



WHEN RECORDED MAIL TO:

Rocky Mountain Power
Property Management Department
Attn: Lisa Louder/BK
1407 West North Temple, Suite 110
Salt Lake City, Utah 84116

ENT 119019:2020 PG 1 of 4
JEFFERY SMITH
UTAH COUNTY RECORDER
2020 Aug 12 9:48 am FEE 0.00 BY HA
RECORDED FOR UDOT

Project Name: US-89; State St., 220 So P.G. To 500 East A.F.
WO:
APN:

RIGHT OF WAY EASEMENT

Utah County	Tax ID No.	40:528:0010
	PIN No.	9994
	Project No.	F-0089(276)345
	Parcel No.	0089:151D:EU

For value received Orbis Properties, LLC, a Utah limited liability company, ("Grantor"), hereby grants to Rocky Mountain Power, an unincorporated division of PacifiCorp, an Oregon corporation, its successors and assigns, successor in interest to Utah Power & Light Company, ("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 anchors, including guys and anchors outside of 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 **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:

A perpetual easement, upon part of an entire tract of property, situate in Lot 10 of Grove Commons Subdivision Plat "C", a subdivision recorded as Entry No. 76303:2019 in the office of the Utah County Recorder, said easement is in the NE1/4 SW1/4 of Section 19, T.5S., R.2E., S.L.B.& M., in Utah County, Utah, incident to the construction of the existing highway State Street (US-89) known as Project No. F-0089(276)345. The boundaries of said easement which is part of said entire tract of land are described as follows:

Beginning at the northwesterly lot corner of said Lot 10, said point is also 64.40 feet perpendicularly distant southerly from the State Street (US-89) Control Line opposite approximate engineer station 872+72.91; and running thence S.72°54'46"E. 21.97 feet along the southerly right of way line of State Street (US-89) to the northeast corner of said entire tract said point is also 64.55 feet perpendicularly distant southerly from said control line opposite approximate engineer station 872+50.94; thence S.16°42'27"W. 7.00 feet along the easterly boundary line of said Lot 10; thence N.72°54'46"W. 19.50 feet to a point in a westerly lot line of said Lot 10 and to a point in a 26.00-foot radius curve to the left (radial line bears N.84°28'35"W.); thence northerly 7.46 feet along the arc of said curve through a central angle of 16°27'01" (Note: Chord bears

N.02°42'05"W. for a distance of 7.44 feet) along said westerly lot line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation. The above described easement contains 144 square feet or 0.003 acre in area, more or less.

(Note: Rotate all bearings in the above description 00°00'05" counter-clockwise to obtain highway bearings.)

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 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.

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.

IN WITNESS WHEREOF, said Orbis Properties, LLC, a Utah limited liability company has caused this instrument to be executed by its proper officers thereunto duly authorized, this 16th day of July, A.D. 20 20.

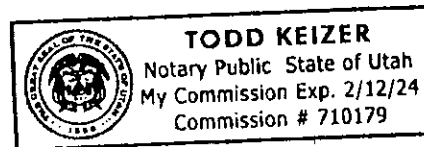
STATE OF UTAH)
) ss.
COUNTY OF UTAH)

Orbis Properties, LLC
Limited Liability Company
By [Signature]
WILLIAM SHUPE Manager

On the date first above written personally appeared before me, WILLIAM SHUPE, who, being by me duly sworn, says that ^{he is a} ~~they are the~~ Manager of Orbis Properties, LLC, a Utah limited liability company, and that the within and foregoing instrument was signed on behalf of said company by authority of its Articles of Organization, and said WILLIAM SHUPE MANAGER acknowledged to me that said company executed the same.

