



W2483247

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JM

Return to: Rocky Mountain Power
Craig Garner 1438 W 2550 S
Ogden, UT. 84401

E# 2483247 PG 1 OF 3
ERNEST D ROWLEY, WEBER COUNTY RECORDER
26-JUL-10 819 AM FEE \$14.00 DEP SPY
REC FOR: ROCKY MT POWER

CC#: 13132 Work Order#: 5389799

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, **OGDEN ORTHOPEDIC MEDICAL PROPERTY HOLDINGS LLC** ("Grantor"), hereby grants to PacifiCorp, an Oregon Corporation, d/b/a Rocky Mountain Power its successors and assigns, ("Grantee"), an easement for a right of way 10 feet in width and 46 feet in length, more or less, for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of underground electric power transmission, distribution and communication lines and all necessary or desirable accessories and appurtenances thereto, including without limitation: wires, fibers, cables and other conductors and conduits therefor; and pads, transformers, switches, cabinets, and vaults on, across, or 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(s) A attached hereto and by this reference made a part hereof:

Legal Description: PARCEL OF LAND IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U S SURVEY DESCRIBED AS FOLLOWS: BEGINNING AT THE WEST CORNER OF LOT 3, PLEASANT VALLEY BUSINESS PARK ON THE SOUTHEAST RIGHT OF WAY LINE OF DEDICATED ADAMS AVENUE, SAID POINT BEING SOUTH 00D02'26" EAST ALONG THE SECTION LINE 849.68 FEET AND WEST 653.46 FEET FROM THE NORTHEAST CORNER OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U S SURVEY AND RUNNING THENCE AS FOLLOWS: SOUTH 28D26'04" EAST 234.00 FEET ALONG THE SOUTHWEST LINE OF SAID LOT 3; THENCE SOUTH 03D50'22" EAST 163.48 FEET; THENCE SOUTH 86D09'38" WEST 223.49 FEET TO A TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY 245.86 FEET ALONG SAID TANGENT CURVE TO THE RIGHT (R=367.00', DELTA =38D22'59", T=127.74', CH=241.29', CHB=NORTH 74D38'53" WEST) TO A TANGENT LINE; THENCE NORTH 55D27'23" WEST 83.82 FEET TO ANON TANGENT CURVE TO THE RIGHT; THENCE NORTHERLY 22.41 FEET ALONG SAID NON-TANGENT CURVE TO THE RIGHT (R=29.00', DELTA=44D16'33", T=11.80', CH=21.86', CHB=NORTH 04D52'40" WEST) TO A NON-TANGENT CURVE RIGHT ON THE SOUTHEAST RIGHT OF WAY LINE OF SAID DEDICATED ADAMS AVENUE; THENCE NORTHEASTERLY 196.09 FEET ALONG SAID RIGHT OF WAY LINE AND NON-TANGENT CURVE TO THE RIGHT (R=683.00', DELTA=16D26'59", T=98.72', CH=195.42', CHB=NORTH 53D20'27" EAST) TO A TANGENT LINE; THENCE NORTH 61D33'56" EAST 281.38 FEET ALONG SAID RIGHT OF WAY LINE AND TANGENT LINE TO THE POINT OF BEGINNING. BASIS OF BEARING: THE SECTION LINE FROM THE NORTHEAST CORNER OF SECTION 20 BEARS SOUTH 00D02'26" EAST (E#2345821) [NOTE: BECAUSE THE DESCRIPTION OF RECORD DID NOT CONTAIN AN AREA FOR THIS PARCEL THE AREA FOR THIS PARCEL WAS CALCULATED BY THIS OFFICE FOR TAX PURPOSES.] [NOTE: THIS DIVISION DOES NOT COMPLY WITH UTAH CODE SECTION 10-9A-605(3).] (ENTRY #2345821)

ORIGINAL

Assessor Parcel No. 07-079-0050

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

At no time shall Grantor place or store any flammable materials (other than agricultural crops), or light any fires, 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 1st day of 2010, 200 .

Jeffrey J. Rocco

OGDEN ORTHOPEDIC MEDICAL PROPERTY HOLDINGS LLC GRANTOR

REPRESENTATIVE ACKNOWLEDGEMENT

State of Utah
County of Weber } SS.

