

00795647

B: 1619 P: 835 Fee \$40.00
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08/16/2022 01:56:23 PM By ROCKY MOUNTAIN POWER



REV05042015

Return to:

Rocky Mountain Power
Lisa Louder/Ginger Brown
2217 W Kitty Hawk Dr
Cedar City, UT 84721

Project Name: ENO12 NATHAN ELLSWORTH RES

WO#: 8219815

RW#:

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, **RichPeg, LLC** ("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 10' 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 Description: BEG PT S00*07'06"W ALG SEC LN 803.25 FT FR NE COR SEC 14, T35S, R11W, SLM; N89*17'12"W 1247.64 FT TO E R/W LN OF HWY 130; N00*03'33"W ALG SD LN 803.28 FT TO N SEC LN; S89*17'12"E ALG SD LN 575.10 FT; S00*06'54"W 532.39 FT; S89*24'17"E 674.99 FT TO E SEC LN; S00*07'06"W ALG SD LN 272.25 FT TO POB; SUBJ TO R/W FOR MIDVALLEY RD; SUBJ TO R/W EASE FOR LOVELL LANE; SUBJ TO 40 FT ENOCH CITY SEWER EASE DESC REC BK 508/684. LESS FOLLOW DESC PROP: PARCEL OF LAND FOR WIDENING OF EXIST STATE HWY 130 KNOWN AT PROJECT NO F-0130(26)6 BE PART OF PROP IN NE1/4NE/14 SEC 14, T35S, R11W, SLM DESC AS FOLLOW: BEG AT PT N89*17'12"W 1246.41 FT ALG N LN OF SD SEC 14 & S00*07'19"W 33.00 FT FR NE COR OF SD SEC 14, PT BE 44.24 FT PERPENDICULARLY DIST E'LY FR SR-130 CONTROL LN OF SD PROJECT OPPOSITE APPROXIMATE ENGINEER STATION 159+17.62 PT ALG BE NW COR OF SD ENTIRE TRACT; S89*17'12"E 195.78 FT ALG S R/W LN OF 4800 N ST TO PT 240.00 FT PERPENDICULARLY DIST E'LY FR SD CONTRL LN OF SD PROJECT OPPOSITE APPROXIMATE ENGINEER STATION 159+15.20; S00*00'23"W 15.20 FT TO PT 240.00 FT PERPENDICULARLY DIST E'LY FR SD CONTROL LN OF SD PROJECT OPPOSITE APPROXIMATE ENIGNEER STATION 159+00.00; N89*59'37"W 138.00 TO A PT 102.00 FT PERPENDICULARLY DIST E'LY FR SD CONTROL LN OF SD PROJECT OPPOSITE APPROX ENGINEER STATION 159+00.00; S50*56'06"W 74.75 FT TO PT BE 44.11 FT PERPENDICULARY DIST E'LY FR SD CONTRL LN OF SD PROJECT OPPOSITE APPROXIMATE ENGINEER STATION 158+53.00, PT ALSO BE ON E R/W LN OF SR 130: N00*07'19"E 64.62 FT ALG SD LN TO POB. SUBJ TO EASE DESC REC BK 1500/1365.
(DELETED FOR 2022 TAX YEAR, NOW PART OF A-841-8 & A-841-9)

Assessor Parcel No.

A-0841-0007-0000

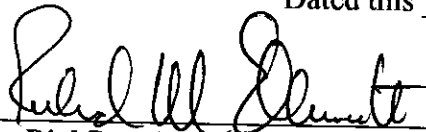
Together with the right of access to the right of way from adjacent lands of Grantor for all activities in connection with the purposes for which this easement has been granted; and together with the present and (without payment therefor) the future right to keep the right of way clear of all brush,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

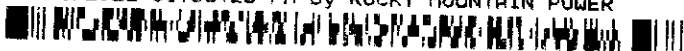
Dated this 5 day of AUGUST, 2022.



RichPeg, ILC Member GRANTOR

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Acknowledgment by a Corporation, LLC, or Partnership:

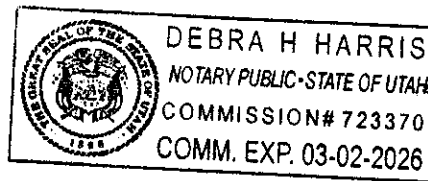
STATE OF Utah)
) ss.
County of Utah)

On this 5 day of August, 2022, before me, the undersigned Notary Public in and for said State, personally appeared Richard Ellsworth (name), known or identified to me to be the member (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 Richpeg LLC (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.

