20060000880 02/01/2006 03:38:09 PM Washington County

> ŘETURN TO: Washington City Attn: City Recorder (111 North 100 East Washington, UT 84780

RIGHT-OF-WAY EASEMENT QUALITY DEVELOPMENT, 2/14 INTEREST

Line No RYW. No. Washington County, Utah

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, ("Grantor"), for Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby grants, conveys, bargains, sells, and warrants unto Washington City (Grantee"), a municipal corporation whose address is 111 North 100 East Washington Wah 84780, its successors and assigns, a perpetual right-of-way easement on, over, under above and across a strip of land fifty seven (57) feet in width, located in Washington County Ttah, described as follows:

Parcel # W-209-B-1

See Exhibit "A" attached which is incorporated herein

to construct, enlarge, reconstruct, re-phase, repair, operate, maintain, place, relocate and/or replace (i) electric transmission and distribution lines and facilities, (ii) communication lines and facilities, and (iii) other utility lines and facilities of any nature, together with such other items as may be necessary or convenient for such uses.

Grantee may cut, trim and control the growth by chemical means, machinery or otherwise all trees, shrubbery, undergrowth and roots and other plants in the easement and clear the easement of all structures, obstructions or other objects that may interfere with or threaten to endanger the lines or facilities placed in the easement.

Grantee shall have a reasonable right of access to the easement from adjacent lands of Grantor for all activities in connection with the purposes for which this easement has been granted.

Grantor agrees that all lines and facilities installed in the easement by Grantee shall remain the property of the Grantee, removable at Grantee's option

Grantor warrants that Grantor is the owner of the real property described herein and that the real property is free and clear of all encumbrances and liens of whatsoever character.

Grantor shall have the right to fully use the surface of the easiment, except for the purpose of erecting buildings and/or structures within, or starting or maintaining fires within the said easement, so long as such use does not interfere with, or threaten to endanger the rights herein granted to, Grantee.

Grantee may release this grant of easement at any time by filing a release of the same with the Washington County Recorder. It is understood that the person securing this grant is without authority from Grantee to make any agreement in respect of the subject matter hereof not herein expressed, all prior or contemporaneous agreements, if any, whether verbal or written, being

(CE)	Uncluded herein.		
	Grantor agrees that, whenever necessary, words to construed to read in the plural.	used in this instrument in the sing	ular shall be
	construed to read in the plural.		
		J. O. J.	
	IN WITNESS WHEREOF, Grantor has executed 20 pt	$\pi \pi$	of January
		Name:	
	Wear Day		
NW Offer	Name: DEA SY. TERRY	Name:	- Otto
		12	<u> </u>
	(Name of entity) (Name of entity)		
200	BO DEAN T. TENG		
	165. 11 17 17 14 9 E7 Cal		
Maria	STATE OF 11		
	$a_{1} \sim c$) SS $a_{1} \sim c$, 1	. 1
	COUNTY OF Washington)		
	The foregoing instrument was acknowled	ged before me this day of	
2°	2006 by Jex	the lawy	
NW Chill			
	tob Warlow		<u> </u>
	NOTARY PUBLIC	NOTAR DEB W	Y PUBLIC /ANLASS
	My Commission Expires:	40 SOUTH ST. GEORG	H 100 EAST GE, UT 84770
		MY COMM STATE	EXP 05-30-08 OF UTAH
	NOTARY PUBLIC Address: My Commission Expires:	STATE	Y PUBLIC (ANLASS H 100 EAST GE, UT 84770 EXP 05-30-08 OF UTAH
w ·			

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US PW

LEGAL DESCRIPTION OF A POWER LINE EASEMENT ACROSS NUTRATECH INC, EX. AL. PROPERTY IN SECTION 12, TOWNSHIP 42 SOUTH, RANGE IS WEST, SALT LAKE BASE AND MERIDIAN, WASHINGTON COUNTY, UTAH.

A strip of land to be used as an Overhead Power Line Easement across Grantor's property within Section 12 of Township 42 South, Range 15 West, SLB&M, said easement being 56 feet wide, 30 feet on the left (South) side and 26 feet on the right (North) side of the following described centerline:

Beginning at a point which is located N 88°38'50" W along the Section Line 1282.31 feet and N 00°05'48" W 363.96 feet from the South Quarter Corner of said Section 12; running thence N 88°47'18" W 1365.20 feet to the West line of Section 12.

The side lines of the above described easment are to be extended or shortened as necessary to intersect at angle points and/or Grantor's property boundary lines.

The total area within the above described easement is 1.76 Acres (76,449 sf).

TORGERSEN ENGINEERING

 $(\overline{\Lambda}\Sigma)$

379 WEST PAHVANT DRIVE RICHFIELD, UTAH 84701 435-896-8106 960 EAST 900 NORTH MAPLETON, UTAH 84664 801-489-9489

DWG BY: BET
DATE: 12-8-05

EXHIBITIB! PAGE 1 OF 2

OVERHEAD POWER LINE EASEMENT

IN SECTION 12, T 42 5 (5 W, SLB#M, WASHINGTON CITY, WASHINGTON COUNTY, UTAH

00880 02/01/2006 03:38:09 PM Washin**2t0 060000880 0** 20060000880 02/01/2006 03:38: **4** of 4 11/12 W 1/4 COR SEC (CALCULATED) UDOT R.O.W. STATE OF UTAH SECTION LINE PROPERTY LINE NUTRATECH INC .. DEAN T. TERRY INVESTMENTS LL # QUALITY DEVELOPMENT DOCUMENT ENTRY NUMBERS CENTERLINE OF PROPOSED PO #825241, #907449. #804846, \$ #7,57)27 CENTERLINE OF PROPOSED POWER LINE P.O.B. N 88°47'18" W 1365.20 WASHINGTON, 363.96' 100°05'48"\ NORTH THE CORNER SECTION 13, T42, R+5W, SLB#M-FOUND BLM BRASS CAP 1973 PROPERTY LINE -OAKS INV. PROPERTIES N 88°38'50"W 2640,65 12 SÉCTION LINE SW COR SEC 12 (CALCULATED) PROPERTY LINE R. A. TURNER FAMILY 1/4 SECTION LINE الم يه ENGLISH OAKS PINE VALLEY **ESTATES** TOWNHOMES CENTERLINE OF PROPOSED POWER LINE 50UTH 1/4 ORNER SECTION 13, T42 (R15W, SLB4M FOUND ROCK MONUMENT RGERSEN ENGINEERING 960 EAST 900 NORTH 379 WEST PAHVANT DRIVE DWG BY: BET MAPLETON, UTAH 84664 RICHFIELD, UTAH 84701 12-8-05 DATE: 801-489-9489 435-896-8106 EXHIBITE B, PAGE 2 OF 2 IN SECTION 12, T 42 5 W, SLB&M, WASHINGTON CHE WASHINGTON COUNTY, UTAH