

Return to: **Rocky Mountain Power**
Lisa Louder/Cathy Jackman
1407 W North Temple, Suite 110
Salt Lake City, UT 84116



W2299170

E# 2299170 PG 1 OF 6
ERNEST D ROWLEY, WEBER COUNTY RECORDER
18-OCT-07 1105 AM FEE \$27.00 DEP JPM
REC FOR: PACIFICORP

CC#: 11461 WO#: 2861426

RIGHT OF WAY EASEMENT

For value received, WOLF CREEK PROPERTIES LC ("Grantor"), hereby grants to PacifiCorp, an Oregon corporation, its successors and assigns, ("Grantee"), an easement for a right of way 10 feet in width and 182 feet in length, more or less, for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of an underground electric 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, 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 A attached hereto and by this reference made a part hereof.

Legal Description:

22-016-0059 pt, 22-016-0053 pt
sk

PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE NORTH 2640 FEET TO QUARTER SECTION LINE; THENCE WEST 1460.1 FEET; THENCE SOUTH 100' EAST 450 FEET; THENCE SOUTH 22°50' EAST 768 FEET; THENCE SOUTH 30°00' EAST 748.22 FEET; THENCE SOUTHERLY ALONG ROAD TO A POINT WHICH IS WEST 230 FEET, MORE OR LESS, NORTH 1°20' EAST 550 FEET AND WEST 1132 FEET FROM POINT OF BEGINNING; THENCE EAST 230 FEET, MORE OR LESS, SOUTH 1°20' WEST 550 FEET, EAST 1132 FEET TO POINT OF BEGINNING. EXCEPT ANY PORTION WITHIN THE DEDICATED STREET IN BOOK 15 PLATS, PAGE 7 AND BOOK 31 PAGE 25. EXCEPT THE 2.06 ACRES OF LAND CONVEYED TO ZEANES P SMITH: (1195-754). EXCEPT THAT PART DEEDED TO WOLF CREEK VILLAGE, INC. (1415-980). EXCEPT THAT PART DEEDED TO JOHN H LAUB ON QUIT CLAIM DEED (1495-478). EXCEPTING 22-016-0027 CONTAINING 2.11 ACRES DEEDED TO EDEN WATER WORKS COMPANY (BOOK 1561 PAGE 1893). EXCEPTING 22-016-0028 CONTAINING 1.12 ACRES DEEDED TO WOLF CREEK TIMESHARE AND CONSTRUCTION, INC. (BOOK 1566 PAGE 459). EXCEPT THAT PORTION DEDICATED AS WOLF CREEK VILLAGE 2, PHASE 2 AND PHASE 3. (46-50 AND 46-53). EXCEPT THAT PORTION WITHIN MOOSE HOLLOW CONDOMINIUM PHASE 1, BOOK 49 PAGE 9. EXCEPT THOSE PARCELS DEEDED TO WOLF CREEK TIMESHARE AND CONSTRUCTION INC (BOOK 2015 PAGE 544). EXCEPT THAT PORTION DEEDED TO LEWIS HOMES INC. E#17056042072-424 ALSO EXCEPT; A PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN BEGINNING AT A POINT ON THE NORTHEAST LINE OF MOOSE HOLLOW PHASE 4, SAID POINT BEING 581.07 FEET WEST AND 2339.75

