

REV05042015

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



ENT 13453:2023 PG 1 of 5  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2023 Mar 06 11:14 am FEE 40.00 BY CS  
RECORDED FOR ROCKY MOUNTAIN POWER

Project Name: PON 30/17 Summer Concerns  
WO#: 8108723  
RW#:

### **UNDERGROUND RIGHT OF WAY EASEMENT**

For value received, **Cedar Corners Management, LLC** ("Grantor"), hereby grants Rocky Mountain Power, an unincorporated division of PacifiCorp its successors and assigns, ("Grantee"), an easement for a right of way 15 feet in width and 467.06 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 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 parcel of land, situate in the Northeast Quarter of Section 7, Township 6 South, Range 1 West, Salt Lake Meridian, County of Utah, State of Utah, the sidelines of which are described as follows:

COMMENCING at the North Quarter Corner of said Section 7; thence South 00°16'23" West 1331.42 feet along the north-south quarter section line to the southwest corner of the Landowner's property; thence South 89°32'15" East 56.94 feet along the south line of said property to the easterly line of a Kern River Gas Transmission Company easement and the POINT OF BEGINNING; thence North 03°10'27" East 93.3 feet along said easterly line; thence North 58°01 '19" East 225.32 feet;  
thence North 86°05'02" East 148.44 feet to the westerly line of Rocky Mountain Power's Pony Express Substation; thence South 02°57'08" West 15.11 feet along said westerly line;  
thence South 86°05'02" West 142.88 feet  
thence South 58°01 '19" West 213.79 feet;  
thence South 03°10'27" West 84.81 feet to the south line of the Landowner's property;  
thence North 89°32'15" West 15.02 feet along the south line of said property to the POINT OF BEGINNING,

The above described parcel of land contains 6,814 square feet or 0.16 acre, more or less.

Assessor Parcel No. 59:007:0077


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 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 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 7<sup>th</sup> day of February, 20    .

  
(Signature)  
Heath Johnston GRANTOR  
(Name)

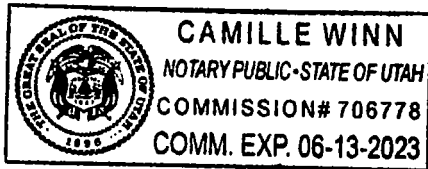
\_\_\_\_\_  
(Signature)  
\_\_\_\_\_  
GRANTOR  
(Name)

**Acknowledgment by a Corporation, LLC, or Partnership:**

STATE OF Utah )  
 ) ss.  
County of Utah )

On this 7<sup>th</sup> day of February, 2023, before me, the undersigned Notary Public in and for said State, personally appeared Heath Johnston (name), known or identified to me to be the Manager (president / vice-president / secretary / assistant secretary) of the corporation, or the (manager / member) of the limited liability company, or a partner of the partnership that executed the instrument or the person who executed the instrument on behalf of Cedar Corners Mgmt LLC (entity name), and acknowledged to me that said entity 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.



Camille Winn

(notary signature)

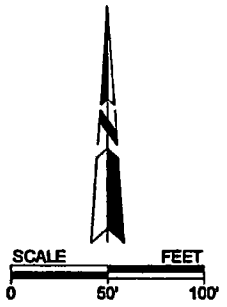
NOTARY PUBLIC FOR \_\_\_\_\_ (state)

Residing at: \_\_\_\_\_ (city, state)

My Commission Expires: \_\_\_\_\_ (d/m/y)

**LEGEND**

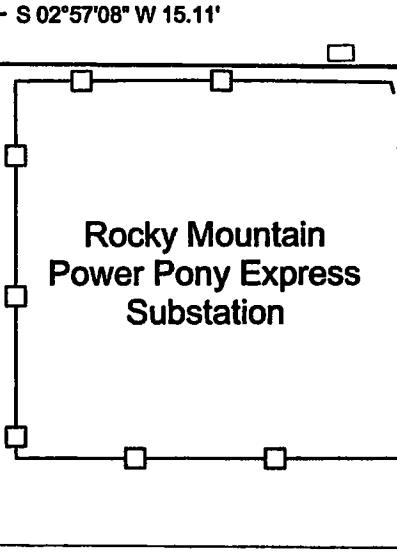
	EASEMENT AREA = 0.16 ACRES ±
	PARCEL LINES
	SUBJECT PARCEL LINES
	RIGHT-OF-WAY LINES
	SURVEY MONUMENTS AS NOTED



N 1/4 COR SEC 7,  
T6S,R1W, SLM.

Kem River Gas  
Transmission Easement

**Cedar Corners Management, LLC**  
Serial #: 59:007:0077



**Rocky Mountain  
Power Pony Express  
Substation**

EXISTING U.G.  
POWER EASEMENT

EXISTING UG  
POWER VAULT

RW BASIS OF BEARINGS  
S 00°16'23" W 1331.42' (TIE)  
S 89°32'15" E 56.94' (TIE)  
P.O.B.

N 58°01'19" E 225.32'  
S 58°01'19" W 213.79'  
N 03°10'27" E 83.30'  
S 03°10'27" W 84.81'

N 86°05'02" E 148.44'  
S 86°05'02" W 142.88'

N 89°32'15" W 15.02'

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S 1/4 COR SEC 7,  
T6S,R1W, SLM

Bearings are Utah Central Zone, NAD 83, US Survey Feet. Distances are grid.

REV: 1	DATE: 12/05/22	DESC: RMP Pony Express	BY: CM	CHK: JJC	APP: JJC
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**ECI ELECTRICAL CONSULTANTS, INC.**  
SALT LAKE CITY, UTAH

600 West 700 South, Woods Cross, UT 84067 (801) 292-9854

**EXHIBIT "A"**  
LEGAL DESCRIPTION OF POWER LINE EASEMENT  
ACROSS CEDAR CORNERS MANAGEMENT, LLC  
SERIAL # 59:007:0077  
A PORTION OF THE NE1/4 OF SECTION 7,  
T6S, R1W, SLM  
UTAH COUNTY, UTAH

**PACIFICORP**  
A BERKSHIRE HATHAWAY ENERGY COMPANY

PAGE 1 OF 2      SCALE 1"=100'

**DESCRIPTION:**

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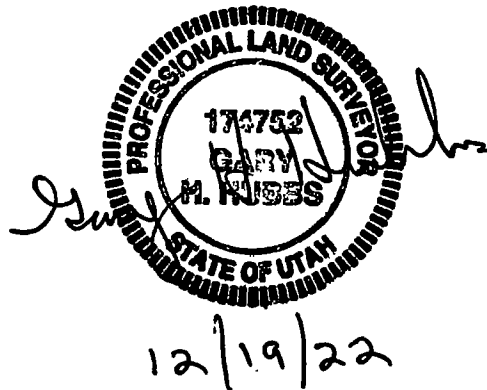
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**ECI ELECTRICAL CONSULTANTS, INC.**  
SALT LAKE CITY, UTAH  
600 West 700 South, Woods Cross, UT 84087 (801) 292-9954

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T6S, R1W, SLM  
UTAH COUNTY, UTAH

**PACIFICORP**  
A BERKSHIRE HATHAWAY ENERGY COMPANY  
PAGE 2 OF 2    SCALE: N/A