

REV052314
Return to:
Rocky Mountain Power
Lisa Louder/Andrew McKelvie
1407 West North Temple Ste. 110
Salt Lake City, UT 84116

13524396
1/6/2021 1:45:00 PM \$54.00
Book - 11094 Pg - 4637-4649
RASHELLE HOBBS
Recorder, Salt Lake County, UT
STEWART TITLE INS AGCY OF UT
BY: eCASH, DEPUTY - EF 13 P.

Project Name: HOL11: KMW DEV - 2.0MW COM (14MTRS)+RESD
WO#: 6800946
RW#:

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, KMW Development L.L.C., a Utah limited liability company (“**KMW**”), Peterbuilt HH, L.L.C., a Utah limited liability company (“**Peterbuilt**”) JM Cheney Holladay Holdings, LLC, a Utah limited liability company (“**JM**”) and RL Cheney Holladay Holdings, LLC, a Utah limited liability company (“**RL**”) (KMW, Peterbuilt, JM, and RL are each a “**Grantor**” with respect to the Property owned by each such Grantor at the time of recording of this document), hereby grants to PacifiCorp, an Oregon Corporation, d/b/a Rocky Mountain Power, its successors and assigns (“**Grantee**”), a nonexclusive easement for a right of way 12 feet in width, 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, pads, transformers, switches, cabinets, and vaults (the “**Facilities**”) on, across, or under the surface of the real property of Grantor in Salt Lake County, State of Utah, more particularly described and shown on **Exhibit(s) A & B** attached hereto and by this reference made a part hereof (the “**Easement Area**”).

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 Facilities or impede Grantee’s activities.

Nothing contained herein shall prohibit Grantor from building or constructing, or permitting to be built or constructed, curb and gutter, sidewalks, pavements, landscaping, or similar improvements (the “**Grantor Improvements**”) on, over, or around Facilities placed within the Easement Area, so long as Grantor Improvements do not damage or unreasonably interfere with the Facilities within the Easement Area.

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.

Tax ID: 22-09-228-023 thru 22-09-228-033
22-10-151-007 thru
22-10-151-009
22-10-151-011 thru 22-10-151-017

Page 1 of 13
RMP_Easement-exe_20201216

Handwritten initials and signature: RMP AM

Grantor reserves the right to terminate this easement if Grantee does not use the property for the purposes for which this easement has been granted.

All Facilities shall be located underground by Grantee except those minimally necessary for the operation of the Facilities that must be placed above ground. Within thirty (30) days of the completion of Grantee's initial construction, Grantee shall provide Grantor with an as-built depiction of the Facilities.

Grantee shall restore (as near as practicable) to its previous condition, at no cost to Grantor, any pavement, landscaping, curb and gutter, or any other improvement damaged in constructing, maintaining, repairing, removing or replacing the Facilities within such right-of-way.

Grantor reserves the right to relocate the Easement Area, at Grantor's sole cost and expense, including, but not limited to, the cost of granting a new easement, relocating the Facilities, and any attendant costs.

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

Grantor agrees to indemnify, defend, and hold Grantee harmless from and against any direct injury, loss, damage or liability, costs or expenses (including reasonable attorney's fees and court costs) resulting from its use of the easement granted herein, except to the extent attributable to the negligent or intentional act or omission of Grantee or its employees, agents, tenants, licenses, and invitees. Grantee agrees to indemnify, defend, and hold Grantor harmless from and against any direct injury, loss, damage or liability, costs or expenses (including reasonable attorney's fees and court costs) resulting from its use of this easement, or resulting from performance or failure to perform any of its obligations as stated herein, except to the extent attributable to the negligent or intentional act or omission of Grantor or its employees, agents, tenants, licenses, and invitees.

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.

If any provision of this agreement is determined by a court of competent jurisdiction to be invalid, illegal, or unenforceable, the violating provision shall be excised or stricken, and all remaining provisions shall remain valid, binding, and enforceable.

Nothing contained in this agreement shall be deemed to be a public dedication of any portion of the Grantor's property, and this easement shall be strictly limited to and for the purposes set forth herein. No public or third-party rights are intended or granted hereby.

Handwritten initials and signature, including the letters 'W', 'P', 'RMP', and 'AM'.

The provisions of this agreement are not intended to create, nor shall they be in any way interpreted or construed to create, a joint venture, partnership or any similar relationship between or among the parties hereto. Except as expressly set forth herein, this agreement does not otherwise create any rights in any third party. The indemnifications and other provisions of this agreement shall survive the termination of this easement.

