

SW -11-4 N-2W

Return to: Rocky Mountain Power
Lisa Louder
1407 West North Temple Ste. 110
Salt Lake City, UT 84116

E 2330241 B 4437 P 466-471
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
12/27/2007 10:44 AM
FEE \$20.00 Pgs: 6
DEP RT REC'D FOR PACIFICORP

WO#: 10033267
RW#: 20070184SM

RIGHT OF WAY GRANT

Con & Jerilyn Wilcox, whose address is, 1455 South 1000 West, Clearfield Utah, ("Grantor") hereby conveys and warrants to PacifiCorp, an Oregon corporation, d/b/a Rocky Mountain Power, whose address is 1407 West North Temple, Salt Lake City, Utah 84116 ("Grantee") a perpetual easement and right of way ("Easement") over and across "Grantor's Land", as shown on attached Exhibit A, situated in Davis County, Utah Tax Parcel # 120650104.

The legal description of the "Easement Area" is attached hereto as Exhibit "B" and by reference made a part of this easement grant.

1. **Easement Grant.** This Easement is granted for value received, the receipt and sufficiency of which is hereby acknowledged. Pursuant to this Easement, Grantee shall have the right to construct, reconstruct, operate, maintain, relocate, enlarge, alter, and remove electric power lines, communication lines and related equipment, including supporting towers and poles, guy anchors, props, conductors, wires, cables and other lines, all other necessary or desirable equipment, accessories and appurtenances thereto on, over, or under the Easement Area.

2. **Access.** Grantee shall have a right of access within and along the described Easement Area together with the right of access to the Easement Area over and across Grantor's Land in such locations as may be reasonably necessary or convenient to carry out the purposes for which this Easement is granted, as more particularly shown on Exhibits A & B. The foregoing right of access is intended to run with and encumber Grantor's Land unless expressly released in writing by Grantee.

3. **Use.** Grantor may use the Easement Area for any purpose that is not inconsistent with the purposes for which this Easement is granted, provided that, Grantor expressly agrees that within the Easement Area, Grantor will not: a) construct any building or structure of any kind or nature; b) excavate closer than fifteen (15) feet from any pole or structure; c) place or use anything, including equipment or vehicles that exceeds twelve (12) feet in height; d) increase the existing ground elevation; e) light any fires or store flammable or hazardous materials; or f) otherwise use the

Easement Area in any manner that violates the National Electric Safety Code or Grantee's safety clearance standards, as may be amended from time to time.

4. **Vegetation Management.** Grantor may not plant any species of trees or other vegetation within the Easement Area that will grow to a height greater than twelve (12) feet or outside of the Easement Area that will grow within twenty five (25) feet of the transmission line conductor. Grantee shall have the right to prune or remove any and all vegetation in violation of the foregoing or, in its reasonable opinion, which interferes with or is causing or may cause a threat of harm to its facilities or improvements.

5. **Miscellaneous Provisions.**

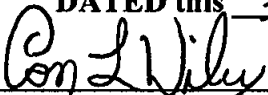
5.1 **Authority.** The individual(s) executing this document represents and warrants that he/she is the owner of the described real property herein and has the authority to convey the Easement described herein or he/she executing this document has full legal power and authority to do so on behalf of the owner.

5.2 **Amendments.** This Easement may be amended only by recording, in the office of the county recorder, an instrument in writing reciting the terms of the amendment and bearing the signatures of all parties hereto, or their heirs, successor, and assigns.

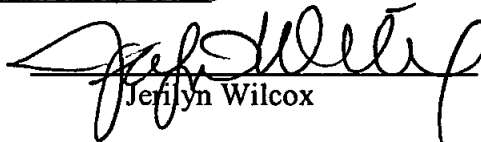
5.3 **No Waiver.** The failure to enforce or perform any provision set forth in this Easement shall not be deemed to be a waiver of any such right.

5.4 **Successors and Assigns.** All rights and obligations contained herein or implied by law are intended to be covenants running with the land and shall attach, bind and inure to the benefit of Grantor and Grantee and their respective heirs, successors, and assigns.

DATED this 3rd day of December, 2007.