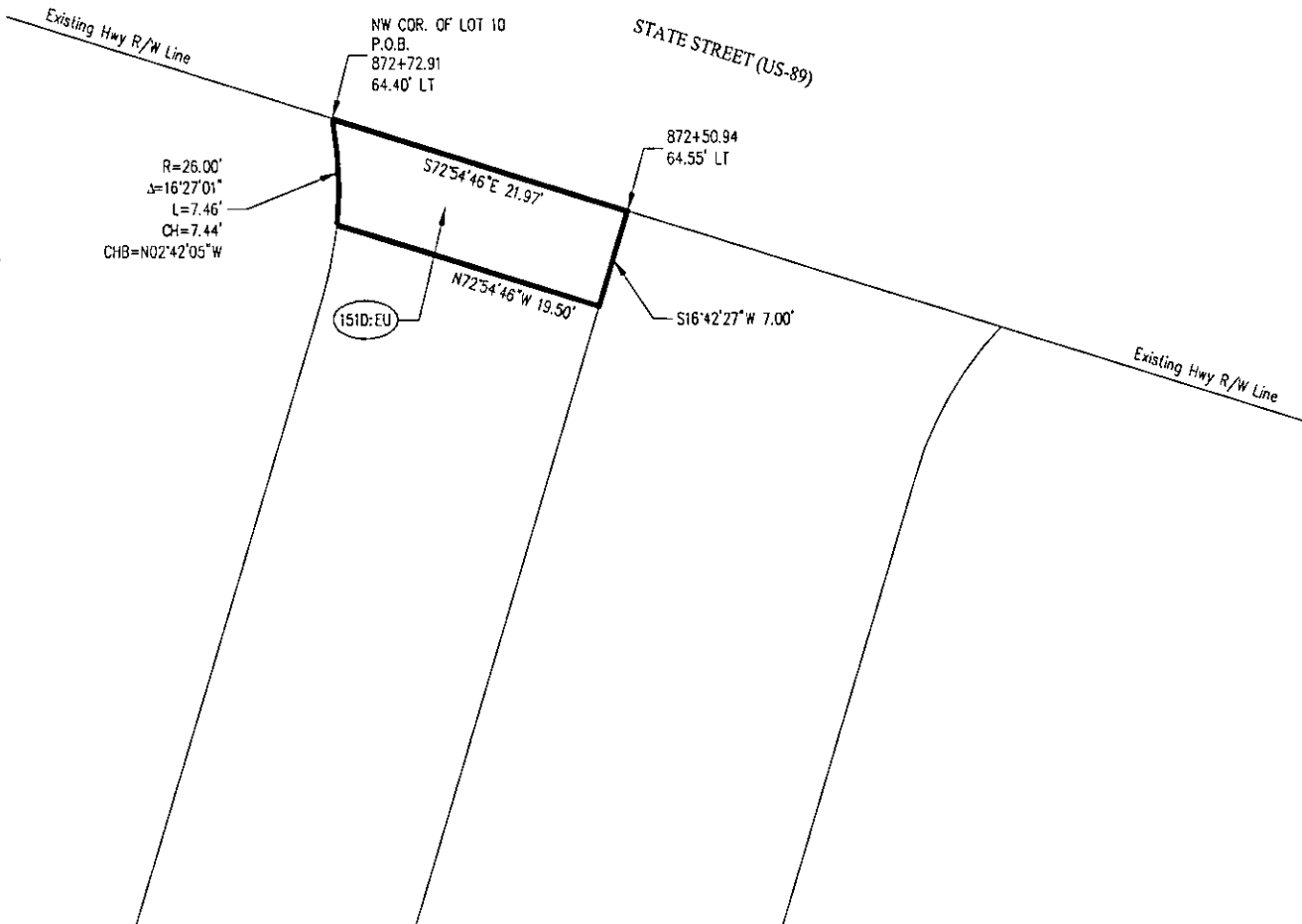
WITNESS my hand and official stamp the date in this certificate first above written:

[Signature]
Notary Public





NE1/4 SW1/4
SEC. 19



151D:EU AREA = 144 SF, 0.003 AC
This drawing should be used only as a representation of the location of the easement being acquired.

SCALE: N.T.S.	DATE: 01/15/2020	<p align="center">EXHIBIT A PORTION SEC. 19, T.5S., R.2E., SLB&M UTAH COUNTY, UTAH</p>	BY: GKD	CKD: TEJ	APP:
