



When recorded return to:  
Rocky Mountain Power  
Tom Shirley  
455 N Old Hwy 91  
Hurricane, UT 84737

Project Name:  
WO#  
RW#

Tract Number

**RIGHT OF WAY EASEMENT**

For value received, Nancy Welti Sanchez ("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 359 feet in length, more or less, for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of electric power transmission, distribution and communication lines and all necessary or desirable accessories and appurtenances thereto, including without limitation, supporting towers, pole, props, guys and anchors, including guys and anchors outside the right of way; wires, fibers, cables and other conductors and conduits therefore; and pads, transformers, switches, vaults and cabinets, along the general course now located by Grantee on, over, or under the surface of the real property of Grantor in Washington County, State of Utah more particularly described as follows and as more particularly described and/or shown on Exhibit's A and B attached hereto and by this reference made a part hereof:

That portion of the following described parcel lying within the southwest quarter of section 2, Township 42 South, Range 11 West, Salt Lake Base and Meridian:

Commencing at the south quarter corner of section 2, Township 42 South, Range 11 West, Salt Lake Base and Meridian and running thence North 0°02'44" West, along the ¼ section line, 1150.00 feet to the point of beginning; thence North 89°43'26" West 300.00 feet; thence South 31°04'35" West 251.18 feet; thence South 54°37'05" West 228.61 feet; thence South 23°25'54" West 224.34 feet; thence North 72°19'26" West 473.93 feet; thence North 0°01'23" West 318.27 feet; thence South 89°46'06" East 317.48 feet; thence North 28°34'26" East 262.46 feet to a point on the north line of the southeast quarter of the southwest quarter of section 2; thence South 89°46'06" East along the 1/16 section line 713.57 feet to the northeast corner of said southeast quarter of the southwest quarter; thence South 0°02'44" East along the 1/16 section line 138.39 feet to the true point of beginning.

Less and excepting therefrom the following described parcel:

Commencing at the south quarter corner of section 2, Township 42 South, Range 11

West, Salt Lake Base and Meridian and running thence North 0°02'44" West, along the ¼ section line, 1150.00 feet; thence North 89°43'26" West 300.00 feet; thence South 31°04'35" West 251.18 feet; thence South 54°37'05" West 228.61 feet; to the true point of beginning; thence South 23°25'54" West 224.34 feet; thence North 72°13'26" West 473.93 feet; thence North 0°01'23" West 319.27 feet; thence South 89°46'06" East 317.48 feet; thence southeasterly to the point of beginning.

Also less and excepting therefrom any portion lying within the West 6.53 acres of the following described parcel:

Beginning at a point North 594.7 feet and West 300 feet from the south quarter corner of section 2, Township 42 South, Range 11 West, Salt Lake Base and Meridian and running thence West 405.7 feet; thence North 72°30' West 626.0 feet; thence North 11°04' East 343.5 feet; thence East 1702.9 feet; thence South 170.0 feet; thence West 300.0 feet; thence South 555.3 feet to the point of beginning.

Assessor Parcel No. R-1248-A-2-E-1

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 therefore) the future right to keep the right of way and adjacent lands clear of all brush, trees, timber, structures, buildings and other hazards which might endanger Grantee's facilities or impeded Grantee's activities.

At no time shall the Grantor place, use or permit any equipment or material of any kind that exceeds twelve (12) feet in height, light any fires, place or store any flammable materials (other than agricultural crops), on or within the boundaries of the right of way. Subject to the forgoing limitations, the surface of the right of way may be used for agricultural crops and other purposes not inconsistent as determined by the Grantee, with the purpose 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 and assigns.

Dated this 26 day of November, 2013

  
Nancy Welts Sanchez, Trustee GRANTOR

**INDIVIDUAL ACKNOWLEDGEMENT**

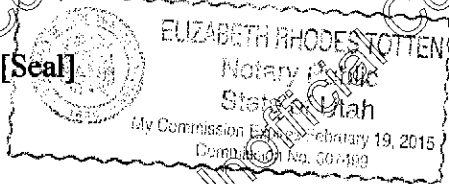
State of Utah

County of Washington

This instrument was acknowledged before me on this 26 day of November,  
2013, By Nancy Welti Sanchez

