

REV05042015
Return to:
Rocky Mountain Power
Lisa Louder/Mark Steele
1407 West North Temple Ste. 110
Salt Lake City, UT 84116



ENT 12888:2017 PG 1 of 4
JEFFERY SMITH
UTAH COUNTY RECORDER
2017 Feb 07 11:32 am FEE 16.00 BY SS
RECORDED FOR D R HORTON

Project Name: Legacy Farms
WO#: 6297352
RW#:

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, D.R. Horton, Inc., a Delaware corporation (“Grantor”), hereby grants Rocky Mountain Power, an unincorporated division of PacifiCorp its successors and assigns, (“Grantee”), an easement for a right of way ten (10) feet in width 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 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.

Assessor Parcel No. 66:058:0015

Together with the right of reasonable 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. Grantee is not allowed to use the easement and right of way herein granted for any purpose except as expressly stated herein. To the extent reasonably possible and without impairing Grantee's rights hereunder, Grantee will not interfere with or impair Grantor's intended use, development or improvement of the subject property as a residential community.

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.

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 1 day of February, 2017.

GRANTOR:

D.R. HORTON, INC., a Delaware corporation

By: BA Martin
Its: V.P.

STATE OF UTAH)
) : ss.
COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me this 1 day of February, 2017, by Boyd A. Martin, in his/her capacity as Vice President of D.R. Horton, Inc.

SEAL:

Krisel P. Travis
Notary Public

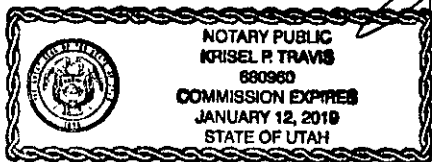


Exhibit A
Legacy Farms

Rocky Mountain Power Easement
(Legal Description and Easement Exhibit)

Easement along Phase 3A, B, C, D & E Plat(s)

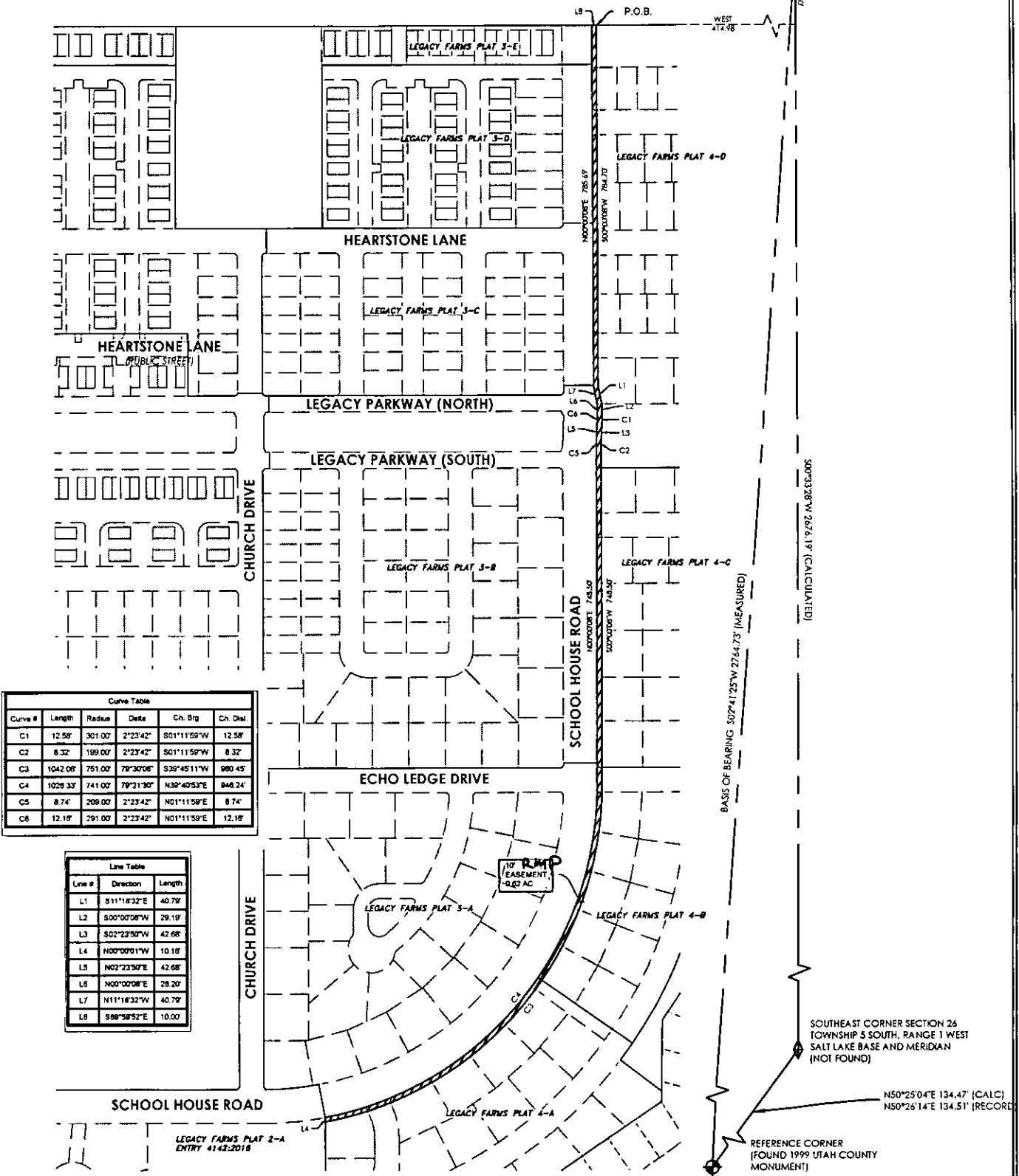
A parcel of land situate in the Southeast Quarter of Section 26, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point South 00°33'28" West 34.40 feet and West 414.98 feet from the East Quarter Corner of said Section 26 and running thence South 00°00'08" West 784.70 feet; thence South 11°18'32" East 40.79 feet; thence South 00°00'08" West 29.19 feet to a point on a 301.00 foot radius curve to the right; thence 12.58 feet along said curve, through a central angle of 2°23'42", (chord bears South 01°11'59" West 12.58 feet); thence South 02°23'50" West 42.68 feet to a point on a 199.00 foot radius curve to the left; thence 8.32 feet along said curve, through a central angle of 2°23'42", (chord bears South 01°11'59" West 8.32 feet); thence South 00°00'08" West 748.50 feet to a point on a 751.00 foot radius curve to the right; thence southwesterly 1042.06 feet along said curve, through a central angle of 79°30'06", (chord bears South 39°45'11" West 960.45 feet) to the east line of Church Lot 1 as shown on Legacy Farms Plat 2-A, recorded on January 15, 2016 as Entry No. 4142:2016 in the office of the Utah Country Recorder; thence along said east line, North 00°00'01" West 10.18 feet to a point on a 741.00 foot radius curve to the left; thence northeasterly 1026.33 feet along said curve, through a central angle of 79°21'30", (chord bears North 39°40'53" East 946.24 feet); thence North 00°00'08" East 748.50 feet to a point on a 209.00 foot radius curve to the right; thence northerly 8.74 feet along said curve, through a central angle of 2°23'42", (chord bears North 01°11'59" East 8.74 feet); thence North 02°23'50" East 42.68 feet to a point on a 291.00 foot radius curve to the left; thence northerly 12.16 feet along said curve, through a central angle of 2°23'42", (chord bears North 01°11'59" East 12.16 feet); thence North 00°00'08" East 28.20 feet; thence North 11°18'32" West 40.79 feet; thence North 00°00'08" East 785.69 feet; thence South 89°59'52" East 10.00 feet to the POINT OF BEGINNING.

