

REV05042015

Return to:
Rocky Mountain Power
Carolyn DeLeeuw
70 North 200 East
American Fork, UT 84003

Project Name: SHN12:DEV/IVORY HOMES/LINDON REG LIFT STA
WO#: 6272224
RW#:

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, **BOYD ANDERSON AND SONS INC.** ("Grantor"), hereby grants Rocky Mountain Power, an unincorporated division of PacifiCorp its successors and assigns, ("Grantee"), an easement for a right of way 10 feet in width and 350 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:

Legal Description: **Located in the Southwest 1/4 of Section 32, Township 5 South, Range 2 East, Salt Lake Base and Meridian, more particularly described as follows:**
Beginning at a point on the east line of that real property described at Entry No.51855:2016 in the official records of Utah County, said point being located East 513.89 feet and South 203.74 feet from the West 1/4 Corner of Section 32, Township 5 South, Range 2 East, Salt Lake Base and Meridian (Basis of Bearing: S0°10'09"E between the East ¼ Corner & the Southeast Corner of Section 30); thence S89°45'20"E 350.00 feet; thence S0°14'40"W 10.00 feet to the north line of 180 North Street; thence N89°45'20"W along said line 350.00 feet; thence N0°14'40"E 10.00 feet to the point of beginning. Contains: ±3,500 s.f.

Assessor Parcel No. **14:063:0072**

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 16 day of February, 2017.

Ron K Anderson President

BOYD ANDERSON AND SONS INC. GRANTOR

Acknowledgment by a Corporation, LLC, or Partnership:

STATE OF Utah)
) ss.
County of Utah)

On this 16 day of February, 20 17, before me, the undersigned Notary Public in and for said State, personally appeared Ron K. Anderson (name), known or identified to me to be the President (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 Boyd Anderson and Sons (entity name), and acknowledged to me that said entity executed the same. Inc.

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

Brad Mackay
(notary signature)

NOTARY PUBLIC FOR Utah (state)
Residing at: Riverton, Utah (city, state)
My Commission Expires: March 30, 2019 (d/m/y)





IVORY DEVELOPMENT LLC

BOYD ANDERSON &
SONS CO. INC.

