

REV052314

Return to:
Rocky Mountain Power
Lisa Louder/JChischillie
1407 West North Temple Ste. 110
Salt Lake City, UT 84116

Project Name: Boyer Terra Academy
WO#: 5920746
RW#:

Entry 2015002389
Book 1425 Pages 223-226 \$16.00
16-MAR-15 01:24
BRENDA MCDONALD
RECORDER, UINTAH COUNTY, UTAH
ROCKY MOUNTAIN POWER ATTN PAT TUCKE
183 S 500 E VERNAL, UT 84078
Rec By: DEBRA ROOKS , DEPUTY

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UNDERGROUND RIGHT OF WAY EASEMENT

For value received, **Boyer Terra Academy, LC** ("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 480 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 **Uintah** County, 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:

PARCEL 1:

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 21, TOWNSHIP 4 SOUTH, RANGE 21 EAST, SALT LAKE BASE AND MERIDIAN, VERNAL CITY, UINTAH COUNTY, UTAH AND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 21, FROM WHICH THE EAST QUARTER OF CORNER OF SAID SECTION 21 BEARS NORTH 02° 04' 00" WEST 2654.82 FEET; THENCE NORTH 02° 04' 00" WEST 1190.58 FEET ALONG THE EAST LINE OF SAID SECTION 21; THENCE SOUTH 87° 56' 00" WEST 1627.50 FEET TO A FOUND REBAR WITH CAP LABELED, PLS 6028691 SET BY RECORD OF SURVEY FILE NUMBER 3534 IN THE OFFICIAL RECORDS OF UINTAH COUNTY, THE TRUE POINT OF BEGINNING; THENCE SOUTH 89° 15' 05" WEST 425.66 FEET ALONG SAID SURVEY LINE TO A FOUND REBAR WITH CAP LABELED, PLS 6028691 SET ON THE EASTERLY RIGHT OF WAY LINE OF AGGIE BOULEVARD, SAID POINT BEING ON A 800.00 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST WHOSE CENTER BEARS SOUTH 38° 54' 37" WEST; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09° 06' 03" A DISTANCE OF 127.07 FEET (CHORD = NORTH 55° 38' 25" WEST 126.94 FEET); THENCE NORTH 60° 11' 26" WEST 199.84 FEET ALONG SAID RIGHT OF WAY LINE TO THE BEGINNING OF A 700.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST; THENCE

NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44° 17' 48" A DISTANCE OF 541.19 FEET (CHORD = NORTH 38° 02' 32" WEST 527.81 FEET) ALONG SAID RIGHT OF WAY LINE TO A 5/8" REBAR WITH CAP LABELED, "A.A. HUDSON, PLS 375041; THENCE NORTH 88° 32' 18" EAST 1131.03 FEET TO A 5/8" REBAR WITH CAP LABELED, "A.A. HUDSON, PLS 375041 SET ON THE WEST LINE OF THE STEINAKER SERVICE CANAL EASEMENT, SAID POINT BEING ON THE 445.00 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST WHOSE CENTER BEARS SOUTH 65° 45' 24" EAST; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16° 28' 52" A DISTANCE OF 128.01 FEET (CHORD = SOUTH 16° 00' 09" WEST 127.56 FEET) TO A 5/8" REBAR WITH CAP LABELED, "A.A. HUDSON, PLS 375041; THENCE SOUTH 07° 45' 43" WEST 491.84 FEET ALONG SAID WEST LINE TO THE TRUE POINT OF BEGINNING.

Assessor Parcel No. 04:133:0013
0022 SWSE

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 26 day of February, 2015.



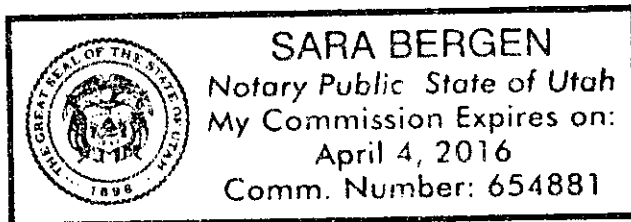
(Boyer Academy Co, LC Rep.) GRANTOR

Acknowledgment by a Corporation, LLC, or Partnership:

STATE OF Utah)
County of Salt Lake) ss.)