ORIGINAL

FEETSOUTH OF THE CENTER OF SAID SECTION 22, (BASIS OF BEARING NORTH 89D14'39" WEST ALONG THE CENTER SECTION LINE OF SAID SECTION 22), THENCE THE FOLLOWING COURSES, SOUTH 40D11'35" EAST 40D11'35" EAST 143.19 FEET, THENCE SOUTH 37D13'43" EAST 39.18 FEET TO A NON-TANGENT CURVE TO THE RIGHT WHICH IS THE CENTERLINE OF FOX RUN DRIVE, THENCE SOUTHWESTERLY 92.70 FEET ALONG THE CENTERLINE OF FOX RUN DRIVE (TAN=46.41', R=775.00', DELTA=6D51'13", CHB=SOUTH 50D47'41" WEST, CH=92.65'), TO A TANGENT CURVE TO THE RIGHT WHICH IS THE CENTERLINE OF FOX RUN DRIVE, THENCE SOUTHWESTERLY 74.94 FEET ALONG THE CENTERLINE OF FOX RUN DRIVE (TAN=37.89', R=205.00', DELTA=20D56'40", CHB=SOUTH 64D41'38" WEST, CH 74.52') TO A TANGENT LINE, THENCE SOUTH 75D09'58" WEST 175.63 FEET TO A NORTHWEST LINE OF MOOSE HOLLOW PHASE 4, THENCE NORTH 08D00'36" EAST 83.85 FEET ALONG THE OUTSIDE BOUNDARY OF MOOSE HOLLOW PHASE 4, THENCE NORTH 35D29'01" EAST 123.17 FEET ALONG THE OUTSIDE BOUNDARY OF MOOSE HOLLOW PHASE 4, THENCE NORTH 49D48'25" EAST 143.54 FEET TO THE POINT OF BEGINNING. (E#1814061) ALSO EXCEPT; A PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, BEGINNING AT A POINT ON THE SOUTHWEST CORNER OF MOOSE HOLLOW CONDOMINIUM PHASE 2, SAID POINT BEING 419.95 FEET WEST AND 2191.74 FEET SOUTH OF THE CENTER OF SAID SECTION 22, (BASIS OF BEARING NORTH 89D14'39" WEST ALONG THE CENTER LINE OF SAID SECTION 22), THENCE THE FOLLOWING COURSES: SOUTH 13D27'12" EAST 64.97 FEET ALONG A LINE OF SAID PHASE 2, THENCE SOUTH 45D13'58" EAST 140.16 FEET ALONG A LINE OF PHASE 2, THENCE SOUTH 74D26'58" EAST 4.22 FEET ALONG A LINE OF PHASE 2, TO A NON-TANGENT CURVE, THENCE SOUTHWESTERLY 55.80 FEET ALONG A NON-TANGENT CURVE (R=411.00, TAN=27.94, DELTA=7D46'45" CHB=SOUTH 40D37'53" WEST, CH=55.76') TO A REVERSE CURVE, THENCE SOUTHWESTERLY 154.65 FEET ALONG A REVERSE CURVE (R=814.00', TAN=77.56', DELTA=10D53'09", CHB=SOUTH 42D11'05" WEST, CH=154.42) TO A NON-TANGENT LINE, THENCE NORTH 37D13'43" WEST 78.35 FEET, THENCE NORTH 40D11'35" WEST 143.19 FEET, THENCE NORTH 49D48'25" EAST 99.68 FEET, THENCE NORTH 45D26'32" EAST 119.26 FEET TO THE POINT OF BEGINNING. (E#1814061) ALSO EXCEPT; A PART OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, BEGINNING AT A POINT SOUTH 1699.21 FEET ALONG THE QUARTER SECTION LINE AND EAST 85.55 FEET FROM THE CENTER OF SAID SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN (BASIS OF BEARING; NORTH 89D14'39" WEST FROM SAID CENTER TO THE WEST QUARTER CORNER OF SECTION 22), AND RUNNING THENCE AS FOLLOWS; SOUTH 80D03'30" EAST 313.66 FEET, THENCE SOUTH 18D44'31" WEST 52.13 FEET, THENCE SOUTH 56D41'02" EAST 66.00 FEET, THENCE SOUTH 24D02'29" WEST 65.32 FEET TO THE NORTH LINE OF MOOSE HOLLOW CONDO PHASE 3 AMENDED, THENCE SOUTH 73D24'09" WEST 21.89 FEET ALONG SAID LINE, THENCE NORTH 72D33'00" WEST 55.23 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT, THENCE SOUTHWESTERLY 178.18 FEET ALONG SAID CURVE TO A REVERSE CURVE TO THE LEFT (R=260.00 FEET, DELTA=39D15'56" T=92.75 FEET, CH=174.71 FEET, CHB=SOUTH 33D02'04" WEST)

