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REV100815

Return to:
Rocky Mountain Power
Paula Merrell
2217 Kittyhawk Dr.
Cedar City, Ut 84720

00678867

B: 1333 P: 1354 Fee \$21.00
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Project Name: Granite Mountain East & West Distribution Lines
WO#: 6055454 and 6055456
RW#:

RIGHT OF WAY EASEMENT

For value received, Fiddlers Canyon Development, ("Grantor"), hereby grants to Rocky Mountain Power, an unincorporated division of PacifiCorp, its successors and assigns, ("Grantee"), an easement for a right of way 15 feet in width and 14,758 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 anchors, including guys and anchors outside of the right of way; wires, fibers, cables and other conductors and conduits therefore; and pads, transformers, switches, vaults and cabinets, on, over, 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 Exhibits "A" & "B" attached hereto and by this reference made a part hereof:

Legal Descriptions:

AN EASEMENT 15 FEET IN WIDTH, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS LOCATED N 89°33'10" W 367.2 FEET ALONG THE SECTION LINE AND SOUTH 20.8 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 35, TOWNSHIP 34 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE SOUTH 98.5 FEET; THENCE S 47°40'02" W 98.7 FEET; THENCE S 42°19'58" E 2789.1 FEET; THENCE S 30°50'53" E 2583.8 FEET TO A POINT ON GRANTOR'S LAND THAT IS LOCATED N 01°03'31" E 1071.0 FEET ALONG THE SECTION LINE AND WEST 378.5 FEET FROM THE SOUTHEAST CORNER OF SECTION 2, TOWNSHIP 34 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN.

ALSO AN EASEMENT 15 FEET IN WIDTH, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

ALSO AN EASEMENT 15 FEET IN WIDTH, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS LOCATED N 01°03'31" E 1071.0 FEET ALONG THE SECTION LINE AND WEST 378.5 FEET FROM THE SOUTHEAST CORNER OF SECTION 2, TOWNSHIP 34 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE EAST 94.3 FEET; THENCE S 30°50'53" E 1068.3 FEET; THENCE S 89°13'50" E 1887.2 FEET; THENCE S 25°50'48" E 2114.0 FEET; THENCE N 59°32'38" E 1143.9 FEET; THENCE EAST 2097.0 FEET; THENCE SOUTH 783.1 FEET TO A POINT ON GRANTOR'S LAND.

ALSO AN EASEMENT FOR A GUY POLE AND ANCHOR THAT IS LOCATED NORTH 685.6 FEET AND WEST 1676.3 FEET FROM THE EAST QUARTER CORNER OF SECTION 2, TOWNSHIP 34 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN.

EXCEPT THOSE PORTIONS IN THE COUNTY ROAD AND THE UNION PACIFIC RAILROAD RIGHTS OF WAY.

CONTAINING: 5.06 ACRES

BEING IN THE S1/2 SW1/4 OF SECTION 1 AND THE NE1/4 NW1/4, W1/2 NE1/4, NW1/4 SE1/4, AND E1/2 SE1/4 OF SECTION 2, TOWNSHIP 34 SOUTH, RANGE 13 WEST; THE N1/2 NW1/4 AND SE1/4 NW1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 12 WEST; AND THE N1/2 NE1/4, SW1/4 NE1/4, AND NE1/4 NW1/4 OF SECTION 12, TOWNSHIP 35 SOUTH, RANGE 13 WEST; SALT LAKE BASE AND MERIDIAN.

BASIS OF BEARINGS IS S 89°13'50" E FROM THE SOUTHWEST CORNER TO THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 34 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN.

Assessor Parcel No. E-614, E-615, E-616, & E-107-1

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 therefore) 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

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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 Jan, 2016.

Fiddlers Canyon, LLC, a Utah Limited Liability Company
Successor by conversion to Fiddlers Canyon Development, a Utah Limited Partnership

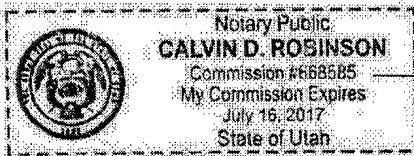
By: [Signature]
By: Celestia A. Nichols

Name: *Frank W. Nichols, Member/Manager*
Celestia A. Nichols, Member/Manager

STATE OF UTAH)
County of IRON) ss.

On this 13th day of JANUARY, 2016, before me, the undersigned Notary Public in and for said State, personally appeared *Frank W. Nichols* and *Celestia A. Nichols*, known or identified to me to be the *Member/Manager* the (manager / member) of the limited liability company, that executed the instrument or the person who executed the instrument on behalf of Fiddlers Canyon, LLC, a Utah Limited Liability Company 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.



