

E 465914 R 0644 P 043 —
 Date 18-APR-2005 14:03pm
 Fee: 20.00 Charge
 MERLENE MOSHER, Recorder
 Filed By JAC
 For PACIFICORP
 GRAND COUNTY CORPORATION

46

Return to: UTAH POWER
 C/O GARY LAWLEY
 320 N 100 W
 MOAB, UTAH 84532

CC#: 11406 Work Order#: 2539061

RIGHT OF WAY EASEMENT

For value received, COLIN DON FRYER ("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 12,956 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: fibers, cables and other conductors and conduits therefor; and pads, transformers, switches, vaults on, across, or under the surface of the real property of Grantor in GRANDCounty, 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: EXHIBIT ATTACHED

10.0 FT. WIDE EASEMENT(S) FOR POWERLINE FACILITIES, 5.0 FT. EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINES IN SECTIONS 26 & 35, T 24 S, R 22 E, S.L.M., GRAND COUNTY, UTAH:

Beginning at a point which bears N 0°01'E 447.97 ft. from the SE Corner of Lot 1 of Section 35, T 24 S, R 22 E, S.L.M., and proceeding thence with said centerline of easement S 75°44'28"W 18.86 ft., thence N 71°15'15"W 148.87 ft., thence N 78°39'55"W 164.04 ft., thence N 29°15'37"W 101.72 ft., thence S 71°28'24"W 117.82 ft., thence S 58°50'44"W 514.48 ft., thence S 62°54'03"W 222.49 ft., thence S 77°04'24"W 101.73 ft., thence N 85°00'49"W 45.38 ft., thence S 29°09'43"W 127.76 ft., thence S 16°20'13"W 106.13 ft., thence S 4°44'19"E 42.75 ft., thence S 12°56'32"E 110.43 ft., thence S 31°31'06"E 91.51 ft., thence S 56°51'28"E 39.43 ft.;

ALSO:

Beginning at a point which bears N 31°02'24"W 715.45 ft. from the SE Corner of Lot 1, Section 35, T 24 S, R 22 E, S.L.M., and proceeding thence with said centerline of easement N 58°07'21"E 90.37 ft., thence N 62°16'18"E 85.07 ft.;

ALSO:

Beginning at a point which bears N 36°17'54"W 732.98 ft., and proceeding thence with said centerline of easement N 13°51'45"W 20.90 ft., thence N 61°51'02"W 67.77 ft., thence S 88°02'53"W 156.56 ft., thence N 86°28'25"W 149.39 ft., thence N 22°43'40"W 23.69 ft., thence N 22°43'40"W 12.48 ft., thence N 8°37'49"E 438.66 ft., thence N 16°16'24"W 262.70 ft., thence N 35°18'54"W 76.01 ft., thence N 13°28'05"W 46.26 ft., thence N 9°27'14"E 45.64 ft., thence N 12°09'49"W 97.68 ft., thence S 68°15'30"W 11.36 ft., thence S 49°04'42"W 35.53 ft., thence S 23°02'00"W 132.78 ft., thence S 57°34'52"W 48.99 ft., thence S 80°43'30"W 176.11 ft., thence N 4°39'10"W 217.53 ft., thence N 5°29'54"W 306.37 ft., thence N 0°14'32"W 69.56 ft., thence N 29°35'49"W 26.49 ft.;

ALSO:

Beginning at a point which bears S 65°58'51"E 1479.05 ft. from the North ¼ Corner Section 35, T 24 S, R 22 E, S.L.M., and proceeding thence with said centerline of easement S 58°13'01"W 76.98 ft., thence S 58°49'05"E 77.33 ft., thence S 78°57'24"E 65.83 ft., thence N 83°27'24"E 409.95 ft.,

ALSO:

Beginning at a point which bears N 50°15'44"W 1064.06 ft. from the SE Corner of Lot 1 Section 35, T 24 S, R 22 E, S.L.M., and proceeding thence with said centerline of easement N 41°07'35"W 289.96 ft., thence N 77°20'15"W 56.68 ft.;

ALSO:

Beginning at a point which bears N 37°35'25"W 1799.28 ft. from the SE Corner of Lot 1 Section 35, T 24 S, R 22 E, S.L.M., and proceeding thence with said centerline of easement S 9°04'50"E 32.38 ft.;

ALSO:

Beginning at a point which bears N 28°59'00"W 1844.63 ft. from the SE Corner of Lot 1 Section 35, T 24 S, R 22 E, S.L.M., and proceeding thence with said centerline of easement N 68°15'30"E 35.56 ft. to the terminus of these centerline descriptions.