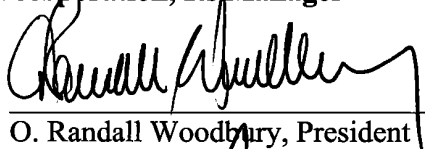
(Signatures on following page)

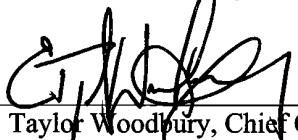
IN WITNESS WHEREOF, the parties hereto have caused this agreement to be executed on this 6th day of January 2021.

KMW:


**KMW DEVELOPMENT L.L.C.,
a Utah limited liability company**

**By: WOODBURY CORPORATION,
a Utah corporation, Its Manager**

By: 
O. Randall Woodbury, President

By: 
E. Taylor Woodbury, Chief Operating Officer

**By: MILLROCK CAPITAL II, LLC,
a Utah limited liability company, Its Manager**

By: 
Steven Peterson, Manager

Peterbuilt:

**PETERBUILT HH, L.L.C.,
a Utah limited liability company**

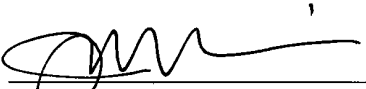
By: 
Steven Peterson, Manager

[Signatures Continued on Following Page]

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AM

JM:

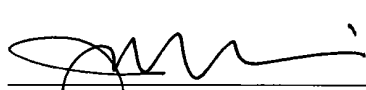
**JM CHENEY HOLLADAY HOLDINGS, LLC,
a Utah limited liability company**

By: 

Joseph D. Rich, Manager

RL:

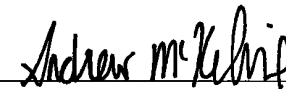
**RL CHENEY HOLLADAY HOLDINGS, LLC,
a Utah limited liability company**

By: 

Joseph D. Rich, Manager

Grantee:

**PACIFICORP, an Oregon Corporation,
d/b/a Rocky Mountain Power**

By: 

PACIFICORP, Its ESTIMATOR
JORDAN VALLEY OFFICE


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2021

ACKNOWLEDGMENTS

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

On the 21st day of December, 2020, before me personally appeared O. RANDALL WOODBURY, to me personally known, who being by me duly sworn did say that he is the President of WOODBURY CORPORATION, known to be the Manager of KMW DEVELOPMENT L.L.C., a Utah limited liability company, the company that executed the within instrument, known to me to be the person who executed the within instrument on behalf of said company therein named, and acknowledged to me that such company executed the within instrument pursuant to its Operating Agreement.



Tiffany M. Steele
Notary Public

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

On the 24th day of December, 2020, before me personally appeared E. TAYLOR WOODBURY, to me personally known, who being by me duly sworn did say that he is the CHIEF OPERATING OFFICER of WOODBURY CORPORATION, known to be the Manager of KMW DEVELOPMENT L.L.C., a Utah limited liability company, the company that executed the within instrument, known to me to be the person who executed the within instrument on behalf of said company therein named, and acknowledged to me that such company executed the within instrument pursuant to its Operating Agreement.



Tiffany M. Steele
Notary Public

[Acknowledgements Continued on Following Page]

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Q
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AM

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

On the 27th day of December, 2020, before me personally appeared STEVEN PETERSON, to me personally known, who being by me duly sworn did say that he is the Manager of MILLROCK CAPITAL II, LLC, a Utah limited liability company, known to be the Manager of KMW DEVELOPMENT L.L.C., a Utah limited liability company, the company that executed the within instrument, known to me to be the person who executed the within instrument on behalf of said company therein named, and acknowledged to me that such company executed the within instrument pursuant to its Operating Agreement.



Tiffany M. Steele
Notary Public

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

On the 22nd day of December, 2020, before me personally appeared STEVEN PETERSON, to me personally known to be the Manager of PETERBUILT HH, L.L.C., a Utah limited liability company, the company that executed the within instrument, known to me to be the person who executed the within instrument on behalf of said company therein named, and acknowledged to me that such company executed the within instrument pursuant to its bylaws.



