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DOC # 20190040498

Easements Page 1 of 5
Russell Shirts Washington County Recorder
10/02/2019 01:02:09 PM Fee \$ 40.00
By ROCKY MOUNTAIN POWER

REV05042015

Return to:

Rocky Mountain Power
Ruston Jenson/Lisa Louder
455 N Old Hwy 91
Hurricane, UT 84737



Project Name: Interstate Rock Gravel Pit Service
WO#: 6644023
RW#:

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, **Interstate Rock Products 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 2,450 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 **Washington** 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:

Parcel No. LV-3-1-13-4200

S: 13 T: 41S R: 13W 1/2 NW1/4 SEC 13 T41S R13W

Parcel No. LV-154-A

S: 13 T: 41S R: 13W 4.00 AC STATE ASSESSED GRAVEL PIT BEG S1/4 COR SEC 13 T41S R13W TH W 30.91CHS; TH N 36*25' W 15.31 CHS; TH N 7.68 CHS; TH E 20 CHS; TH N 20 CHS; TH E 20 CHS; TH S 40 CHS TO POB. LESS: 2.36 AC. LESS: 10.40 AC TO E J GRAFF 3 AC (GRAVELPIT). LESS: 2.92 AC TO GILBERT DEV CORP. LESS: .217 AC TO UDOT LESS: COM AT THE SW COR OF SEC 13, T41S R13W SLB&M; TH N00*06'25" E ALG THE SEC/L, A DIST OF 812.60 FT; TH E, A DIST OF 1282.58 FT, TO THE POB; TH N 00*13'38" E A DIST OF 153.08 FT, TO THE PT OF CURV OF A 600.00 FT RAD CUR TO THE RGT; TH ALG THE ARC OF SD CUR A DIST OF 56.75 FT, THROUGH A CTRL ANG OF 05*25'08"; TH N 05*38'38" E, A DIST OF 908.87 FT; TH S84*21'22" E, A DIST OF 238.67 FT, TO THE PT OF CUR OF A 350.00 FT RAD CUR TO THE LFT; TH ALG THE ARC OF SD CUR A DIST OF 32.76 FT, THROUGH A CTRL ANG OF 05*21'45"; TH S 89*43'07" E, A DIST OF 266.27 FT; TH S 02*09'15" W, A DIST OF 698.98 FT; TH S 07*52'04" W, A DIST OF 395.26 FT; TH N 89*45'30" W, A DIST OF 549.00 FT TO THE POB.

LESS: BEGINNING AT A POINT SOUTH 88*14'27" EAST 1311.39 FEET ALONG THE SECTION LINE AND NORTH 0*13'30" EAST 308.94 FEET FROM THE SOUTHWEST CORNER OF SECTION 13, TOWNSHIP 41 SOUTH, RANGE 13 WEST OF THE SALT LAKE BASE AND MERIDIAN, SAID POINT BEING THE NORTHWEST CORNER OF LOT 1, ZION VIEW ESTATES PHASE 2 SUBDIVISION, OFFICIAL RECORDS OF THE WASHINGTON COUNTY, UTAH RECORDERS OFFICE; THENCE NORTH 0*13'30" EAST 63.60 FEET ALONG THE RIGHT-OF-WAY LINE OF THE ROADWAYS DEDICATED WITH COTTONWOOD HOLLOW PHASE 1 SUBDIVISION, OFFICIAL RECORDS OF THE WASHINGTON COUNTY, UTAH RECORDERS OFFICE, THENCE SOUTH 89*46'30" EAST 100.53 FEET TO THE NORTHEAST CORNER OF LOT 1, ZION VIEW ESTATES PHASE 2 SUBDIVISION, THENCE SOUTH 57*54'30" WEST 118.96 FEET ALONG NORTHWESTERLY BOUNDARY OF ZION VIEW ESTATES PHASE 2 SUBDIVISION TO THE POINT OF BEGINNING.

Assessor Parcel No. LV-3-1-13-4200, LV-154-A

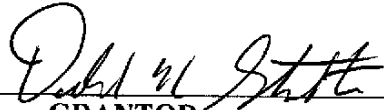
Together with the right of access to the right of way from adjacent lands of Grantor for all activities in connection with the purposes for which this easement has been granted; and together with the present and (without payment therefor) the future right to keep the right of way clear of all brush, 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 12th day of September, 2019.



GRANTOR

GRANTOR

Acknowledgment by a Corporation, LLC, or Partnership:

STATE OF Utah)
) ss.
County of Washington)

On this 12th day of September, 2019, before me, the undersigned Notary Public in and for said State, personally appeared Donald N. Stratton (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 Intenstate Rock Products, Inc. (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.