*Elizabeth Rhodes Totten*

Notary Public



My Commission expires: 02/19/2015

**REPRESENTATIVE ACKNOWLEDGEMENT**

State of \_\_\_\_\_

County of \_\_\_\_\_

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_,

20\_\_\_\_, By \_\_\_\_\_ as \_\_\_\_\_

Name of Representative

Title of Representative

of \_\_\_\_\_

Name of Entity on behalf of whom instrument was acknowledged

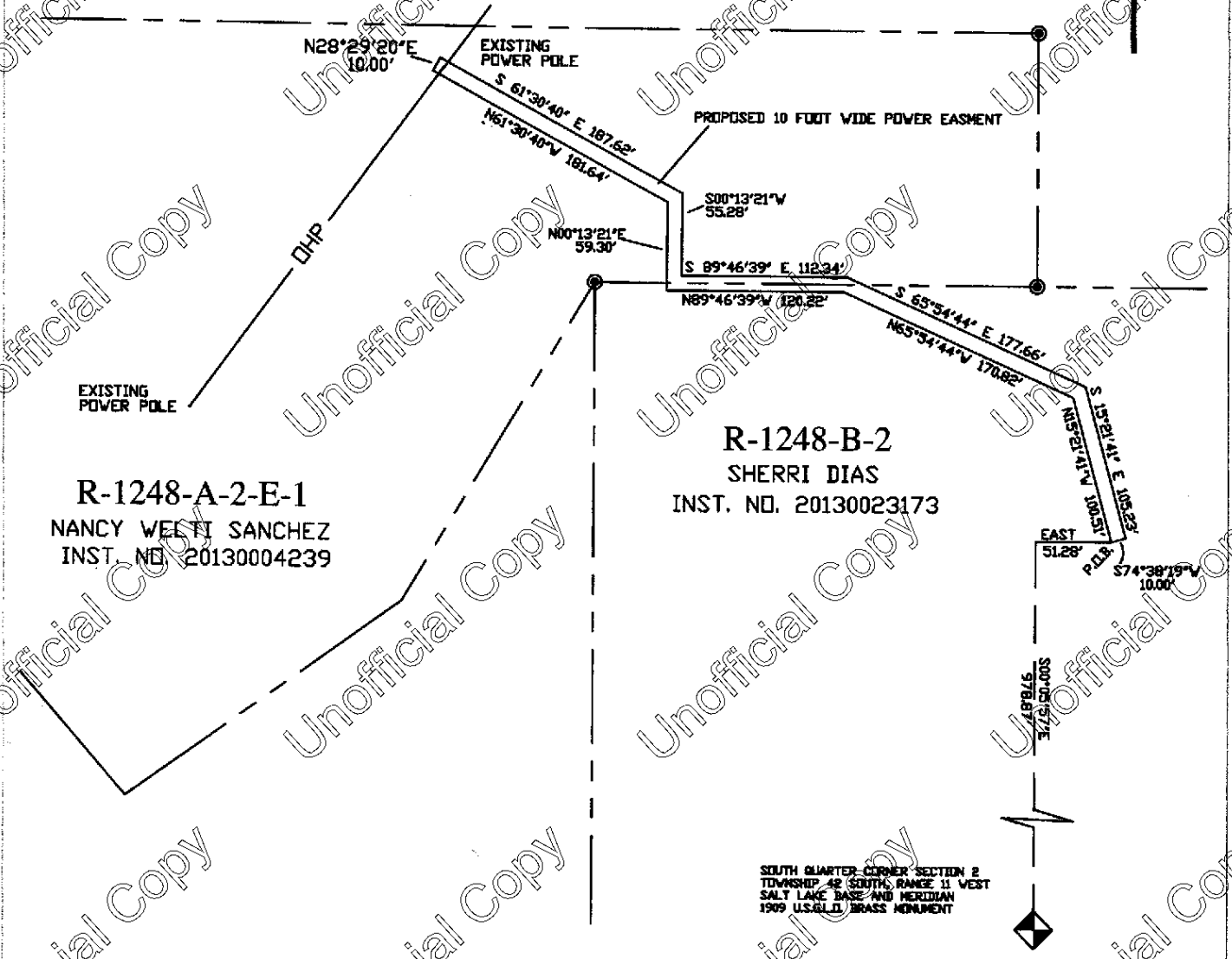
Notary Public

[Seal]

My Commission expires: \_\_\_\_\_

**Property Description**

Quarter: SE Quarter: SW Section: 2 Township 41 S (N or S),  
 Range 11 W (E or W), Salt Lake Meridian  
 County: Washington State: Utah  
 Parcel Number: R-1248-B-2



**R-1248-A-2-E-1**  
 NANCY WESTI SANCHEZ  
 INST. NO. 20130004239

**R-1248-B-2**  
 SHERRI DIAS  
 INST. NO. 20130023173

SOUTH QUARTER CORNER SECTION 2  
 TOWNSHIP 42 SOUTH, RANGE 11 WEST  
 SALT LAKE BASE AND MERIDIAN  
 1909 U.S.G.L.D. BRASS MONUMENT

CC#: \_\_\_\_\_ WO#: \_\_\_\_\_  
 Landowner Name: Sherri Dias  
 Drawn by: Mark A. Schraut PLS

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 within the boundaries of the described easement area.

**EXHIBIT A**



SCALE: 1 inch = 100 feet

**EXHIBIT B:**

A 10.0 foot wide power line easement being more particularly described as follows:

Beginning at a point which lies North  $0^{\circ}05'57''$  West 978.87 feet along the center section line from the south quarter corner of section 2, Township 42 South, Range 11 West, Salt Lake Base and Meridian and running thence North  $15^{\circ}21'41''$  West 100.51 feet; thence North  $65^{\circ}54'44''$  West 170.82 feet; thence North  $89^{\circ}46'39''$  West 120.22 feet; thence North  $0^{\circ}13'21''$  East 59.30 feet; thence North  $61^{\circ}30'40''$  West 181.64 feet; thence North  $28^{\circ}29'20''$  East 10.00 feet; thence South  $61^{\circ}30'40''$  East 187.62 feet; thence South  $0^{\circ}13'21''$  West 55.28 feet; thence South  $89^{\circ}46'39''$  East 112.34 feet; thence South  $65^{\circ}54'44''$  East 177.66 feet; thence South  $15^{\circ}21'41''$  East 105.23 feet; thence South  $74^{\circ}38'19''$  West 10.00 feet to the point of beginning.

Prepared by Mark A. Schraut  
Professional Land Surveyor  
Utah License no. 187849