Debra H Harris
(notary signature)

NOTARY PUBLIC FOR Utah (state)
Residing at: Lehi Utah (city, state)
My Commission Expires: 3-2-2026 (d/m/y)



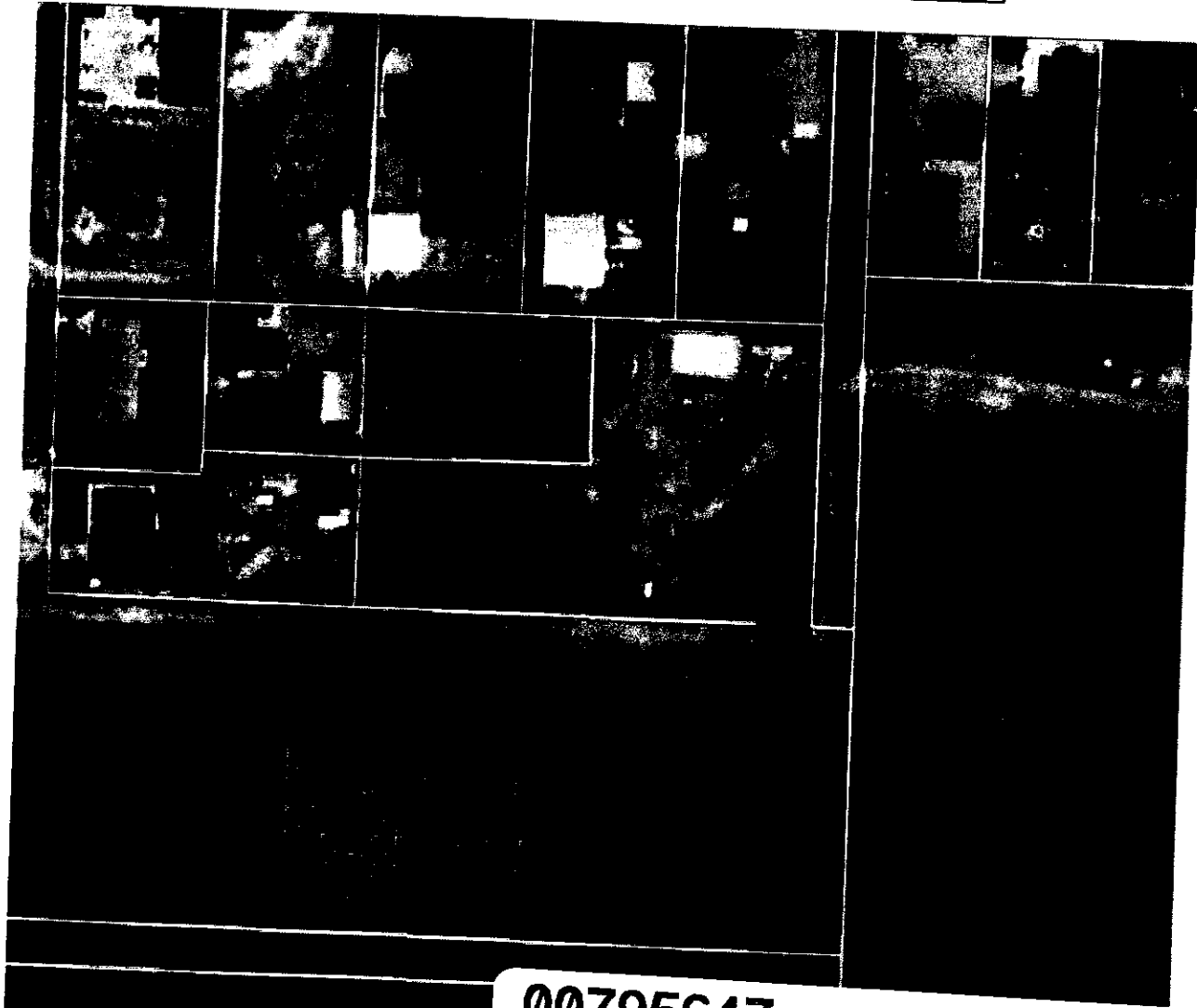
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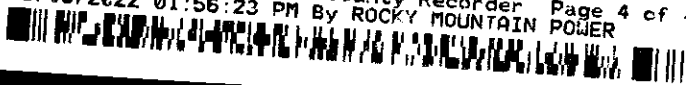
Property Description

Section: 14 Township: 35 S Range: 11 W
Salt Lake Principal Meridian
County: Iron State: Utah
Parcel Number: A-0841-0007-0000



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CC#: 11391 WO#: 8219815
Landowner Name: RichPeg, LLC
Drawn by: N/A

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