

REV05042015
Return to:
Rocky Mountain Power
Lisa Louder/Kent Sorenson
1407 West North Temple Ste. 110
Salt Lake City, UT 84116

Ent 530738 Bk 872 Pg 405-409
Date: 27-AUG-2018 1:44:34PM
Fee: \$18.00 Check Filed By: VAR
JOHN ALAN CORTES, Recorder
GRAND COUNTY CORPORATION
For: ROCKY MOUNTAIN POWER

Project Name: HOGAN & ASSOC
WO#: 06500911
RW#: 1

RIGHT OF WAY EASEMENT

For value received, HOTEL MOAB LLC, ("Grantor"), hereby grants Rocky Mountain Power, an unincorporated division of PacifiCorp its successors and assigns, ("Grantee"), an easement for a right of way 20 feet in width and 854.00 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 **GRAND** County, State of **UTAH** more particularly described as follows and as more particularly described and/or shown on Exhibit "B" attached hereto and by this reference made a part hereof:

Legal Description: A 20' wide power easement, located within the Northwest Quarter of Section 1, Township 26 South, Range 21 East, Salt Lake Base and Meridian, being more particularly described as:

Beginning at the Northeast corner of Grantors' parcel which is a point on the 100 West Street western R-O-W, said corner being North 16°00'48" W 175.83 feet from the Centerline at the intersection of 100 West and 100 North Streets, located within the Northwest Quarter of Section 1, Township 26 South, Range 21 East, Salt Lake Base and Meridian, and running with said R-O-W
thence South 00°21'00" West 457.21 feet to a point on Williams Way northern R-O-W;
thence along said R-O-W North 85°27'00" West 77.06 feet;
thence North 22°59'18" West 37.51 feet;
thence North 50°53'18" West 38.16 feet;
thence North 39°06'42" East 20.00 feet;
thence South 50°53'18" East 43.13 feet;
thence South 22°59'18" East 30.35 feet;
thence South 85°27'00" East 43.42 feet;

thence North 00°21'00" East 415.36 feet;
thence South 89°26'00" West 103.78 feet;
thence North 9.04 feet;
thence South 89°33'00" West 67.78 feet;
thence North 89°38'00" West 153.31 feet;
thence North 00°22'00" East 20.00 feet to a point on Grantors' northern boundary line;
thence along said Boundary line the following four courses: South 89°38'00" East 153.17 feet;
thence North 89°33'00" East 87.80 feet;
thence South 9.00 feet;
thence North 89°26'00" East 103.90 feet to the point of beginning, having an area of 18,300 square feet, 0.42 acres.

Assessor Parcel No. 01-001-0148

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 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 9th day of Aug, 2018.

Hotel No 76 LLC GRANTOR

by [Signature] Manager
GRANTOR

Acknowledgment by a Corporation, LLC, or Partnership:

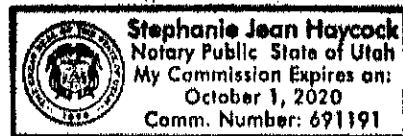
STATE OF Utah)
County of Grand) ss.

On this 9 day of August, 2018, before me, the undersigned Notary Public in and for said State, personally appeared Michael H. Bynum (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 Hotel Moab, LLC (entity name), and acknowledged to me that said entity executed the same.