THENCE SOUTHWESTERLY 2.16 FEET ALONG SAID CURVE TO A NON-TANGENT LINE (R=1921.51 FEET, DELTA=0D03'52", T=1.08 FEET, CH=2.16 FEET, CHB=SOUTH 52D38'03" WEST), THENCE NORTH 52D14'55" WEST 257.09 FEET, THENCE NORTH 52D14'13" WEST 181.91 FEET, THENCE NORTH 70D55'49" EAST 208.40 FEET TO THE POINT OF BEGINNING. (E#1876090 BK 2265 PG 789). ALSO EXCEPT ANY PORTION THEREOF WITHIN MOOSE HOLLOW CONDOMINIUM PHASE 4. ALSO EXCEPTING THEREFROM THE FOLLOWING: A PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST SALT LAKE BASE & MERIDIAN, BEGINNING AT A POINT ON THE SOUTHEASTERLY BOUNDARY OF MOOSE HOLLOW CONDOMINIUM PHASE 4, SAID POINT BEING 355.40 FEET WEST AND 2420.11 FEET SOUTH OF THE CENTER OF SAID SECTION 22, THENCE AS FOLLOWS, SOUTHEASTERLY 37.87 FEET ALONG A CURVE TO THE RIGHT TO A TANGENT REVERSE CURVE TO THE LEFT (DELTA=14D57'49", R=145.00, T=19.04', CHB=SOUTH 28D08'03" EAST), THENCE SOUTHEASTERLY 151.54 FEET ALONG SAID CURVE (DELTA=26D47'53", R=324.00, T=77.18', CH=150.16, CHB=SOUTH 34D03'05" EAST), THENCE SOUTH 51D59'25" EAST 102.02 FEET, THENCE SOUTH 48D18'01" EAST 44.31 FEET TO THE SOUTH LINE OF SECTION 22, THENCE NORTH 89D07'44" WEST 200.00 FEET ALONG SAID SOUTH SECTION LINE TO MOOSE HOLLOW PHASE 4 BOUNDARY, THENCE NORTH 33D08'00" WEST 185.52 FEET ALONG SAID PHASE 4 BOUNDARY TO A NON-TANGENT CURVE TO THE RIGHT, THENCE NORTHEASTERLY 125.80 FEET ALONG SAID CURVE AND PHASE 4 BOUNDARY TO THE POINT OF BEGINNING, (DELTA=8D51'18", R=814.00, T=63.03, CH=125.68, CHB=NORTH 43D12'00" EAST) (E# 2025752) ALSO EXCEPT: A PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, BEGINNING AT A POINT OF THE SOUTHEASTERLY BOUNDARY OF MOOSE HOLLOW CONDOMINIUM PHASE 4, SAID POINT BEING 355.40 FEET WEST AND 2420.11 FEET SOUTH OF THE CENTER OF SAID SECTION 22, THENCE AS FOLLOWS: SOUTHEASTERLY 15.02 FEET ALONG A CURVE TO THE RIGHT TO A TANGENT REVERSE CURVE TO THE LEFT (DELTA=05D56'10", R=145.00 FEET, T=7.52 FEET, CH=15.02 FEET, CHB=SOUTH 32D34'45" EAST) THENCE SOUTHEASTERLY 215.76 FEET ALONG SAID CURVE (DELTA=16D25'59", R=750.00 FEET, T=108.63 FEET, CH=215.02 FEET, CHB=SOUTH 37D51'12" EAST) THENCE SOUTH 48D15'21" EAST 101.18 FEET TO THE SOUTH LINE OF SECTION 22, THENCE NORTH 89D07'44" WEST 200.00 FEET ALONG SAID SECTION TO MOOSE HOLLOW PHASE 4 BOUNDARY, THENCE NORTH 33D08'00" WEST 185.52 FEET ALONG SAID PHASE 4 BOUNDARY TO A NON-TANGENT CURVE TO THE RIGHT THENCE NORTHEASTERLY 125.52 FEET ALONG SAID CURVE AND PHASE 4 BOUNDARY TO THE POINT OF BEGINNING. (DELTA=8D50'07", R=814.00 FEET, T=62.89 FEET, CH=125.40 FEET, CHB=NORTH 43D12'36" EAST) (E# 2088181) ALSO EXCEPT: A PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, BEGINNING AT A POINT ON THE SOUTHEAST BOUNDARY OF MOOSE HOLLOW CONDOMINIUM PHASE 4, SAID POINT BEING 355.40 FEET WEST AND 2420.11 FEET SOUTH OF THE CENTER OF SAID SECTION 22, THENCE AS FOLLOWS: NORTHEASTERLY 29.13 FEET ALONG SAID BOUNDARY AND CURVE TO THE LEFT TO A REVERSE CURVE TO THE RIGHT (DELTA=2D03'01", R=514.00 FEET, T=14.57 FEET, CH=29.13 FEET,