Con L. Wilcox



Jenilyn Wilcox

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH

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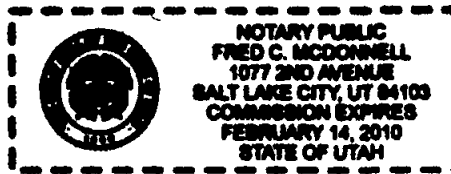
County of Davis

This instrument was acknowledged before me on this 3rd day of Dec 2007,
by Conh. Wilcox and Jerilyn Wilcox



Notary Public

My commission expires: February 14, 2010





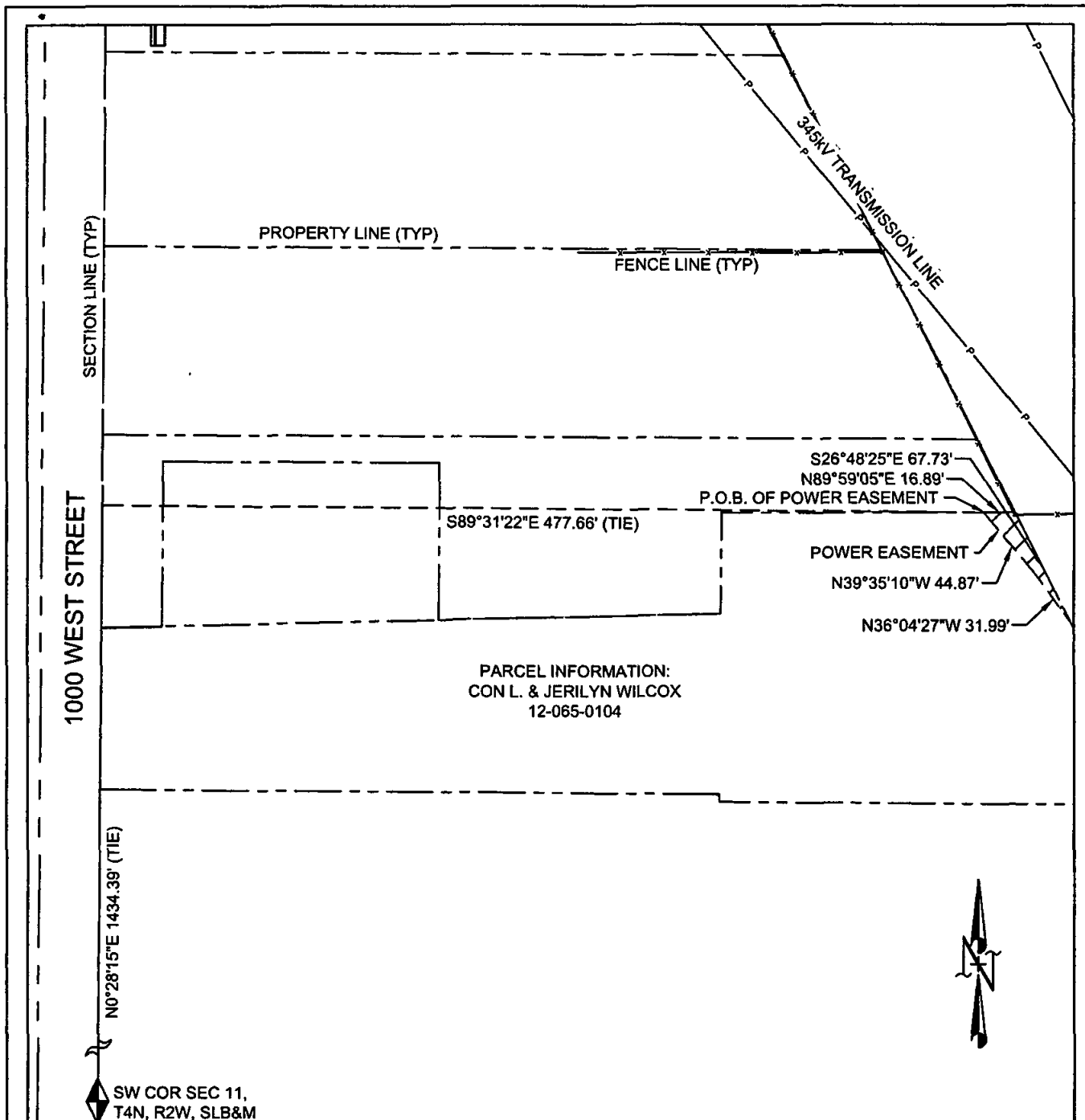
WARRANTY DEED

12-065-0104
BK 1668 PG 766

Beginning at a point North 0°07'41" East 1279.7 feet along the Section line from the Southwest corner of Section 11, Township 4 North, Range 2 West, Salt Lake Meridian, and running thence North 0°07'41" East 88.00 feet; thence North 88°25'20" East 336.15 feet; thence North 0°07'41" East 55.43 feet; thence North 89°38'30" East 158.55 feet; thence South 27°09' East 92.14 feet; thence South 36°41' East 96.04 feet; thence North 89°52'19" West 258.32 feet; thence North 0°07'41" East 4.0 feet; thence North 89°52'19" West 336.0 feet to the point of beginning.