On this 26^m day of February, 2015, before me, the undersigned Notary Public in and for said State, personally appeared Devon Glenn (name), known or identified to me to be the Manager (president / vice-president / secretary / assistant secretary) of the corporation, or the (manager / member) of the limited liability company, or a partner of the partnership that executed the instrument or the person who executed the instrument on behalf of Boyer ^{Terra} Academy, LC (entity name), and acknowledged to me that said entity executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Sara Bergen

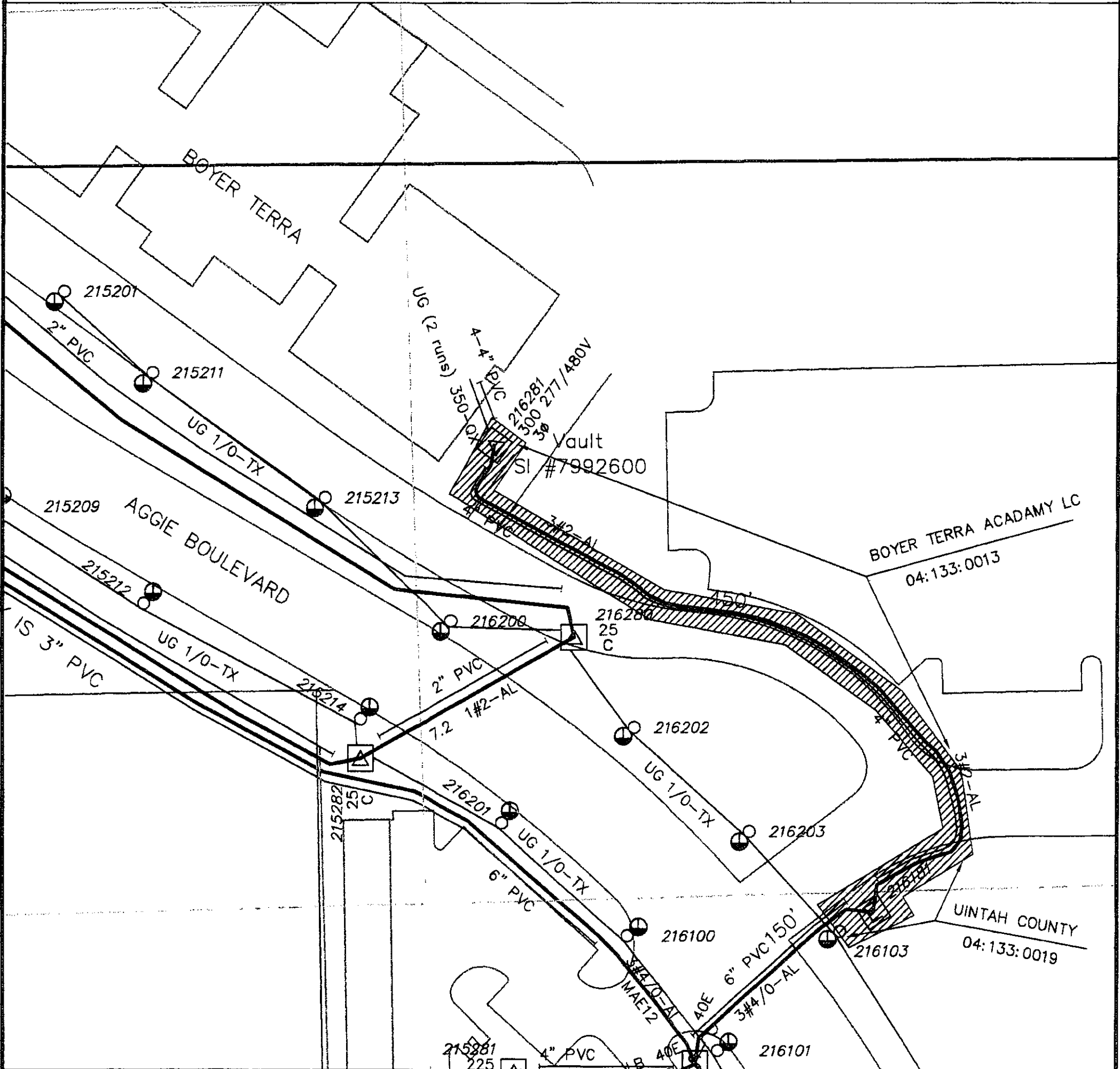
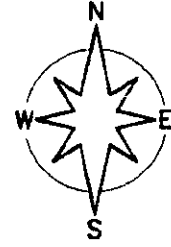
(notary signature)

NOTARY PUBLIC FOR Utah (state)
Residing at: Salt Lake City (city, state)
My Commission Expires: 04/04/16 (d/m/y)

PROPERTY DESCRIPTION

SECTION: SEC 21, T4S, R21E, SLB&M
UINTAH, UTAH

PARCEL #: 041330012 & 0413319



CC #: 11381 WO #: 5920746

OWNER: BOYER TERRA & UINTAH COUNTY

AUTHOR: JSC

THIS DRAWING SHOULD BE USED ONLY AS A REPRESENTATION OF THE LOCATION OF THE EASEMENT BEING CONVEYED. THE EXACT LOCATION OF ALL STRUCTURES, LINES AND APPURTENANCES IS SUBJECT TO CHANGE.

EXHIBIT A



SCALE: NONE