

REV101512

Return to:  
Rocky Mountain Power  
Ellen Anderson  
1438 West 2550 South  
Ogden, Utah



\*W2817462\*

Project Name:  
Tract No.:  
WO#:  
RW#:

EN 2817462 PG 1 OF 5  
LEANN H KILTS, WEBER COUNTY RECORDER  
28-SEP-16 115 PM FEE \$18.00 DEP DC  
REC FOR: ROCKY MOUNTAIN POWER

**UNDERGROUND RIGHT OF WAY EASEMENT**

For value received, Nielsen Properties Inc ("Grantor"), hereby grants to PacifiCorp, an Oregon Corporation, d/b/a Rocky Mountain Power its successors and assigns, ("Grantee"), an easement for a right of way 10 feet in width and 216 feet in length, more or less, for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of underground electric power transmission, 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, and 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(s) attached hereto and by this reference made a part hereof:

Legal Description:

AN EASEMENT SITUATE IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, IN DAVIS COUNTY, UTAH. THE FOLLOWING DESCRIBED EASEMENT IS DESCRIBED AS FOLLOWS:

BEGINNING ON THE GRANTORS EASTERLY BOUNDARY LINE AT A POINT 914.71 FEET S.00°27'51"W. ALONG THE SECTION LINE AND 175.00 FEET EAST FROM THE NORTHEAST CORNER OF SAID SECTION 23 (NOTE: BASIS OF BEARING IS S.00°27'51"W. ALONG THE SECTION LINE FROM THE MONUMENTS REPRESENTING THE NORTHEAST CORNER AND THE EAST QUARTER CORNER OF SAID SECTION 23, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN); AND RUNNING THENCE S.00°27'51"W. 10.00 FEET ALONG SAID EASTERLY BOUNDARY LINE; THENCE N.89°31'36"W. 140.80 FEET; THENCE N.00°28'24"E. 10.00 FEET; THENCE S.89°31'36"E. 140.80 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED EASEMENT CONTAINS 1,408 SQUARE FEET OR 0.032 ACRE IN AREA, MORE OR LESS.

AND ALSO:

AN EASEMENT SITUATE IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, IN DAVIS COUNTY, UTAH. THE FOLLOWING DESCRIBED EASEMENT IS DESCRIBED AS FOLLOWS:

BEGINNING ON THE GRANTORS EASTERLY BOUNDARY LINE AT A POINT 1104.43 FEET S.00°27'51"W. ALONG THE SECTION LINE AND 175.00 FEET EAST FROM THE NORTHEAST CORNER OF SAID SECTION 23 (NOTE: BASIS OF BEARING IS S.00°27'51"W. ALONG THE SECTION LINE FROM THE MONUMENTS REPRESENTING THE NORTHEAST CORNER AND THE EAST QUARTER CORNER OF SAID SECTION 23, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN); AND RUNNING THENCE S.00°27'51"W. 18.72 FEET ALONG SAID EASTERLY BOUNDARY LINE; THENCE S.32°45'09"W. 64.74 FEET TO THE GRANTORS SOUTHERLY BOUNDARY LINE; THENCE N.89°32'09"W. 4.10 FEET ALONG SAID WESTERLY BOUNDARY LINE; THENCE N.32°45'09"E. 82.75 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED EASEMENT CONTAINS 745 SQUARE FEET OR 0.017 ACRE IN AREA, MORE OR LESS.

Assessor Parcel No. 09-102-0007

*NP A*

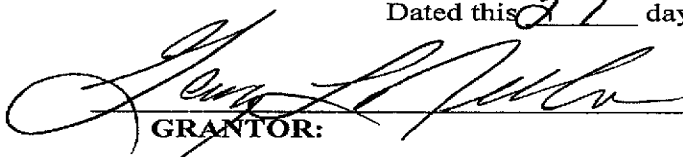
Together with the right of access to the right of way from adjacent lands of Grantor for all activities in connection with the purposes for which this easement has been granted; and together with the present and (without payment therefor) the future right to keep the right of way clear of all brush, 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.

To the fullest extent permitted by law, each of the parties hereto waives any right it may have to a trial by jury in respect of litigation directly or indirectly arising out of, under or in connection with this agreement. Each party further waives any right to consolidate any action in which a jury trial has been waived with any other action in which a jury trial cannot be or has not been waived.