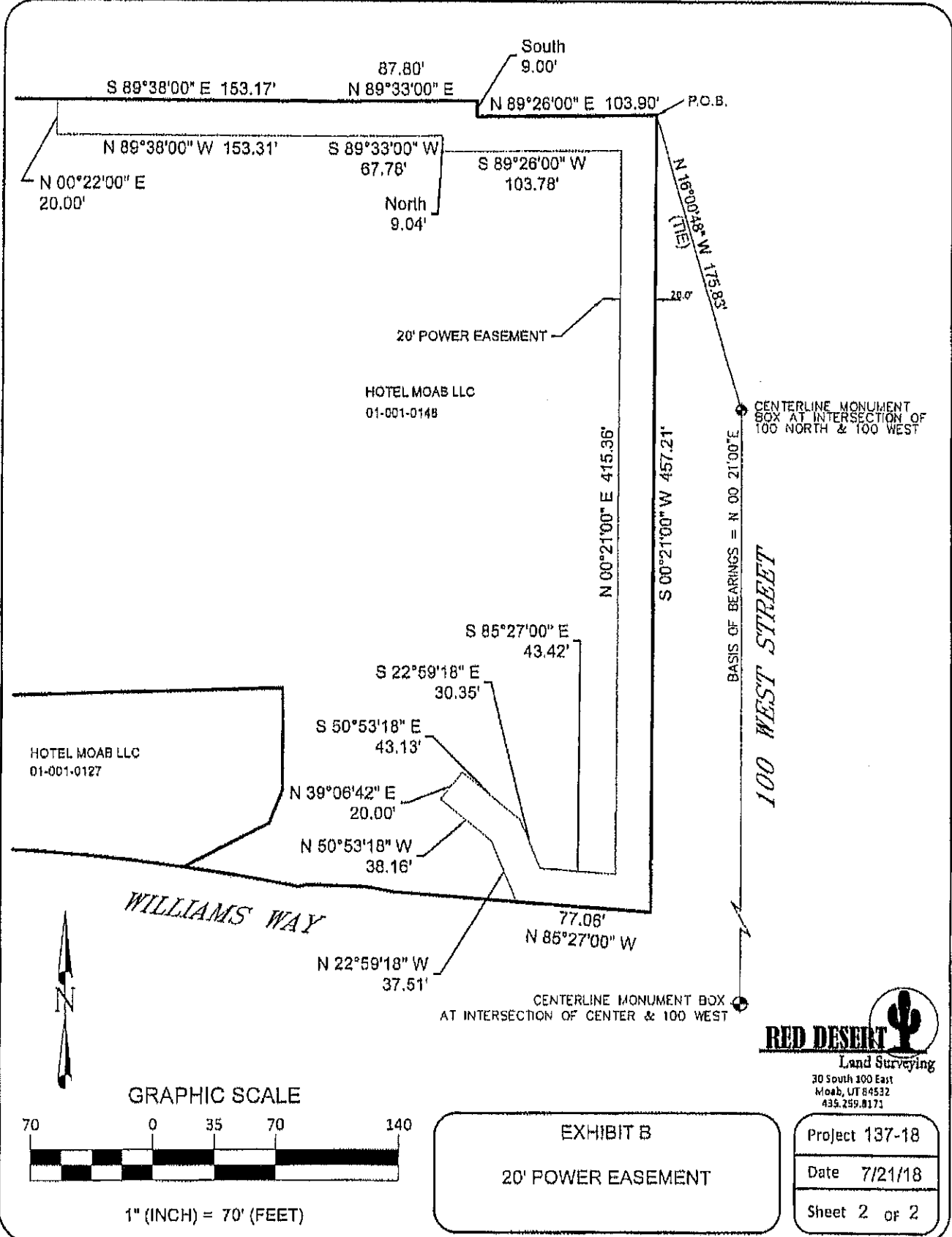
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Stephanie J. Haycock
(Notary Signature)

NOTARY PUBLIC FOR Utah (state)
Residing at: Moab, Utah (city, state)
My Commission Expires: 10/01/2020 (d/m/y)



Ent 530738 Bk 0872 Pg 0408



South 9.00'

S 89°38'00" E 153.17'

87.80'

N 89°33'00" E

N 89°26'00" E 103.90' P.O.B.

N 89°38'00" W 153.31'

S 89°33'00" W 67.78'

S 89°26'00" W 103.78'

N 00°22'00" E 20.00'

North 9.04'

20' POWER EASEMENT

HOTEL MOAB LLC
01-001-0148

N 00°21'00" E 415.36'

S 00°21'00" W 457.21'

N 19°00'48" W 175.83' (TIE)

26.9'

CENTERLINE MONUMENT BOX AT INTERSECTION OF 100 NORTH & 100 WEST

BASIS OF BEARINGS = N 00°21'00"E

100 WEST STREET

S 85°27'00" E 43.42'

S 22°59'18" E 30.35'

S 50°53'18" E 43.13'

N 39°06'42" E 20.00'

N 50°53'18" W 38.16'

HOTEL MOAB LLC
01-001-0127

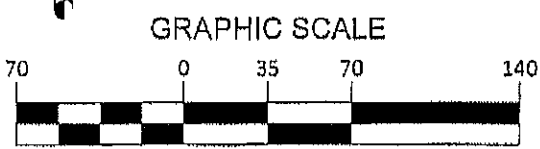
77.06'

N 85°27'00" W

WILLIAMS WAY

N 22°59'18" W 37.51'


CENTERLINE MONUMENT BOX AT INTERSECTION OF CENTER & 100 WEST



1" (INCH) = 70' (FEET)

EXHIBIT B

20' POWER EASEMENT

RED DESERT 
Land Surveying
30 South 100 East
Moab, UT 84532
435.259.8171

Project 137-18
Date 7/21/18
Sheet 2 of 2