Map No. Tax Parcel No.

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.

E 466914 B 0644 P 044

(CHOOSE ONE ACKNOWLEDGEMENT AND DELETE THE OTHER)

INDIVIDUAL ACKNOWLEDGMENT

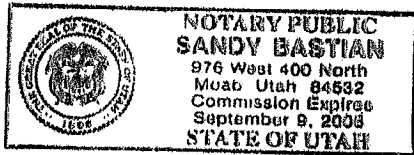
STATE OF Utah)

County of Grand)

SS.

This instrument was acknowledged before me on this 13 day of April, 2005, by Colin Fryer Colin Fryer

(Notary: Insert Grantor Name Here)



Sandy Bastian
Notary Public

My commission expires: 9/9/08

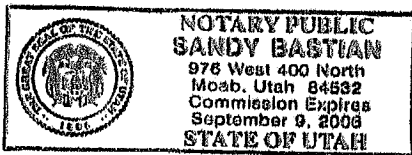
REPRESENTATIVE ACKNOWLEDGMENT

STATE OF Utah)

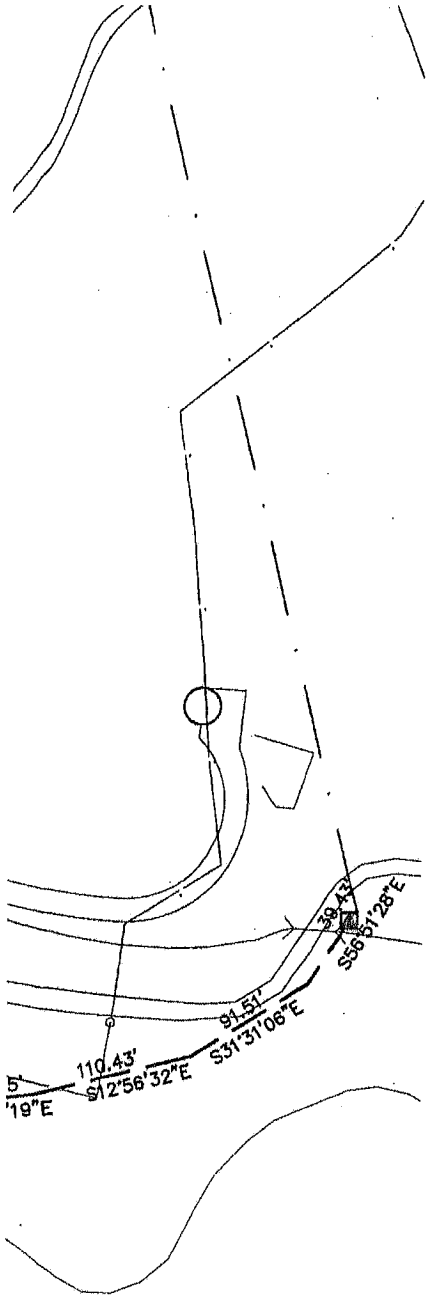
County of Grand)

SS.

This instrument was acknowledged before me on this 13 day of April, 2005, by Colin Fryer, as OWNER of Said Property



Sandy Bastian
Notary Public



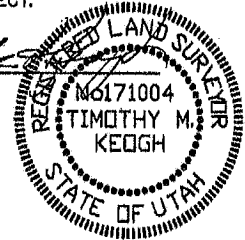
LEGEND

- ☐ 1ø GRD. SLEEVE
- ⊠ TRANSFORMER URD
- POLE
- △ OHV TRANSFORMER

SURVEYORS CERTIFICATE

I, TIMOTHY M. KEOGH, DO HEREBY CERTIFY THAT I AM A REGISTERED UTAH LAND SURVEYOR, HOLDING CERTIFICATE NO. 171004 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, AND I FURTHER CERTIFY THAT UNDER AUTHORITY OF THE OWNER I HAVE SURVEYED THE TOPOGRAPHY AS DEPICTED HEREON AND THAT SAME IS TRUE AND CORRECT.

April 4, 2011
 DATE TIMOTHY M. KEOGH



KEOGH LAND SURVEYING

45 EAST CENTER STREET MOAB, UTAH, 84532

A TOPOGRAPHIC SURVEY OF
***RED CLIFFS ADVENTURE
 LODGE***

WITHIN THE SW1/4 SECTION 36,
 T 25 S, R 21 E, SLM, MOAB CITY,
 GRAND COUNTY, UTAH

PREPARED FOR
COLIN EDVED