

REV05042015

Return to:

Rocky Mountain Power

Lisa Louder

1407 West North Temple Ste. 110

Salt Lake City, UT 84116

ENT 80333:2015 PG 1 of 4

Jeffery Smith
Utah County Recorder

2015 Sep 01 10:58 AM FEE 17.00 BY SS

RECORDED FOR Provo Land Title Co.

ELECTRONICALLY RECORDED

Project Name: Legacy Farms

WO#:

RW#:

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, D.R. Horton, Inc., a Delaware corporation ("Grantor"), hereby grants Rocky Mountain Power, an unincorporated division of PacifiCorp its successors and assigns, ("Grantee"), an easement for a right of way ten (10) feet in width 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 Utah 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.

Assessor Parcel No. 66:058:0007

Together with the right of reasonable 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. Grantee is not allowed to use the easement and right of way herein granted for any purpose except as expressly stated herein. To the extent reasonably possible and without impairing Grantee's rights hereunder, Grantee will not interfere with or impair Grantor's intended use, development or improvement of the subject property as a residential community.

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.

The rights and obligations of the parties hereto shall be binding upon and shall benefit their respective heirs, successors and assigns.

**Exhibit A
Legacy Farms**

**Rocky Mountain Power Easement
(Legal Description and Easement Exhibit)**

Revised August 26, 2015

A portion of Saratoga Drive Church Subdivision Plat recorded as Entry No. 140578:2004 in the Utah County Recorder's Office, located in the Southwest Quarter of Section 25, Township 5 South, Range 1 West, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Beginning at a point on the South Right-of-Way Line of 400 South Street, said point being also S00°33'28"W 33.94 feet, along the Section Line, and S89°56'07"W 424.98 feet, along said South Right-of-Way Line, from the East Quarter Corner of said Section 26, and running thence S00°00'08"W 785.67 feet; thence S11°18'32"E 40.79 feet; thence S01°23'19"W 91.77 feet; thence S00°00'08"W 748.49 feet; thence Southwesterly 1163.50 feet along the arc of a 741.00 foot radius curve to the right, chord bears S44°59'04"W 1047.60 feet; thence S89°57'59"W 709.42 feet; thence N00°02'01"W 10.00 feet; thence N89°57'59"E 709.42 feet; thence Northeasterly 1147.80 feet along the arc of a 731.00 foot radius curve to the left, chord bears N44°59'04"E 1033.47 feet; thence N00°00'08"E 748.61 feet; thence N01°23'19"E 90.78 feet; thence N11°18'32"W 40.66 feet; thence N00°00'08"E 786.65 feet to said South Right-of-Way Line of 400 South Street; thence, along said South Right-of-Way Line, N89°56'07"E 10.00 feet to the Point of Beginning.

Contains: 35,318 Square Feet or 0.81 Acres.

Together and including the following described parcel:

Beginning at a point which is S00°33'28"W 2431.81 feet, along the Section Line, and West 1845.92 feet from the East Quarter Corner of Section 26, Township 5 South, Range 1 West, Salt Lake Base and Meridian and running thence S00°02'01"E 10.00 feet; thence S89°57'59"W 756.42 feet; thence N00°38'09"E 10.00 feet; thence N89°57'59"E 756.30 feet to the Point of Beginning.

Contains 7,563 Square Feet or 0.17 Acres.

Basis of Bearing for the above description is S02°41'25"W between said East Quarter Corner and a 1999 Utah County Monument Reference corner located S50°25'04"W 134.47 feet from the Southeast Corner of Section 26, Township 5 South, Range 1 West, Salt Lake Base and Meridian.