CHB=NORTH 37D46'01" EAST), THENCE NORTHEASTERLY 55.80 FEET ALONG SAID PHASE 4 BOUNDARY TO MOOSE HOLLOW PHASE 2 BOUNDARY (DELTA=7D46'45", R=411.00 FEET, T=27.94 FEET, CH=55.76 FEET, CHB=NORTH 40D37'53" EAST) THENCE SOUTH 74D26'58" EAST 86.89 FEET ALONG SAID PHASE 2 BOUNDARY, THENCE NORTH 63D53'24" EAST 43.94 FEET ALONG SAID PHASE 2 BOUNDARY, THENCE SOUTH 07D00'00" EAST 313.52 FEET, THENCE NORTH 48D15'21" WEST 101.18 FEET TO AN ON-TANGENT CURVE TO THE RIGHT, THENCE NORTHWESTERLY 215.76 FEET ALONG SAID CURVE TO A REVERSE CURVE TO THE LEFT (DELTA=16D28'59", R=750.00 FEET, T=108.63 FEET, CH=215.02 FEET, CHB=NORTH 37D51'12" WEST); THENCE NORTHWESTERLY 15.02 FEET ALONG SAID CURVE TO THE POINT OF BEGINNING. (DELTA=5D56'10", R=145.00 FEET, T=7.52 FEET, CH=15.02 FEET, CHB=NORTH 32D34'48" WEST) (E# 2088182) ALSO EXCEPTING THEREFROM THE FOLLOWING: A PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, BEGINNING AT A POINT EAST 38.63 FEET AND SOUTH 2276.70 FEET FROM THE CENTER OF SECTION 22, THENCE AS FOLLOWS SOUTH 02D41'31" WEST 214.46 FEET, THENCE SOUTH 86D20'26" WEST 189.31 FEET TO THE BOUNDARY OF MOOSE HOLLOW PHASE 5, THENCE NORTH 07D00'00" WEST 145.36 FEET TO THE BOUNDARY CORNER OF MOOSE HOLLOW PHASE 2 AND 5, THENCE NORTH 63D53'24" EAST 109.53 FEET ALONG THE MOOSE HOLLOW PHASE 2 SOUTH BOUNDARY LINE, THENCE NORTH 72D21'20" EAST 93.65 FEET ALONG THE MOOSE HOLLOW PHASE 2 SOUTH BOUNDARY LINE, THENCE NORTH 79D26'21" EAST 29.62 FEET TO THE POINT OF BEGINNING. (E# 2096091) ALSO EXCEPT: A PART OF THE SOUTH HALF OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, BEGINNING AT A POINT EAST 38.63 FEET AND SOUTH 2276.70 FEET FROM THE CENTER OF SECTION 22, SAID POINT ALSO BEING ON MOOSE HOLLOW PHASE 1 BOUNDARY, (BASIS OF BEARING NORTH 89D14'39" WEST FROM THE CENTER OF SECTION 22 TO THE WEST QUARTER CORNER) THENCE AS FOLLOWS: NORTH 79D26'21" EAST 30.38 FEET ALONG SAID BOUNDARY TO A CORNER; THENCE SOUTH 52D22'14" EAST 15.87 FEET ALONG SAID BOUNDARY, THENCE SOUTH 392.44 FEET TO THE SOUTH LINE OF SECTION 22, THENCE NORTH 89D07'44" WEST 220.97 FEET ALONG SAID SECTION LINE TO THE EAST LINE OF MOOSE HOLLOW PHASE 5 BOUNDARY, THENCE NORTH 07D00'00" WEST 168.16 FEET, THENCE NORTH 86D20'26" EAST 189.31 FEET, THENCE NORTH 02D41'31" EAST 214.46 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT 22-016-0053, ASSIGNED TO POWDER CANYON DEVELOPMENT PER BOUNDARY LINE AGREEMENT (E# 2246360)

Serial Number ~~22-016-0006~~

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 22 day of May, 2007.



WOLF CREEK PROPERTIES LC

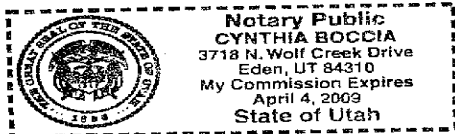
REPRESENTATIVE ACKNOWLEDGMENT

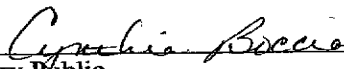
STATE OF Utah)

ss.

County of Weber)

This instrument was acknowledged before me on this 22 day of May, 2007,
by Steven Roberts, as
Managing Member of
Wolf Creek Properties, LC.





