

Recorded at Request of Utah Power & Light Co 1164498
at \$1.00 Fee paid \$ 7.70 P.O. Roy R. W. 1164498
Engelbrecht, Inc. Book 694 Page 33 - Ref. D44-34-20-45
D44-13-13637
D44-1006-1
D44-242-102
D44-64-13
see last sheet for full reference

1164498

POWER LINE RIGHT OF WAY EASEMENT

KEARNS TOWNSITE, INC., a corporation of the State of Utah, *see last sheet for full reference*
New York, duly qualified and doing business in the State of Utah,
Grantor, hereby conveys and warrants to **UTAH POWER & LIGHT COMPANY**, a corporation, its successors in interest and assigns, Grantee, for the sum of One Dollar (\$1.00) and other valuable consideration, a perpetual easement and right of way for the erection and continued maintenance, repair, alteration and replacement of the electric transmission, distribution and telephone circuits of the Grantee, including all poles, guy anchors, cross-arms, transformers and incidental hardware affixed to said poles for the support of said circuits, including the right to permit the attachment on and use of said poles and facilities by others, to be erected and maintained upon and across the premises of the Grantor in Salt Lake County, State of Utah, located as follows:

A portion of Section 5, 7 and 18, Township 2 South, Range 1 West, Salt Lake Meridian, and a portion of Section 12, Township 2 South, Range 2 West, Salt Lake Meridian, in Salt Lake County, State of Utah and more particularly described as follows:

MAIN TRACT:
Beginning at a point in the Northwest one-quarter (NW 1/4) of the Northwest one-quarter (NW 1/4) of Section 12, Township 2, South, Range 2 West, Salt Lake Meridian, at the intersection of the North Section line of Section 12 and the Northeastly right-of-way line of the Denver and Rio Grand Western Railroad Company (Garfield Branch) right-of-way, said point being 448.15 feet more or less east of the Northwest corner of Section 12; thence South 50°06'00" East along said right-of-way line 1135.85 feet to a point on a line parallel to and 1320.0 feet East of the West Section line of Section 12; thence South 00°01'40" West along said line 1186.25 feet to a point on a line parallel to and 1914.0 feet south of the North line of Section 12; thence South 89°58'20" East along said line 1263.03 feet to a point on the Southwesterly right-of-way of the Denver and Rio Grande Western Railroad Company (Garfield Branch) right-of-way; thence South 50°06'00" East along said right-of-way line 74.45 feet to a point on a line parallel to and

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2640.0 feet West of the East section line of Section 12; thence South $0^{\circ}09'31''$ East along said line 3336.27 feet to the South quarter corner of Section 12; thence South $89^{\circ}59'04''$ East along the South line of Section 12, Township 2 South, Range 2 West Salt Lake Meridian and Section 7, Township 2 South, Range 1 West, Salt Lake Meridian 2963.42 feet to a point on the Northeasterly right-of-way line of the Denver and Rio Grande Western Railroad Company (Garfield Branch) right-of-way; thence in a Southeasterly curved direction along said right-of-way line 3031.5 feet to a point on the East and West one-quarter section line of Section 18, Township 2, South, Range 1 West, Salt Lake Meridian; thence North $89^{\circ}58'49''$ East along said quarter section line 4065.20 feet to a point on the East line of Section 18; thence North $00^{\circ}13'14''$ West along the East line of Section 18; and the East line of Section 7, 3960.0 feet to a point 1320.0 feet North of the Southeast (SE) corner of Section 7; thence North $89^{\circ}54'23''$ West 1320.0 feet; thence South $00^{\circ}05'37''$ West 279.0 feet to a point on the Southwesterly right-of-way line of the Utah Irrigation Canal right-of-way; thence North $56^{\circ}29'54''$ West along said right-of-way line 506.72 feet to a point on the line extended which began on the East line of Section 7 and 1320.0 feet North of the Southeast corner of Section 7; thence North $89^{\circ}54'23''$ West along said line 897.0 feet to a point on the North and South quarter section line of Section 7; thence North $0^{\circ}14'31''$ West along said quarter section line 3965.75 feet to the North quarter corner of Section 7; thence North $89^{\circ}58'20''$ West along the North line of Section 7, Township 2 South, Range 1 West, Salt Lake Meridian and along the North line of Section 12, Township 2 South, Range 2 West, Salt Lake Meridian 7478.35 feet to the point of beginning, containing 1043.12 gross acres more or less; Less that portion of the Denver and Rio Grande Western Railroad Company (Garfield Branch) right-of-way (13.77 acres, more or less) and that portion of the Utah Irrigation Canal right-of-way (7.77 acres more or less). With these deductions the main tract described above contains 1021.58 acres, more or less.

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SEWAGE DISPOSAL TRACT:

Beginning at the Southwest corner of Section 5, Township 2 South, Range 1 West, Salt Lake Meridian; thence East along the South line of Section 5, 660.0 feet; thence North 660.0 feet; thence West 660.0 feet; thence South 660.0 feet to the point of beginning, containing 10.0 acres.

