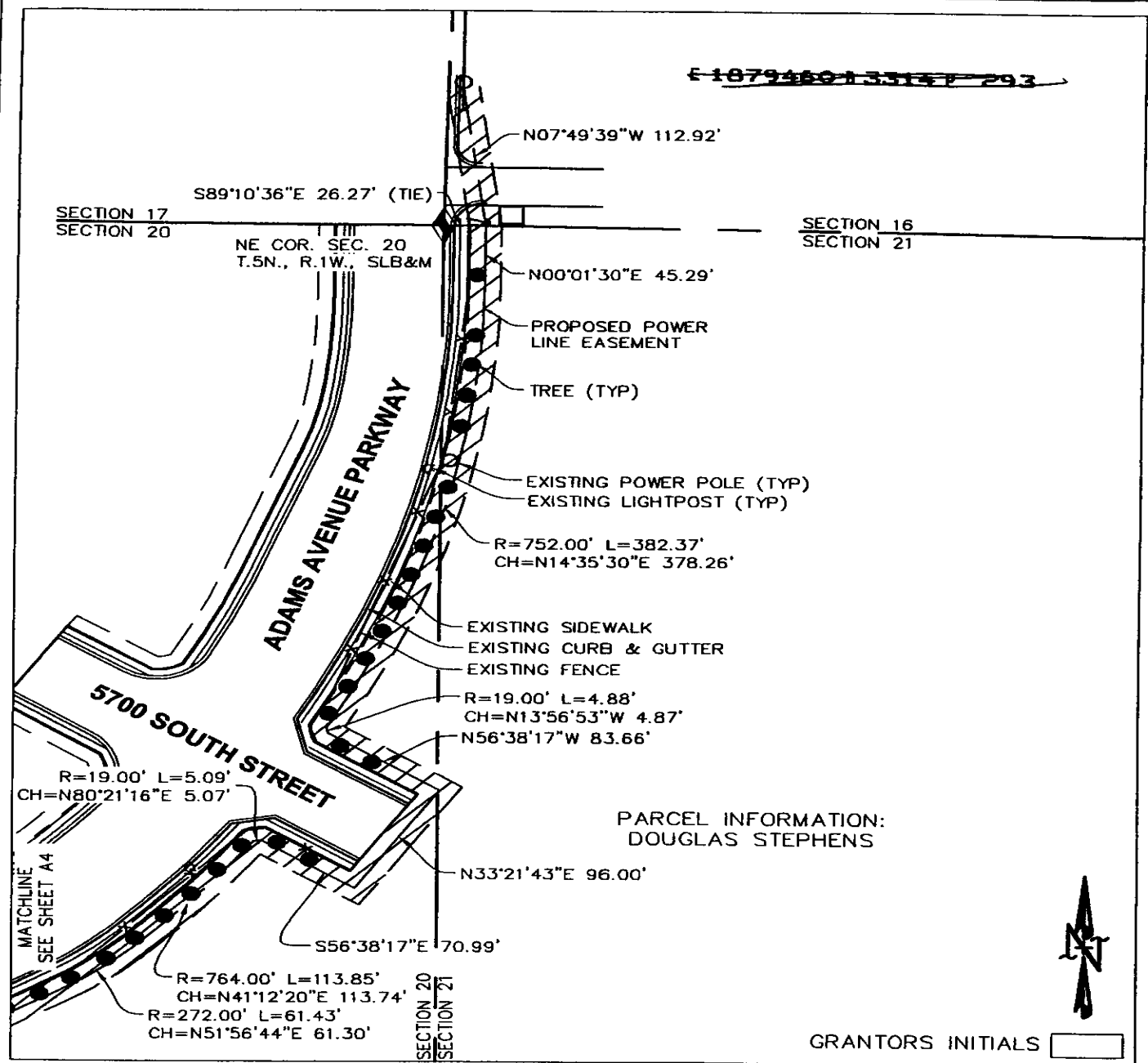
ECI ELECTRICAL CONSULTANTS, INC.
SALT LAKE CITY, UTAH
1410 South 600 West Woods Cross, UT 84087 (801) 292-9354

EXHIBIT "A 4"
EASEMENT THROUGH DOUGLAS STEPHENS PROPERTY SECTION 20, T.5.N., R.1.W. SALT LAKE BASE & MERIDIAN



SCALE 1"=100'

~~E 1079460 13314 P 293~~



PARCEL INFORMATION:
DOUGLAS STEPHENS



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 HEREIN GRANTED

REV 0	DATE: 5/5/03	DESC. KC-094 SOUTH WEBER CIRCUIT B	BY SAM	CHK SB	APP	TWH
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ECEI ELECTRICAL CONSULTANTS, INC.
SALT LAKE CITY, UTAH
1410 South 600 West Woods Cross, UT 84087 (801) 292-9954

EXHIBIT "A5"
EASEMENT THROUGH
DOUGLAS STEPHENS PROPERTY
SECTION 20, T.5.N., R.1.W.
SALT LAKE BASE & MERIDIAN






SCALE 1"=100'