[Signature]

(Notary Signature)

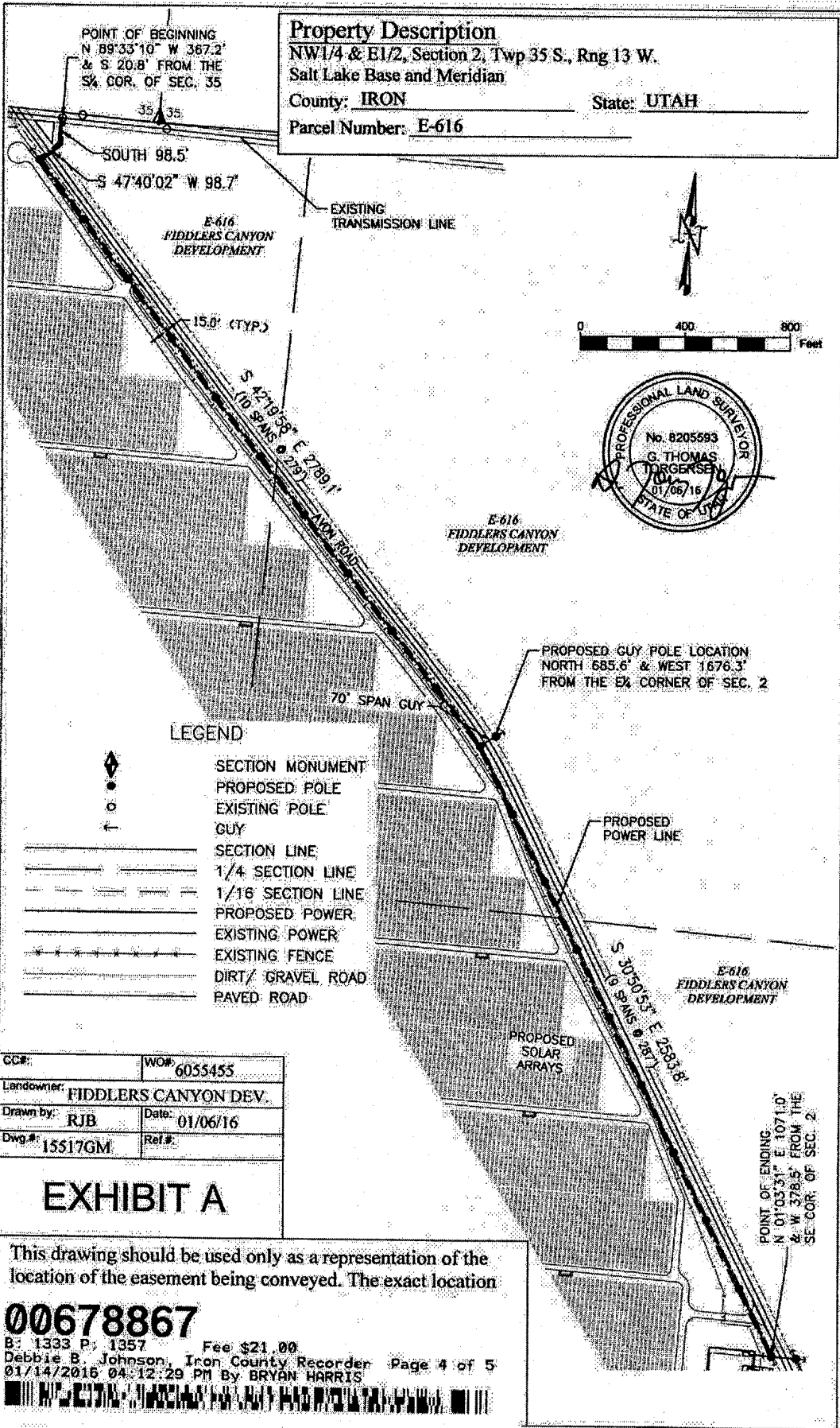
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Property Description

NW1/4 & E1/2, Section 2, Twp 35 S., Rng 13 W.
Salt Lake Base and Meridian

County: IRON State: UTAH

Parcel Number: E-616



LEGEND

- SECTION MONUMENT
- PROPOSED POLE
- EXISTING POLE
- GUY
- SECTION LINE
- 1/4 SECTION LINE
- 1/16 SECTION LINE
- PROPOSED POWER
- EXISTING POWER
- EXISTING FENCE
- DIRT/ GRAVEL ROAD
- PAVED ROAD

| | |
|---------------------------------|----------------|
| CC#: _____ | WO#: 6055455 |
| Landowner: FIDDLERS CANYON DEV. | |
| Drawn by: RJB | Date: 01/06/16 |
| Dwg.#: 15517GM | Ref.#: _____ |

EXHIBIT A

This drawing should be used only as a representation of the location of the easement being conveyed. The exact location

