

REV052314

Return to:

Rocky Mountain Power
Lisa Louder/Allen Stewart
1407 West North Temple Ste. 110
Salt Lake City, UT 84116

ENT 40939:2015 PG 1 of 6
Jeffery Smith
Utah County Recorder
2015 May 12 04:45 PM FEE 20.00 BY SS
RECORDED FOR Michael Bringham, Attorney
ELECTRONICALLY RECORDED

Project Name: American Fork 900 West
WO#: 5983734
RW#: 42:2E2

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, as to an undivided one-half (1/2) interest, **Guy E. Richards**, an individual, and as to an undivided one-half (1/2) interest, **Daniel L. Richards**, an individual, ("Grantors"), 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 15.00 feet in width and 493.15 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 Grantors in **Utah** 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:

Said easement is upon part of an entire tract of property, situate in the West ½ of the Southeast ¼ of Section 10, Township 5 South, Range 1 East, Salt Lake Base and Meridian.

Said part of an entire tract is a strip of land 15.00 feet wide, adjoining easterly the following described portion of the easterly right of way line of 900 West after its planned widening and reconstruction, known as the American Fork 900 West Project, Phase 2:

Beginning at a point which is 1250.53 feet N. 0°18'01" W. and 7.26 feet East and 491.35 feet N. 0°14'10" E. and 39.53 feet N. 88°28'52" E. from the South Quarter Corner of said Section 10, which point is 46.00 feet perpendicularly distant Easterly from the control line of said project at Engineer Station 46+57.75; and running thence S. 0°01'16" E. 493.15 feet along a line parallel to said control line to a point in the southerly boundary line of said entire tract.

The above described strip of land contains 7,402 square feet in area or 0.170 acres.

(Note: Rotate all bearings in the above description 0°00'20" counter clockwise to match project bearings based on the Utah State Plane Coordinate System modified, based on a bearing of S. 89°59'08" E. from the North Quarter Corner of Section 15, Township 5 South, Range 1 East to the Northwest Corner of said Section 15.)

Assessor Parcel No. 120560083

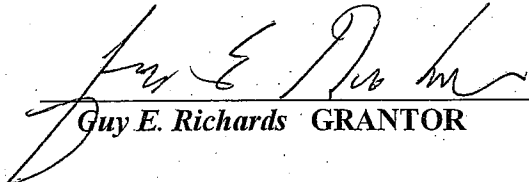
Together with the present and (without payment therefor) the future right to keep the right of way clear of all brush, trees, timber, structures, buildings and other hazards which might endanger Grantee's facilities or impede Grantee's activities.

At no time shall Grantors 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 8 day of May, 2015



Guy E. Richards GRANTOR



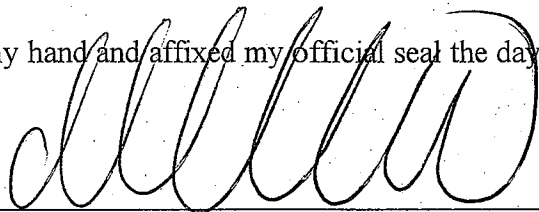
Daniel L. Richards GRANTOR

Acknowledgement by an Individual Acting on His Own Behalf:

STATE OF Utah)
County of Salt Lake ^{SS.})

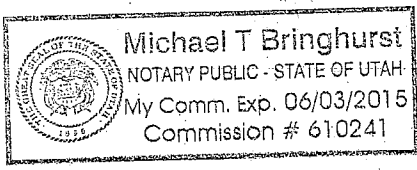
On this 8 day of May, 2015, before me, the undersigned Notary Public in and for said State, personally appeared Guy E. Richards (name), known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that (he/she/they) executed the same.

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



(notary signature)

NOTARY PUBLIC FOR Utah (state)
Residing at: North Salt Lake (city, state)
My Commission Expires: 6/3/15 (d/m/y)

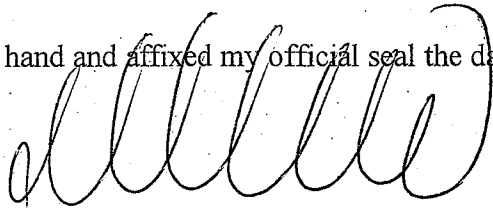


Acknowledgement by an Individual Acting on His Own Behalf:

STATE OF Utah)
County of Salt Lake)^{SS:}

On this 8 day of May, 2015, before me, the undersigned Notary Public in and for said State, personally appeared David L. Richards (name), known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that (he/she/they) 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.



(notary signature)

NOTARY PUBLIC FOR Utah (state)
Residing at: North Salt Lake, UT (city, state)
My Commission Expires: 6/3/15 (d/m/y)

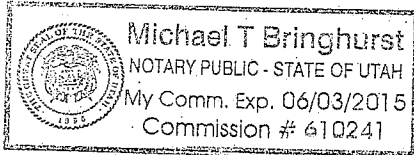
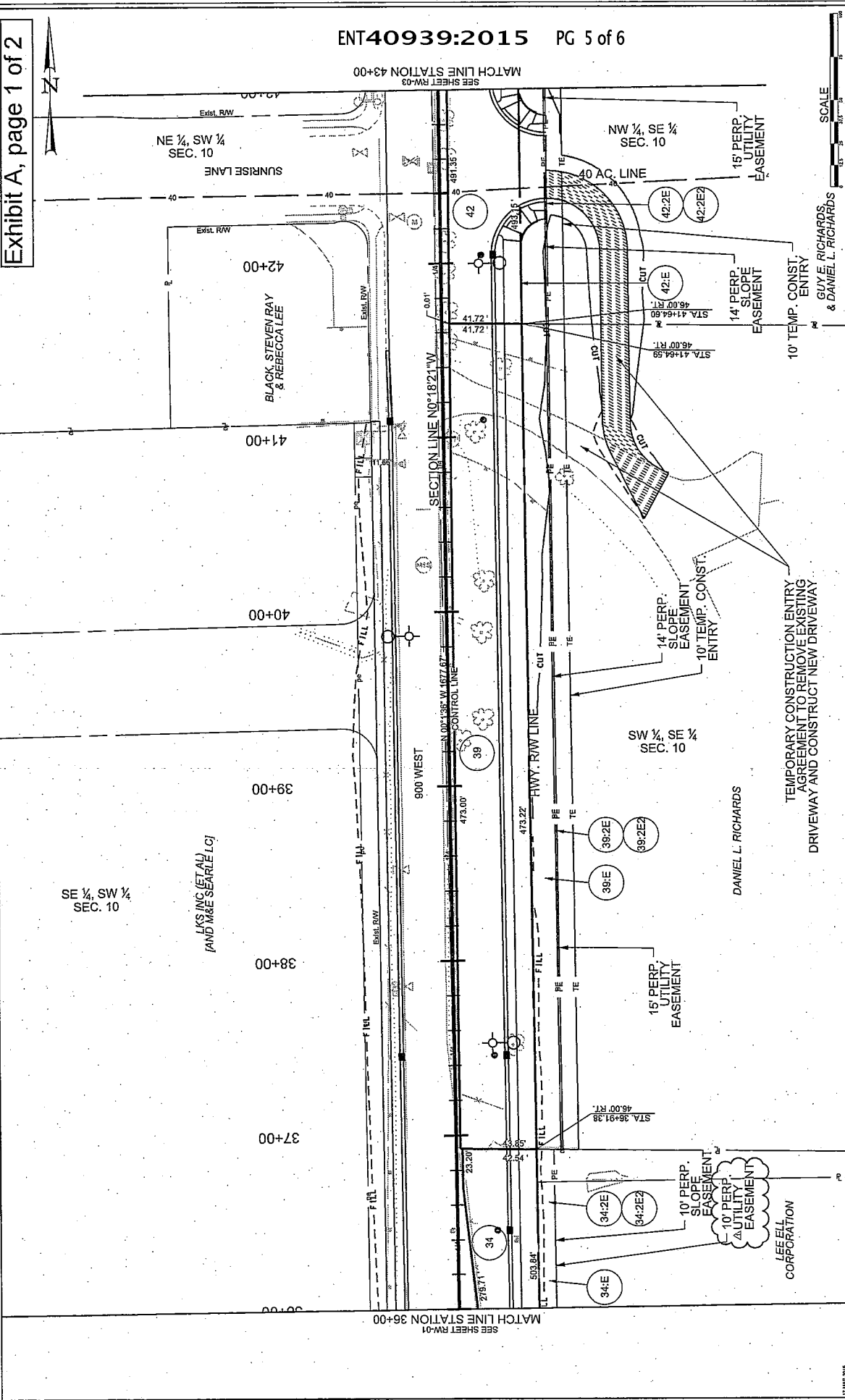


