

Return to: Rocky Mountain Power
Rights of Way
1407 West North Temple Ste. 110
Salt Lake City, UT 84116

4

ENT 118171:2007 PB 1 of 6
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2007 Aug 14 3:18 pm FEE 24.00 BY CM
RECORDED FOR PACIFICORP

WO#: 5024064.1R1
RW#: 20070250.PM

RIGHT OF WAY EASEMENT

For value received, Fox Hollow Saratoga, L.L.C., ("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 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, poles, props, guys and anchor, including guys and anchors outside of the right of way; wires, fibers, cables and other conductors and conduits therefor; 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 Utah 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:

A right of way described as follows:

Beginning on the west boundary line of the Grantor's land at a point 104 feet south, more or less, along the section line from the west one quarter corner of Section 12, T. 6 S., R. 1 W., S.L.M., thence S.89°42'39"E. 60.0 feet, more or less, thence along a line which is parallel to and 30 feet perpendicularly distant east and northeasterly of a proposed transmission line on said land the following five (5) calls, S.0°17'21"W. 2057.25 feet, more or less, S.36°07'48"E. 732.00 feet, more or less, S.30°31'32"E. 274.40 feet, more or less, S.23°18'56"E. 285.11 feet, and S.14°39'31"E. 722.69 feet, more or less, to the south boundary line of said land, thence N.89°45'00"W. 60.09 feet, more or less, along said south boundary line, thence along a line which is parallel to and 30 feet perpendicularly distant west and southwesterly of said proposed transmission line on the Grantor's land the following five (5) calls, N.14°39'31"W. 707.17 feet, more or less, N.23°18'56"W. 276.79 feet, more or less, N.30°31'32"W. 267.69 feet, more or less, N.36°07'48"W. 748.80 feet, more or less, to the west boundary line of said land and N.0°17'21"E. 2076.99 feet, more or less, along said west boundary line to the point of beginning, being in the W ½ of the SW ¼ of said Section 12 and in the NW ¼ of the NW ¼ of Section 13, Township and Range aforesaid; containing 244.742.00 sq. ft. or 5.62 acres, more or less.

A right of way 10 feet in width, being 5 feet on each side of the following described centerline:

Beginning at a new pole in a proposed transmission line on said land at a point 104 feet south and 30 feet east, more or less, from the west one quarter corner of Section 12, T. 6 S., R. 1 W., S.L.M., thence N.83°57'42"E. 65 feet on said land and being

in the NW ¼ of the SW ¼ of said Section 12; containing 650 sq. ft. or 0.01 of an acre, more or less.

Beginning at a new pole in a proposed transmission line on said land at a point 123 feet south and 487 feet east, more or less, from the northwest corner of Section 13, T. 6 S., R. 1 W., S.L.M., thence N.56°15'41"E. 65 feet on said land and being in the NW ¼ of the NW ¼ of said Section 13; containing 650 sq. ft. or 0.01 of an acre, more or less.

Beginning at a new pole in a proposed transmission line on said land at a point 360 feet south and 623 feet east, more or less, from the northwest corner of Section 13, T. 6 S., R. 1 W., S.L.M., thence N.63°29'59"E. 65 feet on said land and being in the NW ¼ of the NW ¼ of said Section 13; containing 650 sq. ft. or 0.01 of an acre, more or less.

Beginning at a new pole in a proposed transmission line on said land at a point 619 feet south and 740 feet east, more or less, from the northwest corner of Section 13, T. 6 S., R. 1 W., S.L.M., thence N.70°32'36"E. 65 feet on said land and being in the NW ¼ of the NW ¼ of said Section 13; containing 650 sq. ft. or 0.01 of an acre, more or less.

Total Area 246,692.00 sq. ft. or 5.66 acres, more or less.

Tax Parcel No. 59-013-0006

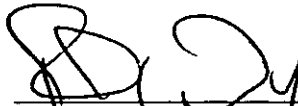
Together with the right of access to the right of way from adjacent lands of Grantor for all activities in connection with the purposes for which this easement has been granted; and together with the present and (without payment therefor) the future right to keep the right of way and adjacent lands clear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

DATED this 6 day of August, 2007.