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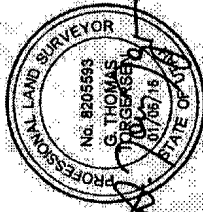
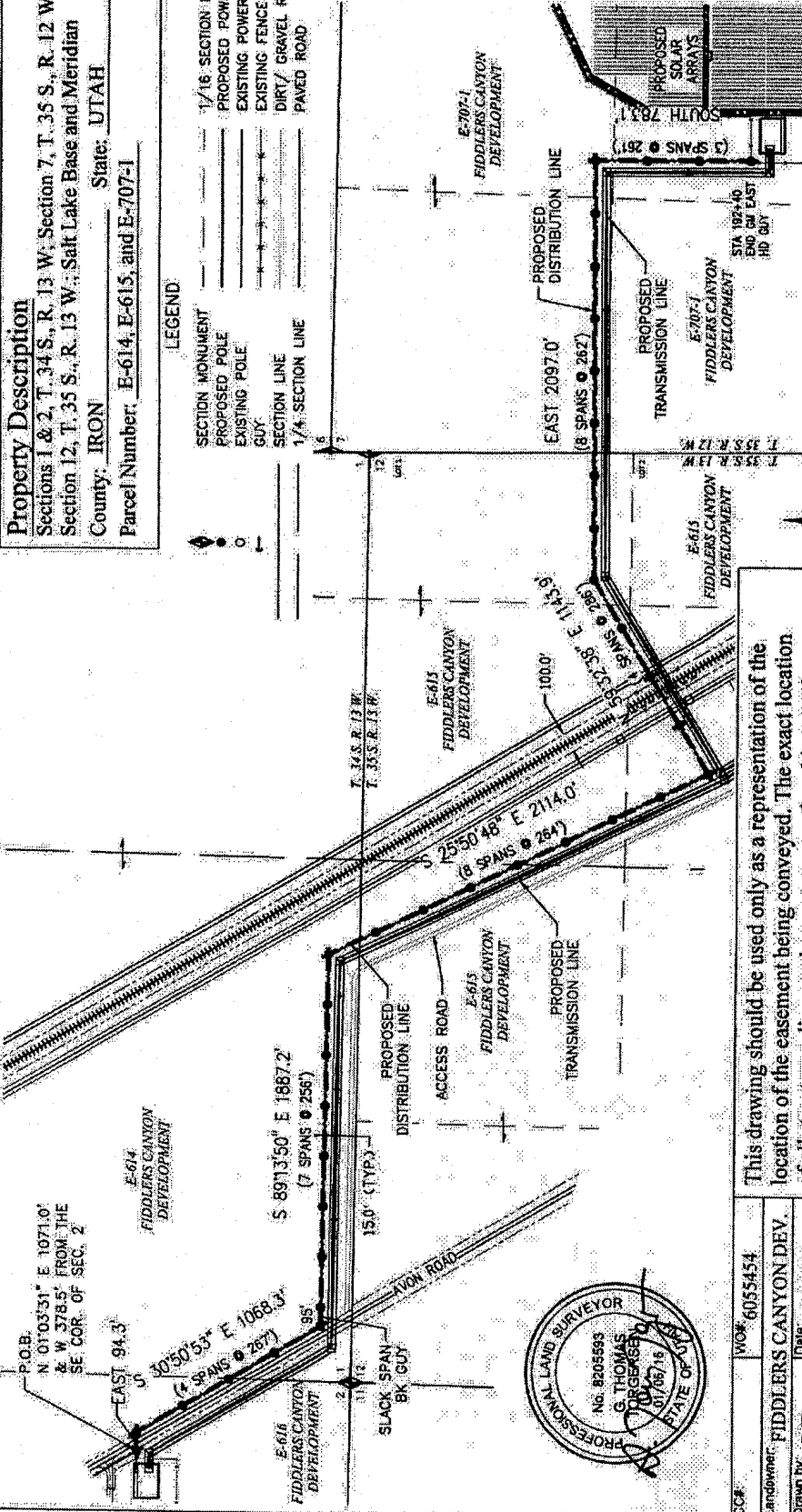
B: 1333 P: 1357 Fee \$21.00
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Property Description
 Sections 1 & 2, T. 34 S., R. 13 W., Section 7, T. 35 S., R. 12 W., and
 Section 12, T. 35 S., R. 13 W., Salt Lake Base and Meridian
 County: IRON State: UTAH
 Parcel Number: E-614, E-615, and E-707-1

LEGEND

- SECTION MONUMENT
- PROPOSED POLE
- EXISTING POLE
- GUY
- SECTION LINE
- 1/4-SECTION LINE
- 1/16-SECTION LINE
- PROPOSED POWER
- EXISTING POWER
- EXISTING FENCE
- DIRTY/ GRAVEL ROAD
- PAVED ROAD



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.



| | |
|------------|----------------------|
| CC# | WOW# 6055454 |
| Landowner: | FIDDLERS CANYON DEV. |
| Drawn by: | RJB Date: 01/06/16 |
| Dwg.#: | 15517GM Ref#: |

EXHIBIT B

Fee: \$21.00
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