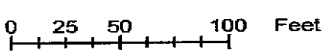
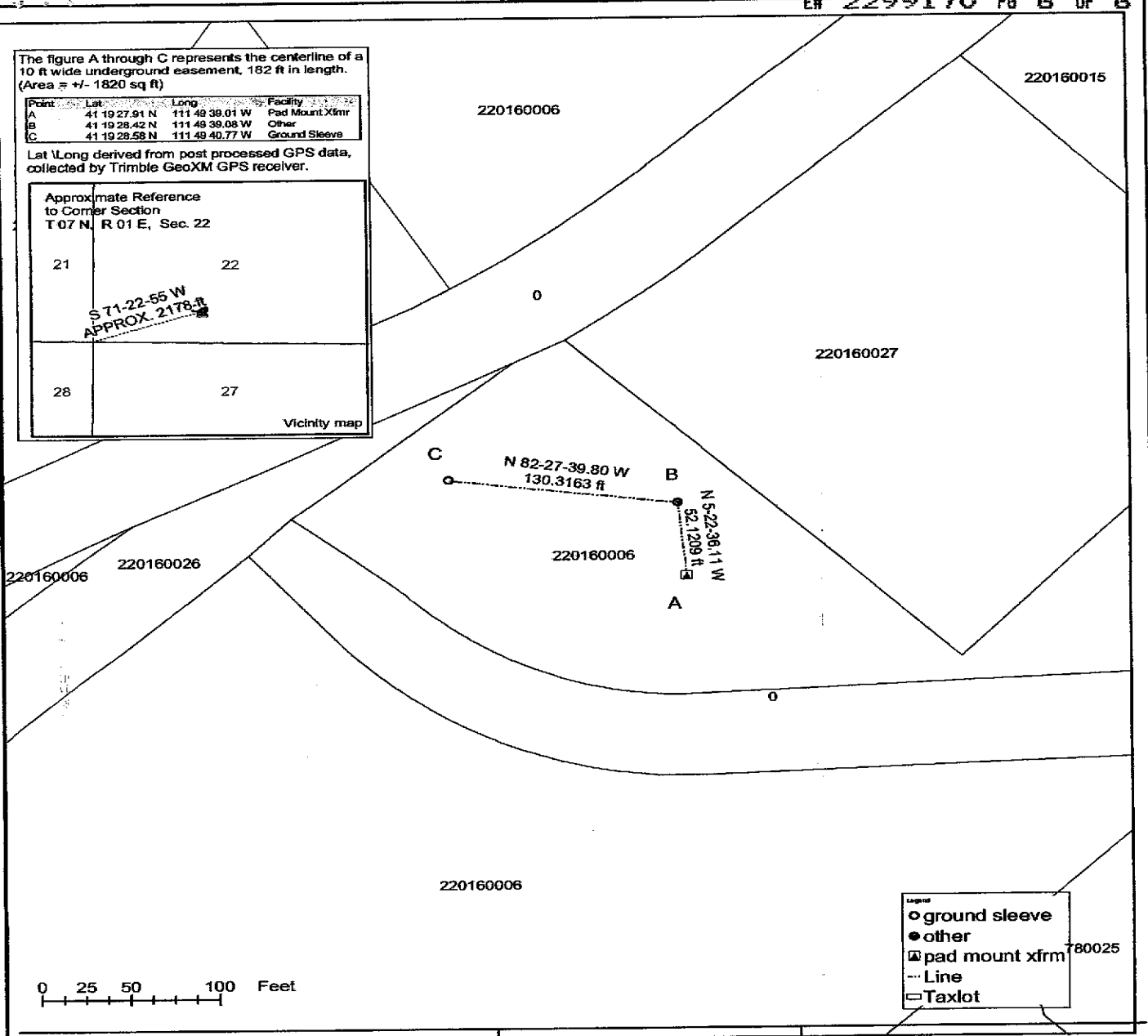
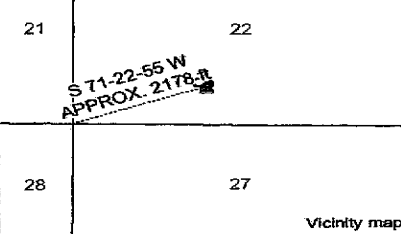
Notary Public
My commission expires: 04-04-09

The figure A through C represents the centerline of a 10 ft wide underground easement, 182 ft in length. (Area = +/- 1820 sq ft)

| Point | Lat | Long | Facility |
|-------|---------------|----------------|----------------|
| A | 41 19 27.91 N | 111 49 38.01 W | Pad Mount Xfmr |
| B | 41 19 28.42 N | 111 49 38.08 W | Other |
| C | 41 19 28.58 N | 111 49 40.77 W | Ground Sleeve |

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

Approximate Reference to Corner Section
T 07 N, R 01 E, Sec. 22



| Legend | |
|--------|----------------|
| ○ | ground sleeve |
| ● | other |
| ▣ | pad mount xfrm |
| --- | Line |
| □ | Taxlot |

| | | |
|--|--|--|
| Exhibit A | CC#: 11481 WO#: 2861426 | SCALE AS SHOWN |
| | SECTION: 22 TOWNSHIP: 07 N RANGE: 01 E | LAND OWNER NAME: WOLF CREEK PROPERTIES LC |
| SALT LAKE MERIDIAN, COUNTY: WEBER, STATE: UTAH | ESTIMATOR: N. Burrell | |
| Parcel Number: 22-016-0006 | DATE: 4/24/2007 | |