Containing 27,010 square feet or 0.62 acres, more or less.



EAST QUARTER CORNER SECTION 26
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
(FOUND 2008 UTAH COUNTY MONUMENT)



Curve Table					
Curve #	Length	Radius	Delta	Ch. Brg	Ch. Dist.
C1	12.58'	301.00'	2°23'42"	S01°11'59"W	12.58'
C2	8.32'	199.00'	2°23'42"	S01°11'59"W	8.32'
C3	1042.06'	751.00'	79°30'06"	S39°45'11"W	980.45'
C4	1028.33'	741.00'	79°21'30"	N39°40'53"E	946.24'
C5	8.74'	209.00'	2°23'42"	N01°11'59"E	8.74'
C6	12.18'	291.00'	2°23'42"	N01°11'59"E	12.18'

Line Table		
Line #	Direction	Length
L1	S11°18'32"E	40.79'
L2	S00°00'08"W	29.19'
L3	S02°23'50"W	42.68'
L4	N00°00'01"W	10.18'
L5	N02°23'50"E	42.68'
L6	N00°00'08"E	28.20'
L7	N11°18'32"W	40.79'
L8	S88°58'52"E	10.00'

S00°33'28"W 2576.11' (CALCULATED)

BASIS OF BEARING S02°41'25"W 2764.73' (MEASURED)

SOUTHEAST CORNER SECTION 26
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
(NOT FOUND)

N50°25'04"E 134.47' (CALC)
N50°26'14"E 134.51' (RECORD)

REFERENCE CORNER
(FOUND 1999 UTAH COUNTY
MONUMENT)

PSOMAS
4179 Riverboat Road, Suite 200
Salt Lake City, Utah 84123
(801) 270-5777 (801) 270-5782 (FAX)

LEGACY FARMS PLAT 3-A, B, C, D & E
SCHOOL HOUSE ROAD
EXHIBIT (1-25-17)

Scale: 1" = 600'
Drawn by: SRV
Checked by: CAE

PROJECT NO.
BDRH010600
FIGURE #
A-1

A-1