Fox Hollow Saratoga, LLC



By: Rich Wolper
Its: managing member

By:
Its:

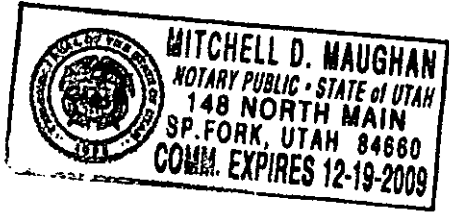
REPRESENTATIVE ACKNOWLEDGMENT

STATE OF Utah

County of Utah

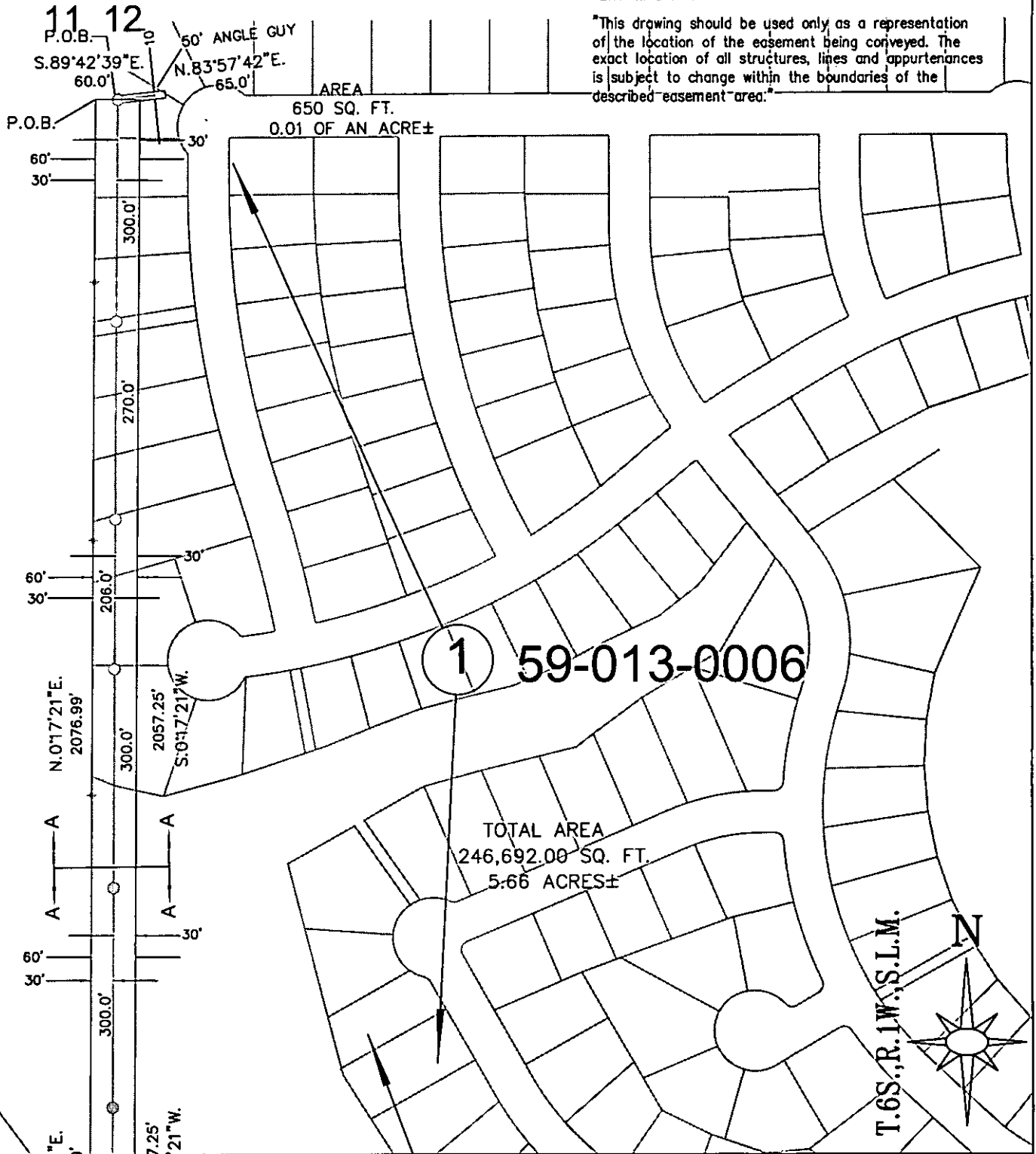
ss.

This instrument was acknowledged before me on this 6 day of August, 2007,
by Rich Wolper, as
managing member of Fox Hollow Saratoga, LLC.



Mitchell D. Maughan
Notary Public
My commission expires: 12/19/09

"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."



AUGUST 2, 2007
SPONSOR: S. BURTON
SURVEYED BY: U.P.&L.
DRAWN BY: W.T.L.
CHECKED BY:
PLOT SCALE: 1" = 1'
R:\PLOT\SPONSORS\BURTON\FOXHOLLOW\FOXHOLLOW5-2-07.DWG

EXHIBIT "A"
SARATOGA - WELFARE 46 KV LINE RELOCATION
CROSSING EASEMENT NO. 1
SARATOGA SPRINGS, UTAH COUNTY, UTAH



TRANSMISSION

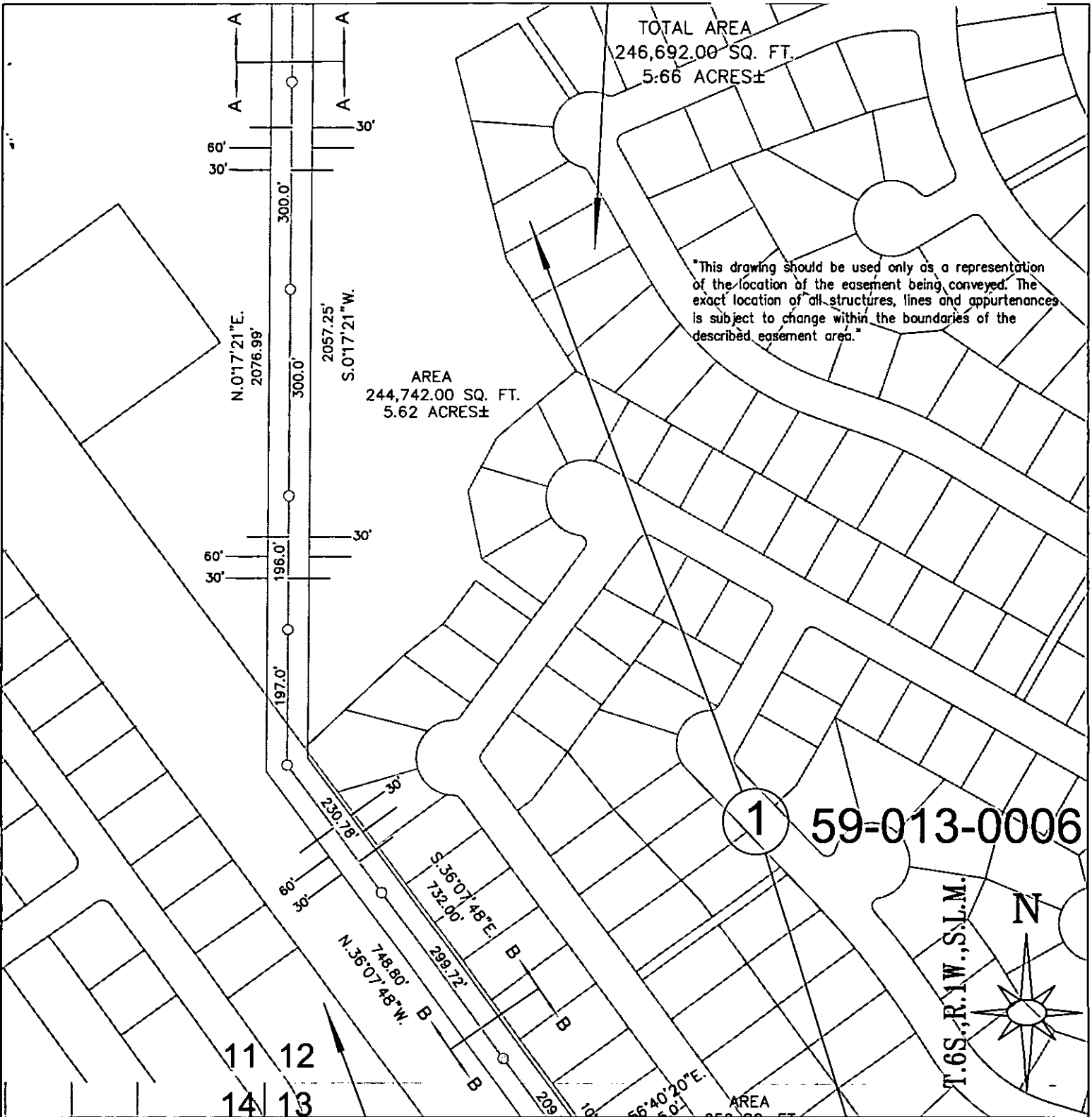
APPROVAL
JERRY H. ISAACSON
LEAD SENIOR ENGINEER CIVIL & LINE LOCATION

SCALE: 1" = 200'

SHEET 1 OF 3

WO 5024064

REV.



AUGUST 2, 2007

SPONSOR: S. BURTON

SURVEYED BY: U.P.&L.

DRAWN BY: W.T.L.