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	11/8/07	DESC	DEA-004 SYRACUSE	BY	SAM	CHK	JH	APP	SB
						<p>EXHIBIT "A" THROUGH CON L. & JERILYN WILCOX PROPERTY SECTION 11, T.4.N., R.2.W. SALT LAKE BASE & MERIDIAN</p>					
						<p>SCALE N T.S</p>					



PARCEL INFORMATION:
 CON L. & JERILYN WILCOX
 12-065-0104

SECTION LINE (TYP)

1000 WEST STREET

N0°28'15"E 1434.39' (TIE)

SW COR SEC 11,
 T4N, R2W, SLB&M

PROPERTY LINE (TYP)

FENCE LINE (TYP)

345KV TRANSMISSION LINE

S26°48'25"E 67.73'
 N89°59'05"E 16.89'
 P.O.B. OF POWER EASEMENT

POWER EASEMENT

N39°35'10"W 44.87'

N36°04'27"W 31.99'

S89°31'22"E 477.66' (TIE)



EASEMENT DESCRIPTION:

An easement over property owned by CON L. & JERILYN WILCOX., ("Grantors"), situated in Section 11, Township 4 North, Range 2 West, Salt Lake Base & Meridian, Davis County, Utah, and being more particularly described as follows:

The portion of "Grantor's" land shown above (see easement document)

Contains: 0.011 acres, more or less, (as described)

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: 11/2/07	DESC DEA-004 SYRACUSE	BY SAM	CHK JH	APP SB
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ELECTRICAL CONSULTANTS, INC.
 SALT LAKE CITY, UTAH

EXHIBIT "B"
 SHEET 1 OF 2
 THROUGH CON L & JERILYN WILCOX PROPERTY
 SECTION 11, T 4 N., R.2.W.
 SALT LAKE BASE & MERIDIAN

ROCKY MOUNTAIN POWER
 A DIVISION OF PACIFICORP

SCALE 1"=80'

PARCEL No.12-065-0104 *pt*
 CON L. & JERILYN WILCOX

An easement across land situate in the Southwest Quarter of Section 11, Township 4 North, Range 2 West, Salt Lake Base and Meridian, Davis County, Utah. The boundaries of said easement are described as follows, to wit:

Beginning at a point on the north line of the Grantor's land which is 1434.39 feet N.00°28'15"E along the section line and 477.66 feet S.89°31'22"E from the Southwest Corner of said Section 11 and running thence N.89°59'05"E 16.89 feet to the northeast corner of said land; thence S.26°48'25"E 67.73 feet along the northeasterly line of said land; thence N.36°04'27"W 31.99 feet; thence N.39°35'10"W 44.87 feet to the point of beginning. The above-described easement contains 467 square feet or 0.011 acre.

Note: the bearings in the above-described easement are Utah State Plane, North Zone, Grid

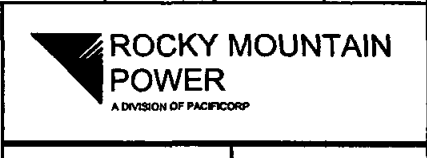
THIS DRAWING SHOULD BE USED ONLY AS A REPRESENTATION OF THE LOCATION OF THE EASEMENT BEING CONVEYED. THE EXACT LOCATION OF ALL STRUCTURES, LINES AND APPURTENANCES IS SUBJECT TO CHANGE WITHIN THE BOUNDARIES OF THE RIGHT OF WAY HEREIN GRANTED

REV	1	DATE:	11/2/07	DESC	DEA-004 SYRACUSE	BY	SAM	CHK	JH	APP	SB
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1410 South 600 West Woods Cross, UT 84087 (801) 292-8954

EXHIBIT "B"
 SHEET 2 OF 2
 THROUGH CON L. & JERILYN
 WILCOX PROPERTY
 SECTION 11, T.4 N., R.2 W
 SALT LAKE BASE & MERIDIAN



SCALE N.T.S.