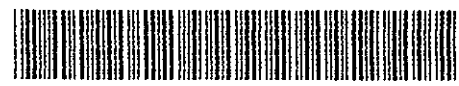


18
4

E



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

ENT 31211:2019 PG 1 of 4
JEFFERY SMITH
UTAH COUNTY RECORDER
2019 Apr 15 2:47 pm FEE 18.00 BY SM
RECORDED FOR PACIFICORP

Project Name:
WO#: AMERON
RW#: 8825R

RELEASE OF EASEMENT

Rocky Mountain Power, an unincorporated division of PacifiCorp, successor to PacifiCorp, an Oregon corporation, hereby disclaims and releases any right, title or interest it may have to that certain easement contracted between Windsor Development, LLC, Grantor, and PacifiCorp, an Oregon corporation, its successors and assigns, Grantee, dated February 13, 2002, recorded as Entry No. 32226:2002, on March 21, 2002, in the office of the County Recorder of Utah County, State of Utah, within the real property more particularly described as follows and/or shown on Exhibit "A" attached and by this reference made a part hereof:

Beginning at a point on the east line of Redwood Road (Utah Highway No. 68), said point being 1412.570 feet east and 95.527 feet south from the northwest corner of Section 11, Township 5 South, Range 1 West, Salt Lake Meridian and running thence East 725.531 feet to the west boundary line of the Utah Lake Distributing Canal Right of Way, thence Southeasterly along said Canal Boundary Line along the following courses: South 24°54'00" East 504.007 feet; South 43°13'00" East 219.137 feet; thence South 19°19'00" East 517.150 feet and South 44°42'00" East 96.493 feet; thence West 1079.265 feet to said East line of Redwood Road; thence North 11°54'30" West 1199.29 feet along said East line to the Point of Beginning.

Excepting therefrom the following:

A portion of the northwest quarter of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, located in Saratoga Springs, Utah, more particularly described as follows:

Beginning at a point located North 89°55'06" East along the Section Line 1412.55 feet and South 97.88 feet and East 2.52 feet from the northwest corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 89°59'10" East 723.01 feet; thence South 24°53'10" East 7.94 feet; thence South 89°09'30" West along the projection of, and along an existing fence line 710.88 feet; thence North 41°06'53" West along a fence line 23.66 feet to the Point of Beginning.

Also less and excepting the following:

A ¼ acre vault parcel, being within the property of Cougars Rock Investments, LLC, recorded in the Official Records of Utah County Recorder's Office in Entry No. 61908:2008. Also being within the northeast quarter of the northwest quarter of the northwest quarter of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

DESCRIPTION PER TITLE REPORT

The title report was prepared by the Utah State Office of the Registrar of Titles, Salt Lake City, Utah, on 08/14/2019. The title report shows the following:

1. A certain parcel of land, to-wit: Parcel 1, as shown on the attached map, which is a portion of the NW 1/4 of Section 13, Township 5 South, Range 1 West, S1B & M, Salt Lake County, Utah, and is hereinafter referred to as "Parcel 1".

2. A certain parcel of land, to-wit: Parcel 2, as shown on the attached map, which is a portion of the NE 1/4 of Section 13, Township 5 South, Range 1 West, S1B & M, Salt Lake County, Utah, and is hereinafter referred to as "Parcel 2".

3. A certain parcel of land, to-wit: Parcel 3, as shown on the attached map, which is a portion of the SW 1/4 of Section 13, Township 5 South, Range 1 West, S1B & M, Salt Lake County, Utah, and is hereinafter referred to as "Parcel 3".

4. A certain parcel of land, to-wit: Parcel 4, as shown on the attached map, which is a portion of the SE 1/4 of Section 13, Township 5 South, Range 1 West, S1B & M, Salt Lake County, Utah, and is hereinafter referred to as "Parcel 4".

5. A certain parcel of land, to-wit: Parcel 5, as shown on the attached map, which is a portion of the NW 1/4 of Section 13, Township 5 South, Range 1 West, S1B & M, Salt Lake County, Utah, and is hereinafter referred to as "Parcel 5".

6. A certain parcel of land, to-wit: Parcel 6, as shown on the attached map, which is a portion of the NE 1/4 of Section 13, Township 5 South, Range 1 West, S1B & M, Salt Lake County, Utah, and is hereinafter referred to as "Parcel 6".

