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H/L3

REV101512
Return to:
Rocky Mountain Power
Lisa Louder/Harold Dudley
1407 West North Temple Ste. 110
Salt Lake City, UT 84116

DOC # 20120042568

Easements Page 1 of 4
Russell Shirts Washington County Recorder
12/12/2012 01:54:44 PM Fee \$ 19.00
By ROCKY MTN POWER



Project Name: Middleton-Touqerville Rebuild
Project Tract Number: 260/290
WO#: 10037949
RW#: 20120236

RIGHT OF WAY EASEMENT

For value received, **Dan Properties, LLC**, ("Grantor"), hereby grants to PacifiCorp, an Oregon Corporation, d/b/a Rocky Mountain Power its successors and assigns, ("Grantee"), an easement for a right of way 60 feet in width and 4199 feet in length, more or less, 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 Washington 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:

Legal Description: An easement 60 feet in width, being 30 feet each side of the following-described center line:

Beginning at a point on the east boundary of Grantor's Parcel W-212 that is located N 01°05'22" E 826.7 feet along the section line and EAST 1345.2 feet from the Southwest Corner of Section 13 (Southeast Corner of Section 14), Township 42 South, Range 15 West, Salt Lake Base and Meridian; running thence S 65°56'33" W 39.2 feet to Reference Point "A"; thence S 89°38'11" W 3394.6 feet to Reference Point "B"; thence S 69°24'40" W 631.7 feet, more or less, to the easterly right-of-way line of 300 East Street.

Also, two (2) easements for guys & anchors 30 feet in width, being 15 feet each side of the following-described lines:

- (1) Beginning at aforementioned Reference Point "A": running thence S 12°12'38" E 71.7 feet to a point on Grantor's land.
- (2) Beginning at aforementioned Reference Point "B"; running thence N 10°28'34" W 61.5 feet to the southerly boundary of Cherokee Springs R.V. Park, Phase 2.

LESS those portions not part of Grantor's land.

Containing 233,414 square feet (5.358 acres).

Easement side lines shall be shortened or lengthened to extend to said 300 East right-of-way line.

Being in the SW1/4 SW1/4 of Section 13, and the S1/2 SE1/4 and SE1/4 SW1/4 of Section 14, Township and Range aforesaid.

Basis of bearings is N 1°05'22" E along the section line from the Southeast Corner to the East Quarter Corner of said Section 14.

Assessor Parcel No. W-212, W-196-A-1-A

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.

Dated this 6th day of December, 2012



*Dan Properties, LLC,
Its Manager, Brenda Nisson*

Acknowledgment by a Corporation, LLC, or Partnership:

STATE OF Utah)

) ss.

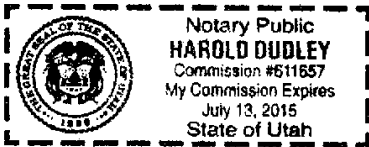
County of Washington)

On this 6 day of December, 2012, before me, the undersigned Notary Public in and for said State, personally appeared **Brenda Nisson**, known or identified to me to be the Manager of **Dan Properties, LLC**.