Dated this 27 day of SEPT, 2016

  
GRANTOR:

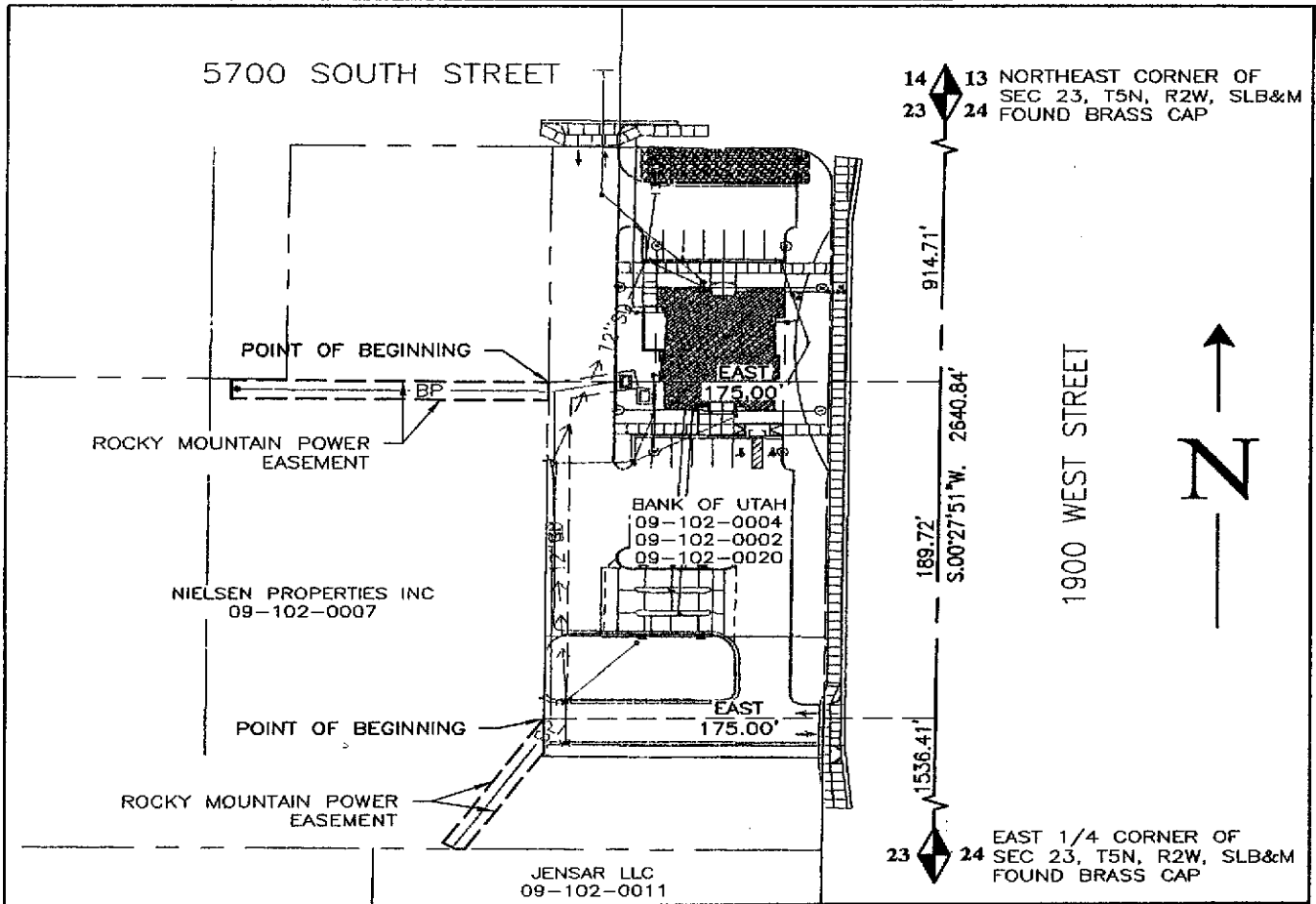
NIELSEN PRESIDENTS.

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GRANTOR:



### Property Description

Quarter: NE Quarter: NE Section: 23 Township 5N ,  
 Range 2W , Salt Lake Base and Meridian  
 County: Davis State: Utah  
 Parcel Number: 09-102-0007



CC#	WO#:
Landowner Name: Nielsen Properties Inc.	
Drawn By: TRW, Meridian Engineering, Inc.	

09/14/16  
**EXHIBIT A**

This drawing should be used only as a representation of the location of the easements being conveyed. The exact location of all structures, lines and appurtenances is subject to change within the boundaries of the described easement area.



SCALE: 1 inch = 80 Feet