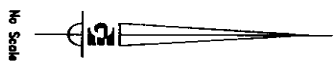
~~E-1079460-13314P 294~~

EXHIBIT B
(Transmission Line Easement – Relocated Lines No. 2 and 3)

E# 1961245 BK2414 PG643

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 

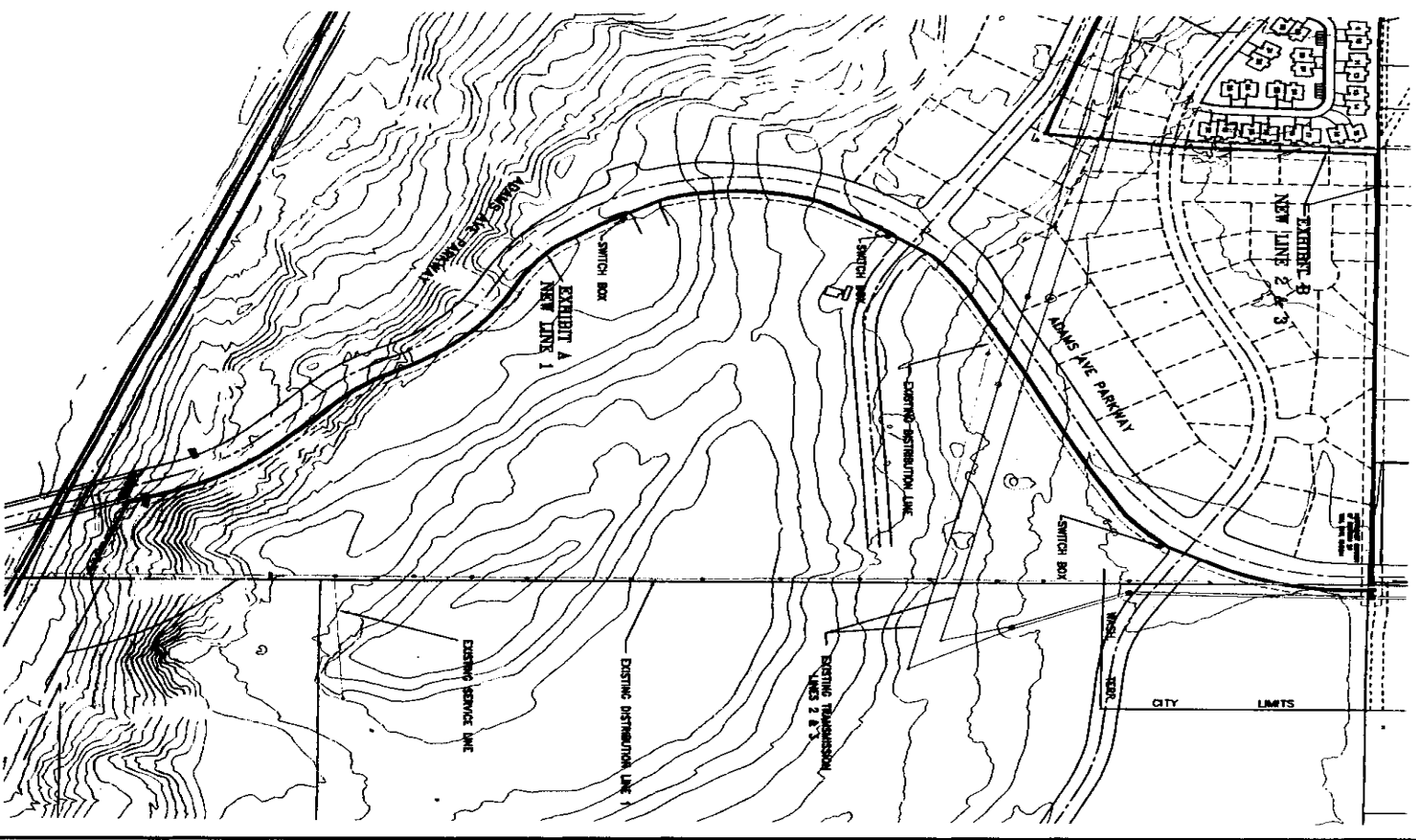


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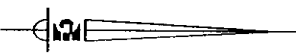
POWERLINE RELOCATION AGREEMENT EXHIBIT 'C-1'

Gardner Engineering
 5075 S. JAMES AVE., PADDINGTON
 SUITE 300, TAMPA, FL 33610
 (813) 979-1822

DEVELOPER
SOUTHTOWN
 PROPERTIES, INC.
 140 WEST CHANDLER STREET, SUITE 200, TAMPA, FL 33601
 (813) 979-4242



No Scale



POWERLINE RELOCATION AGREEMENT EXHIBIT 'C-2'

Gardner Engineering
3775 S. JONES AVE. NORTON
MASSACHUSETTS 01945
(508) 478-4222