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

Harold Dudley

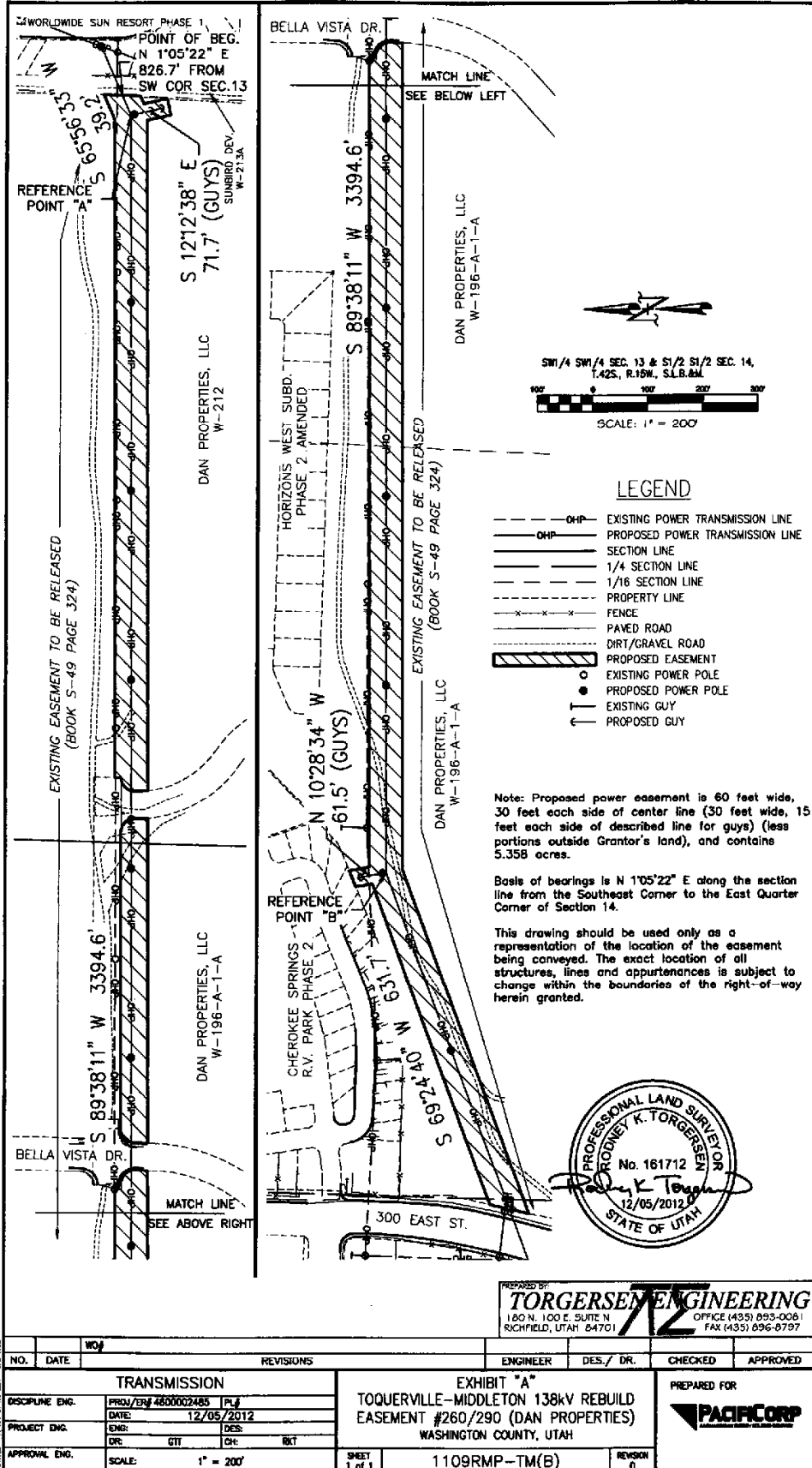
(notary signature)



NOTARY PUBLIC FOR Utah (state)

Residing at: Salt Lake County (city, state)

My Commission Expires: July 13, 2015 (d/m/y)



Note: Proposed power easement is 60 feet wide, 30 feet each side of center line (30 feet wide, 15 feet each side of described line for guys) (less portions outside Grantor's land), and contains 5.358 acres.

Basis of bearings is N 1°05'22\" E along the section line from the Southeast Corner to the East Quarter Corner of Section 14.

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 within the boundaries of the right-of-way herein granted.



PREPARED BY: **TORGERSEN ENGINEERING**
 180 N. 100 E. SUITE N RICHFIELD, UTAH 84701 OFFICE (435) 893-0061 FAX (435) 896-8797

NO.	DATE	WOP	REVISIONS	ENGINEER	DES./DR.	CHECKED	APPROVED
TRANSMISSION							
DISCIPLINE ENG.	PROJ/ENR	4800062485	PLJ	EXHIBIT "A" TOQUERVILLE-MIDDLETON 138kV REBUILD EASEMENT #260/290 (DAN PROPERTIES) WASHINGTON COUNTY, UTAH			
PROJECT ENG.	DATE:	12/05/2012					
APPROVAL ENG.	ENG:		DES:				
	DR:	CIT:	CHK:				
SCALE: 1" = 200'		SHEET 1 of 1		1109RMP-TM(B)		REVISION 0	