CHECKED BY:

PLOT SCALE: 1" = 1'

R:\ROW\SPONSORS\BURTON\FOXHOLLOW\FOXHOLLOW5-2-07.DWG

APPROVAL

JERRY H. ISAACSON

LEAD SENIOR ENGINEER CIVIL & LINE LOCATION

EXHIBIT "A"

SARATOGA - WELFARE 46 KV LINE RELOCATION

CROSSING EASEMENT NO. 1

SARATOGA SPRINGS, UTAH COUNTY, UTAH

ROCKY MOUNTAIN POWER
A DIVISION OF PACIFICORP

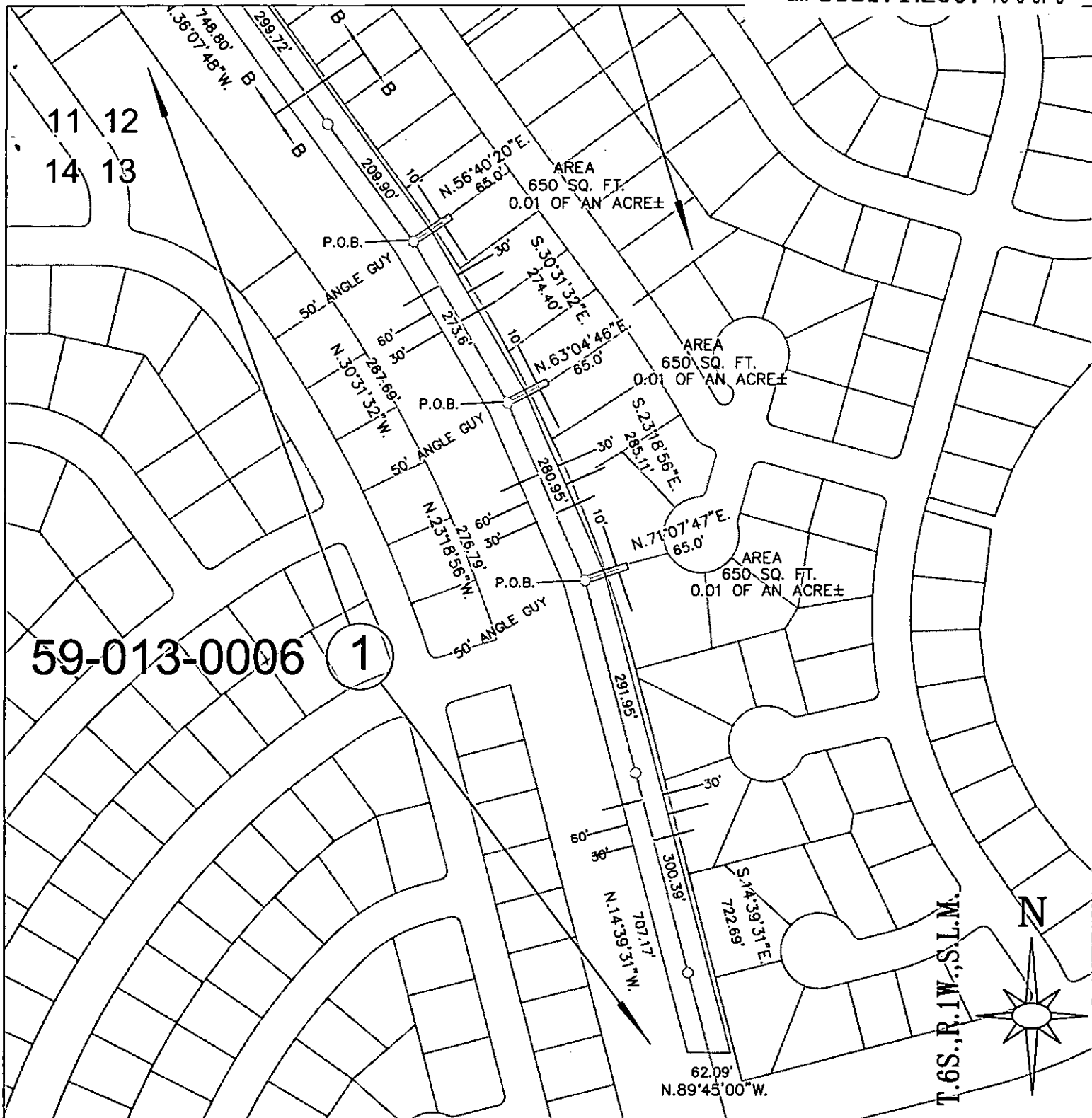
TRANSMISSION

SCALE: 1" = 200'

SHEET 2 OF 3

WO 5024064

REV.



59-013-0006

1

AUGUST 2, 2007

SPONSOR: S. BURTON

SURVEYED BY: U.P.&L.

DRAWN BY: W.T.L.

CHECKED BY:

PLOT SCALE: 1" = 1'

R:\ROW\SPONSORS\BURTON\FOXHOLLOW\FOXHOLLOW5-2-07.DWG

EXHIBIT "A"

SARATOGA - WELFARE 46 KV LINE RELOCATION
CROSSING EASEMENT NO. 1

SARATOGA SPRINGS, UTAH COUNTY, UTAH



TRANSMISSION

APPROVAL
JERRY H. ISAACSON

LEAD SENIOR ENGINEER CIVIL & LINE LOCATION

SCALE: 1" = 200'

SHEET 3 OF 3

WO 5024064

REV.