NOTARY PUBLIC
LAURA K. LEE
Commission No. 690636
Commission Expires
September 15, 2020
STATE OF UTAH

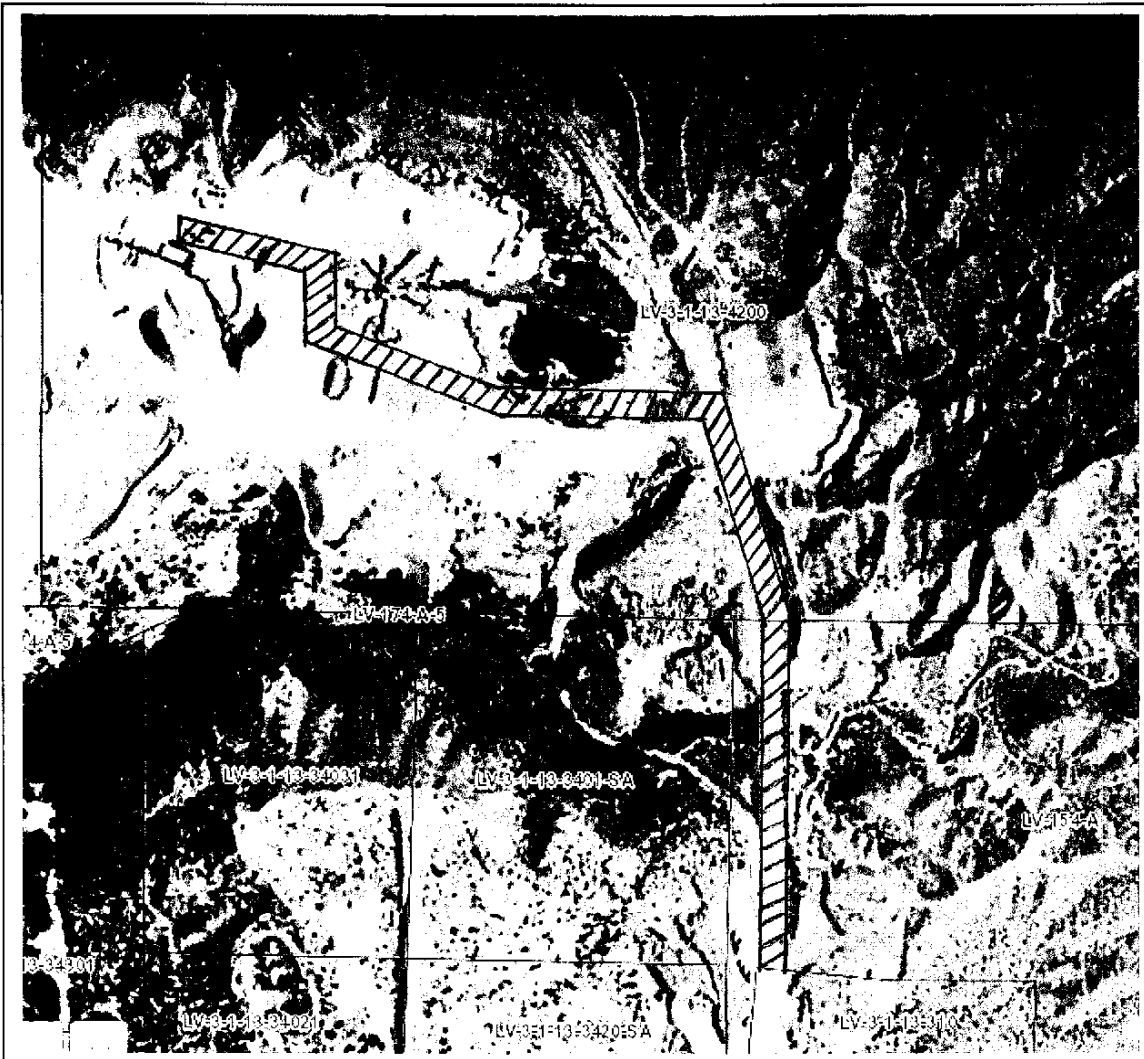
Laura K Lee

(notary signature)

NOTARY PUBLIC FOR Utah (state)
Residing at: Virgin, UT (city, state)
My Commission Expires: 9-15-20 (d/m/y)

Property Description

Quarter: _____ Quarter: _____ Section: **13** Township **41S** (N or S),
Range **13W** (E or W), Salt Lake Base and Meridian
County: **Washington** State: **Utah**
Parcel Number: **LV-3-1-13-4200 & LV-154-A**



 Easement Area

CC#: 11391 WO#: 6644023

Landowner Name: Interstate Rock

Drawn by: RMP

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 described easement area.

EXHIBIT A



SCALE: NTS