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When recorded, mail to:
Barney McKenna & Olmstead, P.C.
David L. Elmont
43 South 100 East, Suite 300
St. George, Utah 84770

DOC # 20090042980

Easements Page 1 of 3
Russell Shirts Washington County Recorder
11/12/2009 08:50:15 AM Fee \$ 14.00
By BARNEY & MC KENNA PC



SG-7265-D-1-A

GRANT OF ACCESS EASEMENT

Eaglebrook Corporation, a Utah Corporation, and R.C. Tolman and Arleen Ann Tolman as Trustees of the R.C. Tolman and Arleen Tolman Revocable Family Trust dated June 19, 1996 ("Grantors"), for good and valuable consideration, receipt of which is hereby acknowledged, hereby grant to PacifiCorp, dba Rocky Mountain Power ("Grantee") a perpetual easement for access to Rocky Mountain's Winchester Hills Substation over and across the property owned by Grantors and located in Washington County, State of Utah, as shown on Exhibit "A" attached hereto and by this reference made a part of this easement and as more particularly described as follows:

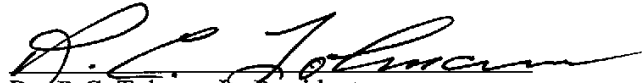
Beginning on the Grantor's land at a point 44.09 feet north and 326.14 feet west, more or less, from the west one quarter corner of Section 24, T. 41 S., R. 16 W., S.L.M., and running thence S.69°01'30"E. 409.67 feet, more or less, to a point on a 250 foot radius curve to the left, thence along the arc of said curve 92.50 feet, (chord bears S.79°37'27"W. 91.98 feet); thence N.89°46'26"E. 876.99 feet, more or less, to a point on a 250 foot radius curve to the right, thence along the arc of said curve 196.16 feet, (chord bears S.45°02'40"E. 176.64 feet); thence S.0°05'19"E. 455.29 feet, more or less, thence S.89°54'51"W. 50.00 feet, more or less, thence N.0°05'19"W. 455.29 feet, more or less, to a point on a 75.00 foot radius curve to the left, thence along the arc of said curve 117.69 feet, (chord bears N.45°02'40"W, 105.98 feet); thence S.89°46'26"W. 876.79 feet, more or less, to a point on a 300 foot radius curve to the right, thence along the arc of said curve 111.00 feet, (chord bears N.79°37'28"W. 110.37 feet); thence N.69°01'30"W. 409.67 feet, more or less; thence N.20°58'30"E. 50.00 feet, more or less, to the point of beginning, being in the NW 1/4 of the SW 1/4 of said Section 24 and in the NE 1/4 of the SE 1/4 and the SE 1/4 of the NE 1/4 of Section 23, Township and Range aforesaid; containing 100,026.14 sq. ft. or 2.30 acres, more or less.

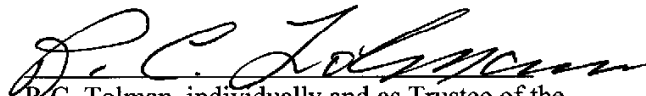
This Grant of Easement shall run with the land and shall be binding on and shall inure to the benefit of the parties of this agreement, their respective heirs, successors, or assigns. The easement granted hereby may be used by Grantee at any time and for the purpose only for the operation, repair, inspection and maintenance of its Winchester Hills Substation and related electric facilities.

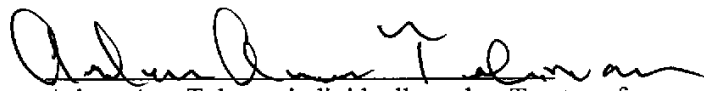
It is agreed that this agreement shall be governed by, construed, and enforced in accordance with the laws of the State of Utah.

IN WITNESS WHEREOF, Grantors have caused this Grant of Easement to be executed in St. George, State of Utah, on the date indicated below:

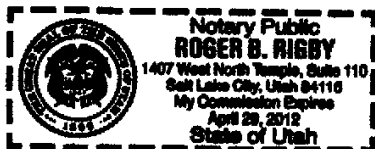
EAGLEBROOK CORPORATION

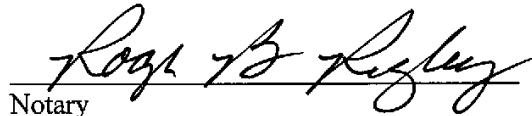

By: R.C. Tolman, Its President

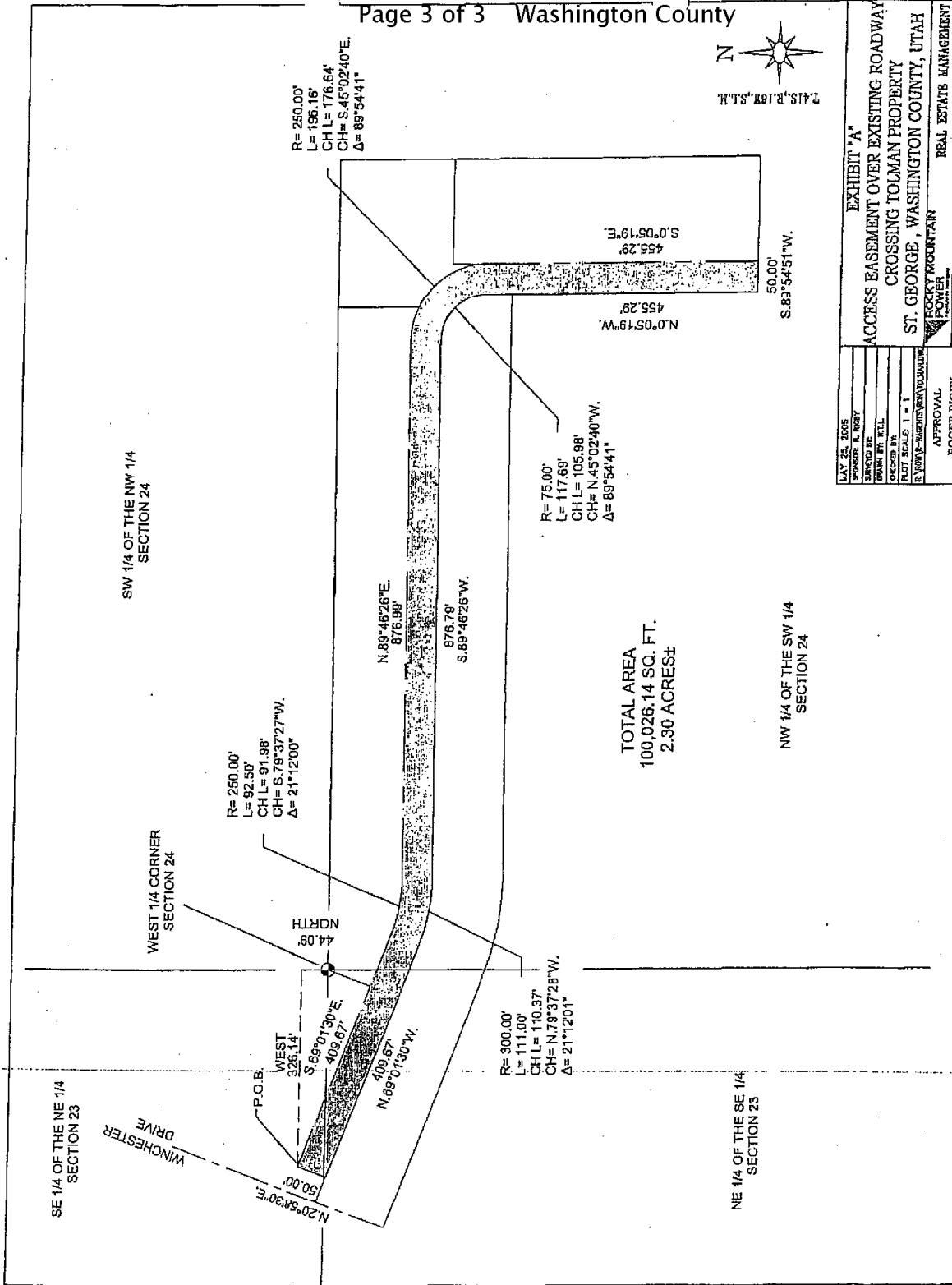
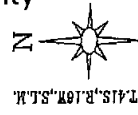

R.C. Tolman, individually and as Trustee of the
R.C. Tolman and Arleen Tolman Revocable
Family Trust, Dated June 19, 1996


Arleen Ann Tolman, individually and as Trustee of
the R.C. Tolman and Arleen Tolman Revocable
Family Trust, Dated June 19, 1996

Subscribed and sworn to before me, this 11th day of November, 2009.




Notary



R= 250.00'
L= 196.16'
CH L= 176.64'
CH= S45°02'40"E,
Δ= 89°54'41"

S.0°05'19"E.
455.29'
N.0°05'19"W.
455.29'
50.00'
S.89°54'51"W.

R= 75.00'
L= 117.68'
CH L= 105.98'
CH= N45°02'40"W,
Δ= 89°54'41"

R= 250.00'
L= 92.50'
CH L= 91.98'
CH= S78°37'27"W,
Δ= 21°12'00"

N.89°46'26"E.
876.98'
876.70'
S.89°46'25"W.

TOTAL AREA
100,026.14 SQ. FT.
2.30 ACRES±

R= 300.00'
L= 111.00'
CH L= 110.37'
CH= N79°37'28"W,
Δ= 21°12'01"

WEST
326.14'
S.69°01'30"E.
409.67'
N.09°01'30"W.

EXHIBIT "A"	
ACCESS EASEMENT OVER EXISTING ROADWAY	
CROSSING TOLMAN PROPERTY	
ST. GEORGE, WASHINGTON COUNTY, UTAH	
ROCKY MOUNTAIN POWER	REAL ESTATE MANAGEMENT
SCALE 1" = 100'	SHEET 1 OF 1
DATE: MAY 25, 2009	PROJECT NO: 20090042980
DRAWN BY: K. RIGBY	DESIGNED BY: K. RIGBY
CHECKED BY: M. RIGBY	PLAT SCALE: 1" = 1'
APPROVAL: ROGER RIGBY	
REGISTERED MAIL: 20090042980	
WO 12864	