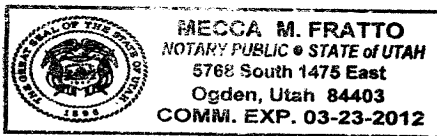
This instrument was acknowledged before me on this 1st day of February, 2010
by JEFFREY J. ROCCO, as MANAGER
Name of Representative Title of Representative

of OGDEN ORTHOPEDIC MEDICAL PROPERTY HOLDINGS LLC

Mecca M. Fratto
Notary Public

[Seal]

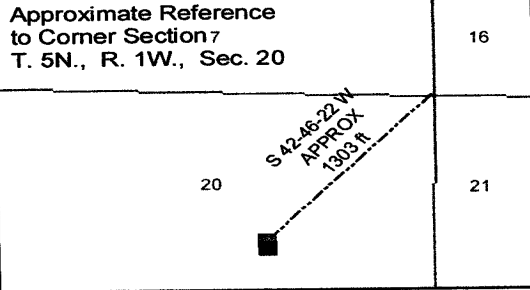
My commission expires: 3/23/2012



The figure A through B represents the centerline of a 10 ft wide easement, 46 ft in length. (Area = +/- 460 sq ft)

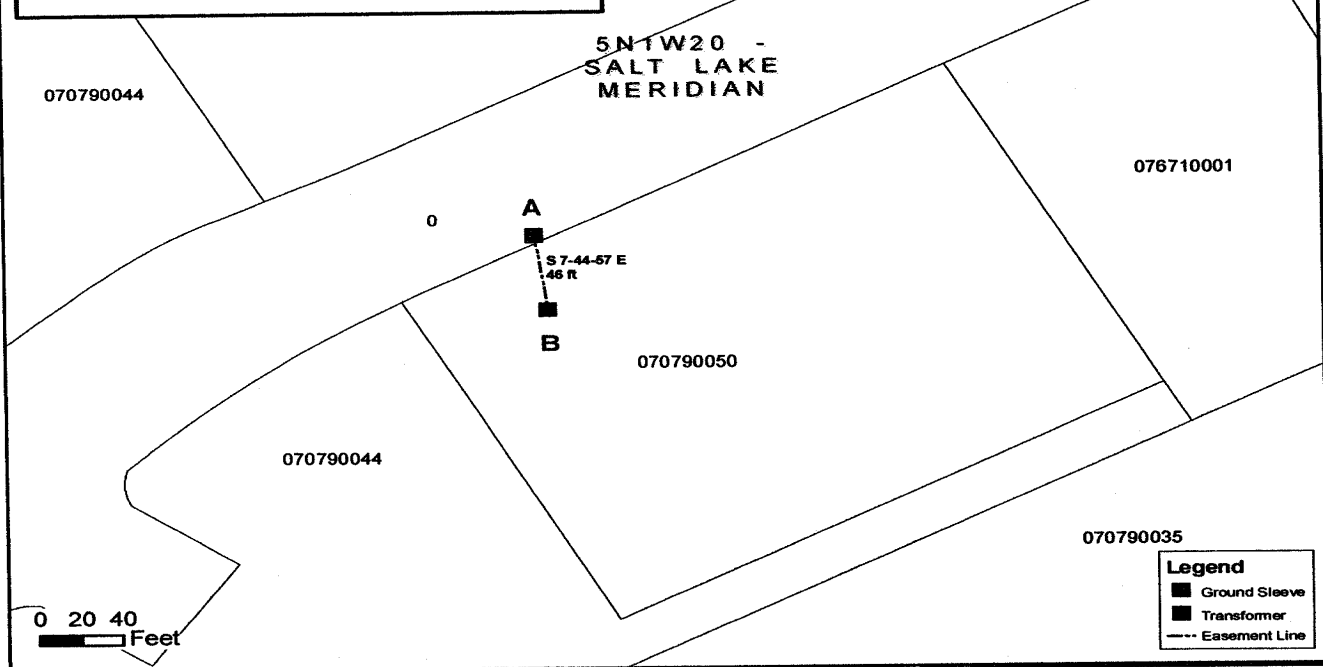
Point	Long	Lat	Facility
A	-111-58-17.7	41-9-32.002	Ground Sleeve
B	-111-58-17.6	41-9-31.610	Transformer

Lat/Long derived from post processed GPS data collected by Trimble GeoXM GPS receiver.




070790025

WEBER,
UTAH



Legend	
■	Ground Sleeve
■	Transformer
---	Easement Line

Exhibit A		 A DIVISION OF PACIFICORP	
TOWNSHIP: 5N., RANGE: 1W., SECTION: 20		CC: 13132	WO: 5389799
SALT LAKE MERIDIAN, COUNTY: WEBER, STATE: UTAH		OWNER: OGDEN ORTHOPEDIC MEDICAL PROPERTY HOLDINGS LLC	
Parcel Number: 07-079-0050		ESTIMATOR: GARNER	DATE: 01/15/2010
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.			SCALE AS SHOWN