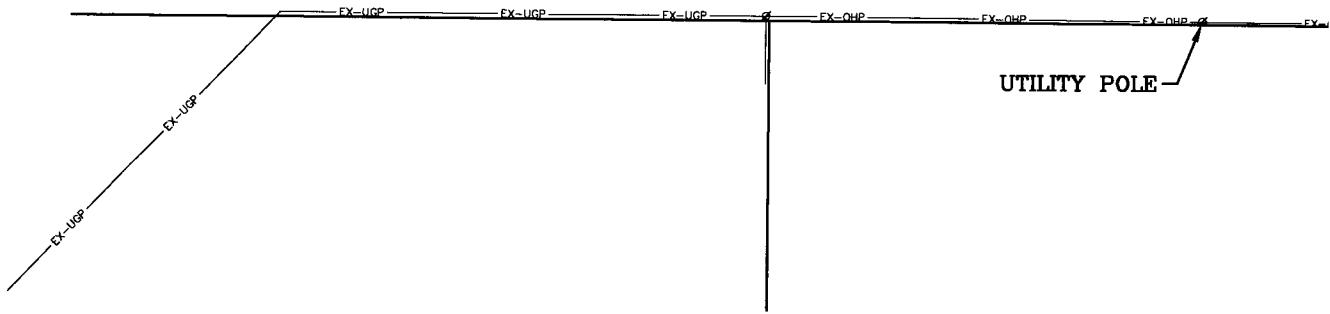
LIFT STATION



10' ROCKY MOUNTAIN
POWER EASEMENT

180 NORTH STREET

UTILITY POLE

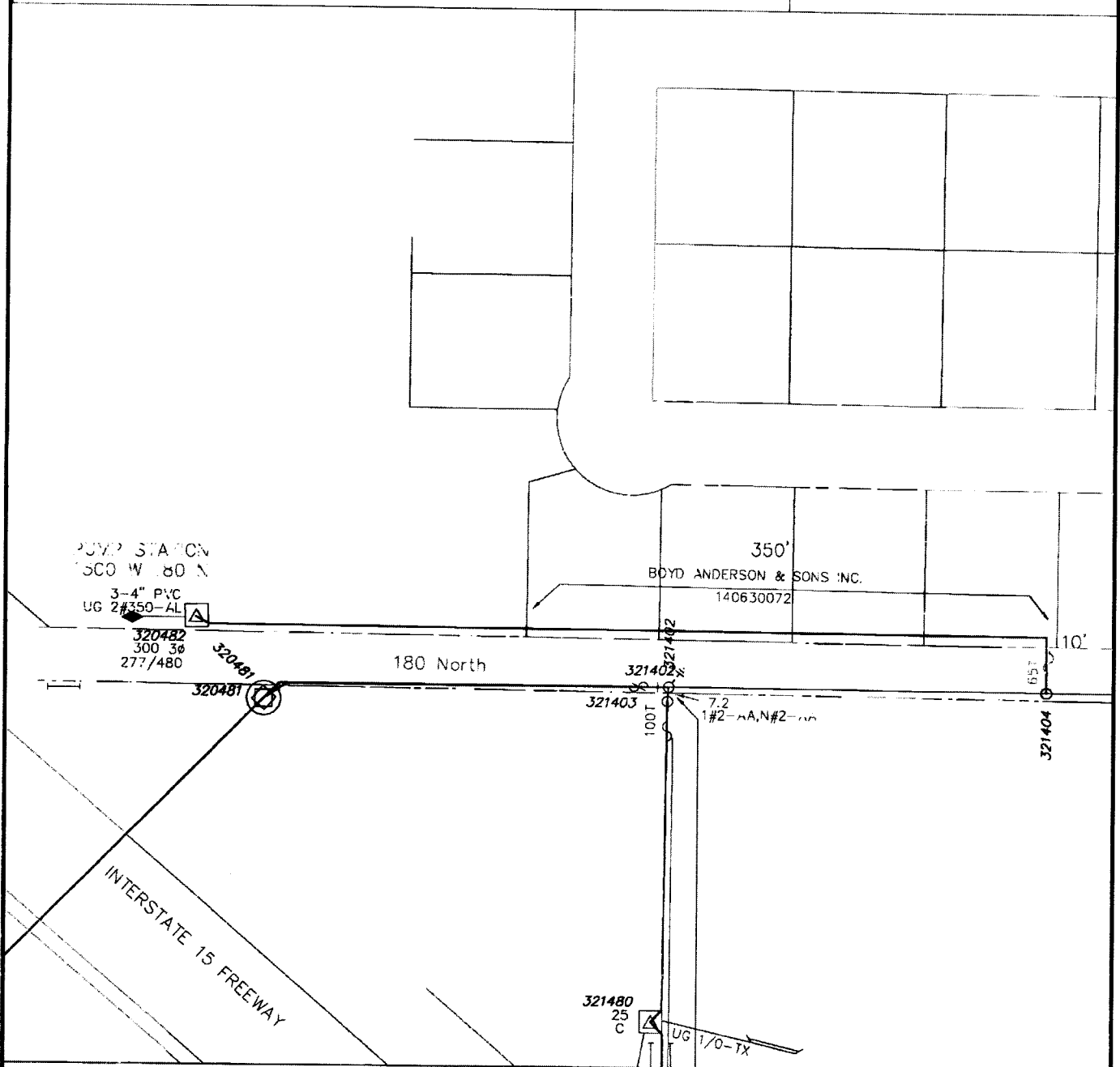


**BOYD ANDERSON & SONS CO, INC.
ROCKY MOUNTAIN POWER EASEMENT EXHIBIT**

PROPERTY DESCRIPTION

SECTION: SEC. 31, T5S,R2E, SLB&M
 UTAH COUNTY UTAH STATE

PARCEL #: 140630072



CC #: 11421 WO #: 6272224
 OWNER: BOYD ANDERSON AND SONS INC.
 AUTHOR: C. DELEEUEW 10633

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.

EXHIBIT A



SCALE: NONE