WATER RESERVOIR TRACT:

Beginning at a point on the South line of Section 12, Township 2 South, Range 2 West, Salt Lake Meridian 1320.0 feet East of the Southwest corner of Section 12; thence East along the South line of Section 12, 660.0 feet;

thence North 660.0 feet; thence West 660.0 feet; thence South 660.0 feet to the point of beginning, containing 10.0 acres.

The combined areas of land described herein (The Main tract, Sewage Disposal Tract and the Water Reservoir Tract) contain a total of 1041.58 acres more or less.

TRACT 23

Commencing at North quarter corner Section 7, Township 2 South, Range 1 West, Salt Lake Meridian; East 660.0 feet; South 638.0 feet; West 660.0 feet; North 638.0 feet to beginning, containing 9.67 acres, more or less. Salt Lake County, Utah.

21/4 NW 1/4 NE 1/4 Sec 7

TRACT 24

Commencing 638.0 feet South from North quarter corner, Section 7, Township 2 South, Range 1 West, Salt Lake Meridian; South 330.0 feet; East 660.0 feet; North 330.0 feet; West 660.0 feet to beginning, containing 5.0 acres, more or less. Salt Lake County, Utah.

21/4 NW 1/4 NE 1/4 Sec 7

TRACT 25

Commencing 968.0 feet South from North quarter corner, Section 7, Township 2 South, Range 1 West, Salt Lake Meridian; South 462.0 feet; East 660.0 feet; North 462.0 feet; West 660.0 feet to beginning, containing 7.0 acres, more or less. Salt Lake County, Utah.

21/4 NW 1/4 NE 1/4 Sec 7

TRACT 26

Commencing 1430.0 feet South from North quarter corner, Section 7, Township 2 South, Range 1 West, East 660.0 feet; South 770.0 feet; West 660.0 feet; North 770.0 feet to beginning, containing 11.66 acres, more or less. Salt Lake County, Utah.

21/4 NW 1/4 NE 1/4 Sec 7

TRACT 27

Commencing at a point 2640.0 feet South from North quarter corner, Section 7, Township 2 South, Range 1 West, Salt Lake Meridian; East 660.0 feet; North 440.0 feet; West 660.0 feet; South 440.0 feet to beginning, containing 6.66 acres, more or less. Salt Lake County, Utah.

21/4 NW 1/4 NE 1/4 Sec 7

TRACT 36

NE 1/4 of NE 1/4, Section 7, Township 2 South, Range 1 West, Salt Lake Meridian, containing 40.0 acres, more or less. Salt Lake County, Utah.

21/4 NE 1/4 NE 1/4 Sec 7

TRACT 37

SE 1/4 of NE 1/4 of Section 7, Township 2 South, Range 1 West, Salt Lake Meridian, containing 40.03 acres, more or less. Salt Lake County, Utah.

21/4 SE 1/4 NE 1/4 Sec 7

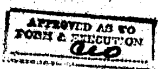
together with all its improvements and appurtenances.

It is expressly understood that the easement hereby granted shall be limited to a right of way over and along established streets or alleys in said Kearns Townsite, Inc., and to the rear five feet of such lots as are now established or shall hereafter be established in said Townsite; and it is further provided that the establishment of future lots shall be considered fixed and permanent when Grantor, its successors or assigns, shall file of record in Salt Lake County a plat designating the location of said lots. Grantor further agrees that in the preparation of said plats it will indicate and dedicate a right of way for utility purposes over the rear five feet of the lots so established.

Together with all rights of ingress and egress necessary or convenient for the full and complete use, occupation and enjoyment of the easement hereby granted, and all rights and privileges incident thereto, including the right to trim trees, brush, overhanging branches and other obstructions which may injure or interfere with Grantee's use, occupation or enjoyment of this easement; provided, however, that all such trimming shall be done in a workmanlike manner so as to cause no permanent injury to the trees or brush so trimmed.

WITNESS, the hand of said Grantor this 23rd day of June, 1949.

KEARNS TOWNSITE, INC.
By Arthur Kaplan
President.



STATE OF UTAH)
: ss
COUNTY OF SALT LAKE)

On this 23rd day of June, 1949, personally appeared before me ARTHUR CAPLAN, who being by me duly sworn, did say that he is the President of Kearns Townsite, Inc., a corporation, and that

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said instrument was signed in behalf of said corporation by authority of a resolution of its Board of Directors and the said Arthur Caplan acknowledged to me that said corporation executed the same.

Arthur Caplan
Notary Public

Residing at

Dalh.



- § 40-155-6 to 29
- § 40-157-22
- § 40-159-12
- § 40-161-24
- § 40-163-25-
- § 40-165-8
- § 40-167-8
- § 40-169-8
- § 40-171-171
- §-40-173-13