

REV100815

Return to:  
Rocky Mountain Power  
Lisa Louder/Delynn Rodeback  
1407 West North Temple Ste. 116  
Salt Lake City, UT 84116

**00766257**

B: 1543 P: 1520 Fee \$40.00  
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04/07/2021 11:49:13 AM By ROCKY MOUNTAIN POWER



Project Name: Cross Hollow 15 Summer Concerns  
WO#: 006925701  
RW#:

**NON-EXCLUSIVE UNDERGROUND RIGHT OF WAY EASEMENT**

For value received, **Art & Vada Armbrust Family Properties, LLC** (“Grantor”), hereby grants to Rocky Mountain Power, an unincorporated division of PacifiCorp, its successors and assigns, (“Grantee”), a non-exclusive easement for a right of way 12 feet in width and 3,334 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 **Iron 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 Descriptions:

- (1) An easement 12 feet in width, East of and adjoining the following-described line:

Beginning at a point on Grantor’s North boundary lying 12.0 feet West of the West edge of an existing 20-foot-wide Public Utility Easement, said point being located SOUTH 380.4 feet and WEST 81.3 feet from the East Quarter Corner of Section 17, Township 36 South, Range 11 West, Salt Lake Base and Meridian; running thence South 00°06’13” East 1,921.5 feet to the Northerly edge of an existing power easement, said easement recorded at Book 1162, Page 1469, Iron County Recorder’s Office.

- (2) An easement 12 feet in width, being that portion of Grantor’s land lying East of the following-described line and West of the existing 20-foot-wide Public Utility Easement along the West side of Cross Hollow Road:

Beginning at a point on Grantor's South boundary lying North 89°59'01" West 12.0 feet from the West edge of an existing 20-foot-wide Public Utility Easement, said point being located North 89°59'01" West 82.0 feet along the quarter section line and North 00°05'17" West 21.83 feet from the East Quarter Corner of Section 17, Township 36 South, Range 11 West, Salt Lake Base and Meridian; running thence North 00°05'17" West 1,844.2 feet to Grantor's North boundary. LESS those portions lying within Lower Willow, LLC, Parcel No. B-1857-34 and the dedicated right-of-way for 250 South Street.

Containing 0.92 of an acre, and being in the E ½ of the E ½ of said Section 17.

Assessor Parcel No. B-1857-33, B-1857-35, B-1857-36

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 1 day of April, 2021.

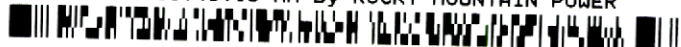
*Art & Vada Armbrust Family Properties, LLC*

By: \_\_\_\_\_



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Name: STEVEN ARMBRUST

Title: MANAGER

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**Acknowledgment by a Corporation, LLC, or Partnership:**

STATE OF Illinois )  
 ) ss.  
County of DuPage )

On this 15<sup>th</sup> day of April, 2021, before me, the undersigned Notary Public in and for said State, personally appeared STEVEN ARMBRUST (name), known or identified to me to be the MANAGER (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 ART & VADA ARMBRUST FAMILY (entity name), and acknowledged to me that said entity executed the same.

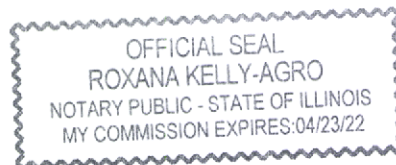
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Roxana Kelly-Agro  
(notary signature)

NOTARY PUBLIC FOR ILLINOIS (state)

Residing at: 861 GLEN CREST DR, GLEN (city, state)

My Commission Expires: 4-23-2022 (d/m/y)



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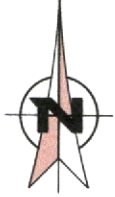


# Property Description

E1/2 of the NE1/4 of Section 17, T36S R11W,  
Salt Lake Base & Meridian

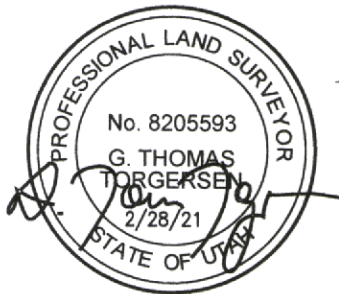
County: Iron State: Utah

Parcel Number: B-1857-33



Scale: 1" = 300'

Note: Easement 12 feet in width,  
being that portion of Grantor's  
land lying East of described line  
and West of existing 20' PUE.



Art & Vada Armbrust  
Family Properties, LLC  
B-1857-33

Lower Willow, LLC  
B-1857-34

1844.2' N 00°05'17" W 1844.2' E 363.0'

POINT OF BEGINNING  
N 89°59'01" W 82.00' &  
N 00°05'17" W 21.83'  
FROM E1/4 COR. SEC. 17

BNB Swiss  
B-1857-30

BNB Swiss LLC  
B-1857-31

Existing 20' PUE

Existing 20' PUE

125 South St

250 South

Cross Hollow Rd

Cross Hollow Rd

CC#: 11391	WO#: 006925701
Landowner: Armbrust Family Properties	
Drawn by: GTT	Date: 2/28/2021
Dwg.#: 21501	Ref.#:

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 B

### 00766257

B: 1543 P: 1524 Fee \$40.00  
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**Property Description**

E1/2 of the SE1/4 of Section 17, T36S R11W,  
Salt Lake Base & Meridian

County: Iron State: Utah

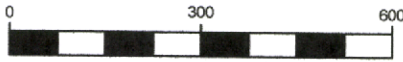
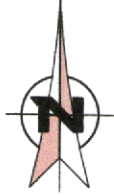
Parcel Number: B-1857-35, B-1857-36

BNB Swiss LLC  
B-1857-31

POINT OF BEGINNING  
S. 380.4' & W. 81.3'  
FROM E¼ COR. SEC. 17

Art & Vada Armbrust  
Family Properties, LLC  
B-1857-35

Existing 20' PUE



Scale: 1" = 300'

Note: Easement 12 feet in width,  
East of and adjoining described line.  
Majority of easement adjoins existing  
20' PUE.

12.0' TYP.

Art & Vada Armbrust  
Family Properties, LLC  
B-1857-36

S 00°06'13" E 1921.5'

Cross Hollow Rd

Existing Power Easement  
Book 1162 Page 1469

Art & Vada Armbrust  
Family Properties, LLC  
B-1857-36



CC#: 11391	WO#: 006925701
Landowner: Armbrust Family Properties	
Drawn by: GTT	Date: 3/16/2021
Dwg.#: 21501	Ref.#:

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**

**00766257**

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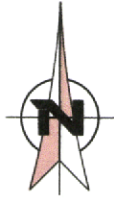


**Property Description**

E1/2 of the NE1/4 of Section 17, T36S R11W,  
Salt Lake Base & Meridian

County: Iron State: Utah

Parcel Number: B-1857-33



Scale: 1" = 300'

Note: Easement 12 feet in width,  
being that portion of Grantor's  
land lying East of described line  
and West of existing 20' PUE.

Art & Vada Armbrust  
Family Properties, LLC  
B-1857-33

Lower Willow, LLC  
B-1857-34

250 South

125 South St

12.0'

Existing 20' PUE

X-N 00°05'17" W 1844.2'  
18S 00°05'17" E 363.0'

Cross Hollow Rd

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