7. A certain parcel of land, to-wit: Parcel 7, as shown on the attached map, which is a portion of the SW 1/4 of Section 13, Township 5 South, Range 1 West, S1B & M, Salt Lake County, Utah, and is hereinafter referred to as "Parcel 7".

8. A certain parcel of land, to-wit: Parcel 8, as shown on the attached map, which is a portion of the SE 1/4 of Section 13, Township 5 South, Range 1 West, S1B & M, Salt Lake County, Utah, and is hereinafter referred to as "Parcel 8".

9. A certain parcel of land, to-wit: Parcel 9, as shown on the attached map, which is a portion of the NW 1/4 of Section 13, Township 5 South, Range 1 West, S1B & M, Salt Lake County, Utah, and is hereinafter referred to as "Parcel 9".

10. A certain parcel of land, to-wit: Parcel 10, as shown on the attached map, which is a portion of the NE 1/4 of Section 13, Township 5 South, Range 1 West, S1B & M, Salt Lake County, Utah, and is hereinafter referred to as "Parcel 10".

TITLE INFORMATION

The title information is as follows:

1. The title report was prepared by the Utah State Office of the Registrar of Titles, Salt Lake City, Utah, on 08/14/2019.

2. The title report shows the following:

3. The title report was prepared by the Utah State Office of the Registrar of Titles, Salt Lake City, Utah, on 08/14/2019.

SCHEDULE B-9 EXCEPTIONS

The schedule B-9 exceptions are as follows:

1. The title report shows the following:

2. The title report shows the following:

3. The title report shows the following:

SURVEYOR'S CERTIFICATE

I, the undersigned, being a duly licensed surveyor in the State of Utah, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the owner of the same, and that the same is a true and correct copy of the original survey as shown to me by the owner of the same.

TABLE 'A' ITEMS

The table 'A' items are as follows:

1. The table 'A' items are as follows:

2. The table 'A' items are as follows:

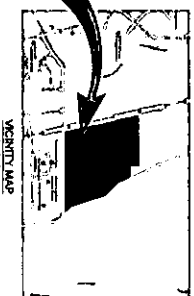
GENERAL NOTES

The general notes are as follows:

1. The general notes are as follows:

2. The general notes are as follows:

SITE

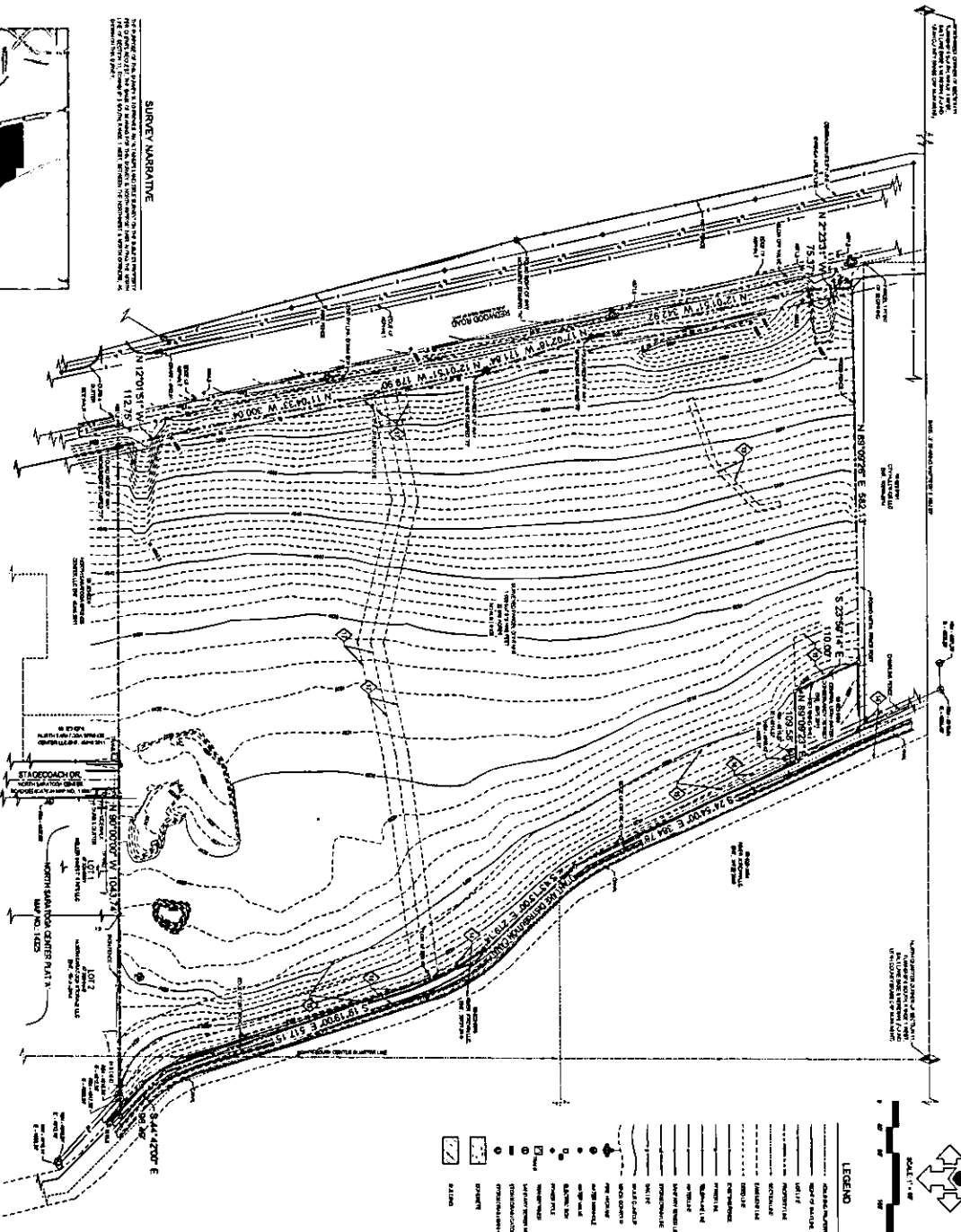


SURVEY NARRATIVE

The survey narrative is as follows:

1. The survey narrative is as follows:

2. The survey narrative is as follows:



DATE	BY	DESCRIPTION
08/14/2019	JLH	INITIAL SURVEY
08/14/2019	JLH	FINAL SURVEY

LEGEND

- BOUNDARY
- CONTOUR
- ROAD
- UTILITY
- WATER
- ...

NO.	DATE	DESCRIPTION
1	08/14/2019	INITIAL SURVEY
2	08/14/2019	FINAL SURVEY

CTV HOLDINGS, LLC PARCELS

APPROXIMATELY 2200 NORTH REDWOOD ROAD
SARATOGA SPRINGS, UTAH
 LOCATED IN THE NW & NE 1/4 OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 1 WEST, S1B & M

McNEIL ENGINEERING

Surveying and Boundary Design, Professional Title Plans and Titles

6110 South Sandy Parkway, Suite 200, Sandy, Utah 84070 801.328.7700 www.mcneilengineering.com

Civil Engineering • Consulting & Landscape Architecture
 Structural Engineering • Land Surveying & MDS

SENT BY: UTAH POWER AM FORK;

801 756 1274;

FEB 21 02 11:00 AM,

Page 4

Return to:
Western CommLink
1202 W. Norwalk Rd
Salt Lake City, Utah 84123
RC: 11921 WU: 2041891
ROW File No: _____

ENT 32226:2008 PG 1 of 4
RANDALL A COVINGTON
UTAH COUNTY RECORDER
2002 Mar 21 11:16 AM FEE 16.00 BY GS
RECORDED FOR UTAH POWER & LIGHT

RIGHT OF WAY EASEMENT

For value received, WINDSON DEVELOPMENT, LLC ("Grantor"), hereby grants to PacificCorp, an Oregon corporation, its successors and assigns, ("Grantee"), an easement for a right of way 10 feet in width and _____ 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 anchor, including guys and anchors outside of the right of way; wires, fibers, cables and other conductors and conduits therefor; 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 UTAH County, State of UTAH, more particularly described as follows and as more particularly described and/or shown on Exhibit(s) X attached hereto and by this reference made a part hereof:

Assessor's Map No. _____ Tax Parcel No. _____

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 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.