Exhibit A, page 1 of 2



TEMPORARY CONSTRUCTION ENTRY AGREEMENT TO REMOVE EXISTING DRIVEWAY AND CONSTRUCT NEW DRIVEWAY

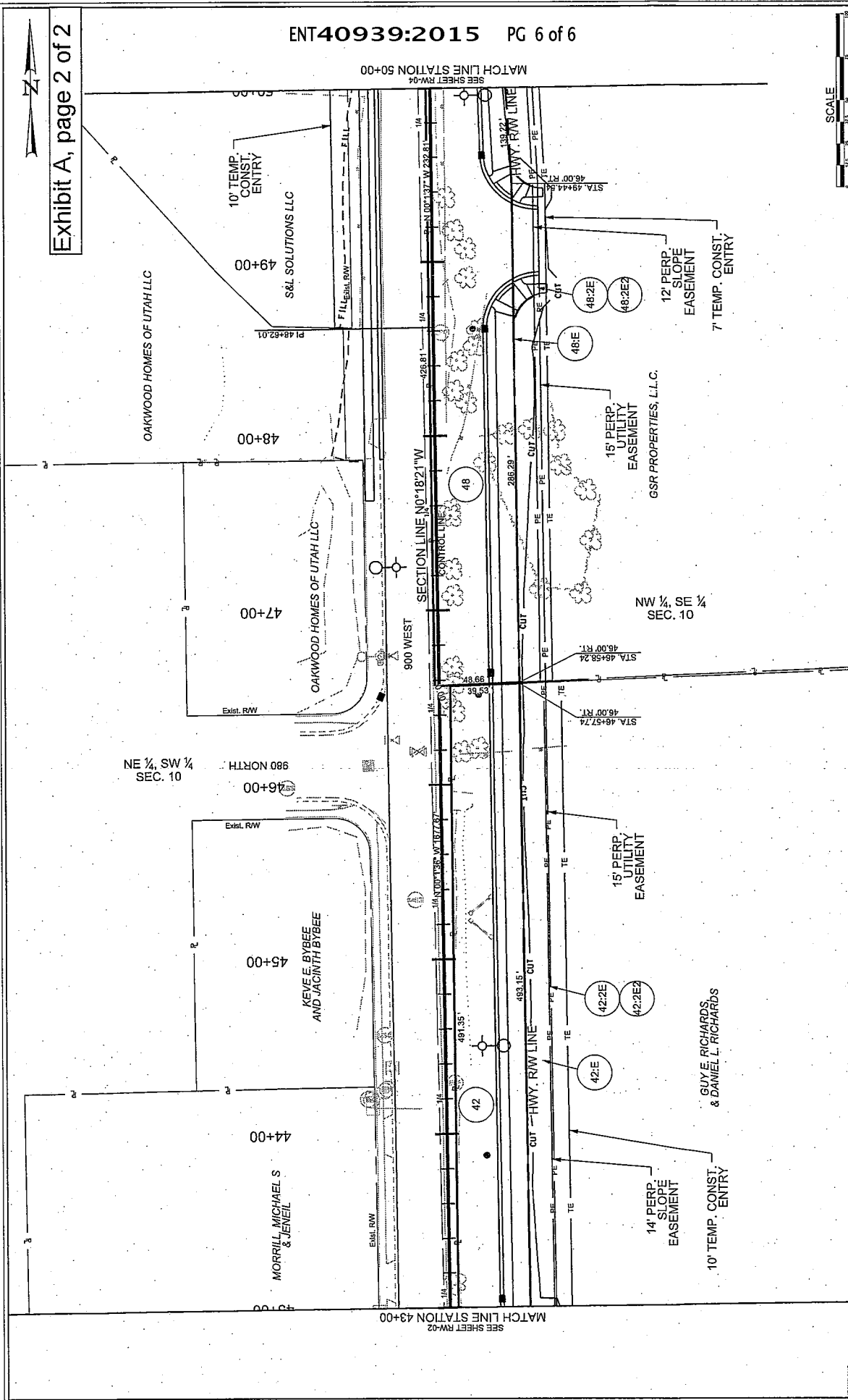
DANIEL L. RICHARDS

GUY E. RICHARDS & DANIEL L. RICHARDS

| | | | |
|--|--|--|-----------------|
| | | 900 WEST RIGHT OF WAY PLAN | |
| AMERICAN FORK CITY UTAH | | 900 WEST 700 NORTH TO 1130 NORTH | |
| PROJECT NO. ENT40939:2015 PROJECT NAME: 900 WEST SHEET NO.: 5-5-15 | DATE: 5-5-15 DRAWN BY: [Name] CHECKED BY: [Name] | REVISION: [Table with 2 columns: No., Description] | SCALE: 1" = 40' |
| SEE SHEET RW-01 MATCH LINE STATION 36+00 | | SEE SHEET RW-03 MATCH LINE STATION 43+00 | |

RB&G
ENGINEERING, INC.
 1535 WEST 650 NORTH
 PROVO, UT 84601-1343
 801.374.5771
 801.521.5771

Exhibit A, page 2 of 2



900 WEST
RIGHT OF WAY PLAN

900 WEST
700 NORTH TO 1130 NORTH

AMERICAN FORK CITY
UTAH

| NO. | DATE | BY | REVISION |
|-----|------|----|----------|
| | | | |
| | | | |
| | | | |
| | | | |

PROJECT: 1425 WEST 800 NORTH
 PROVIDOR: UTAH 8480-1343
 SUT: 8545771
 SUT: 8545771
 SUT: 8545771

RB&G
 ENGINEERING, INC.

1425 WEST 800 NORTH
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