Tiffany M. Steele
Notary Public

[Acknowledgements Continued on Following Page]

WJ
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AM

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

On the 27th day of December 2020, before me personally appeared JOSEPH D. RICH, to me personally known to be the Manager of JM CHENEY HOLLADAY HOLDINGS, LLC, a Utah limited liability company, the company that executed the within instrument, known to me to be the person who executed the within instrument on behalf of said company therein named, and acknowledged to me that such company executed the within instrument pursuant to its bylaws.



Tiffany M. Steele
Notary Public

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

On the 27th day of December 2020, before me personally appeared JOSEPH D. RICH, to me personally known to be the Manager of RL CHENEY HOLLADAY HOLDINGS, LLC, a Utah limited liability company, the company that executed the within instrument, known to me to be the person who executed the within instrument on behalf of said company therein named, and acknowledged to me that such company executed the within instrument pursuant to its bylaws.



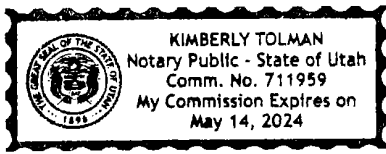
Tiffany M. Steele
Notary Public

[Acknowledgements Continued on Following Page]

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AM

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

On the 4 day of JANUARY 2021, before me personally appeared ANDREW MCKELVIE, to me personally known to be the ~~ESTIMATOR. JORDAN VALLEY OFFICE~~ of PACIFICORP, d/b/a ROCKY MOUNTAIN POWER, the company that executed the within instrument, known to me to be the person who executed the within instrument on behalf of said company therein named, and acknowledged to me that such company executed the within instrument pursuant to its bylaws.





Notary Public


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EXHIBIT "A"

Legal Description Created by Johanson Surveying 11-13-2020

Beginning at a point that is located a North 00° 03' 51" West 1256.29 feet along Section Line and West 723.42 feet from the East Quarter corner of Section 9, Township 2 South, Range 1 East, Salt Lake Base & Meridian; Thence South 15° 37' 48" East a distance of 13.62 feet, Thence South 31° 38' 37" West a distance of 54.65 feet to the beginning of a non-tangential curve, Said curve bears to the left through an angle of 73° 23' 25", having a radius of 10.00 feet along the arc a distance of 12.81, and whose long chord bears South 05° 04' 43" East a distance of 11.95 feet to a point of intersection with a non-tangential line, Thence South 41° 32' 34" East a distance of 36.39 feet, Thence South 48° 41' 17" West a distance of 32.97 feet, Thence North 39° 40' 45" West a distance of 17.49 feet to the beginning of a non-tangential curve, Said curve bears to the left through an angle of 90° 00' 33", having a radius of 10.00 feet along the arc a distance of 15.71, and whose long chord bears North 86° 18' 53" West a distance of 14.14 feet, Thence South 48° 40' 51" West a distance of 230.98 feet to the beginning of a curve, Said curve bears to the right through an angle of 93° 36' 21", having a radius of 20.00 feet along the arc a distance of 32.67, and whose long chord bears North 84° 30' 59" West a distance of 29.16 feet, Thence North 37° 42' 49" West a distance of 97.62 feet to the beginning of a curve, Said curve bears to the right through an angle of 12° 12' 46", having a radius of 20.00 feet along the arc a distance of 4.26, and whose long chord bears North 31° 36' 26" West a distance of 4.25 feet, Thence North 25° 30' 03" West a distance of 22.20 feet, Thence South 64° 29' 57" West a distance of 7.74 feet, Thence North 25° 30' 03" West a distance of 13.50 feet, Thence North 64° 31' 46" East a distance of 7.72 feet, Thence North 31° 14' 24" West a distance of 28.75 feet to the beginning of a curve, Said curve bears to the right through an angle of 05° 44' 21", having a radius of 20.00 feet along the arc a distance of 2.00, and whose long chord bears North 28° 22' 14" West a distance of 2.00 feet, Thence North 25° 30' 03" West a distance of 95.77 feet to the beginning of a curve, Said curve bears to the left through an angle of 35° 07' 09", having a radius of 10.00 feet along the arc a distance of 6.13, and whose long chord bears North 43° 03' 38" West a distance of 6.03 feet, Thence North 60° 37' 12" West a distance of 37.99 feet to the beginning of a curve, Said curve bears to the right through an angle of 05° 44' 21", having a radius of 20.00 feet along the arc a distance of 2.00, and whose long chord bears North 57° 45' 02" West a distance of 2.00 feet, Thence North 54° 52' 51" West a distance of 28.75 feet, Thence South 29° 22' 48" West a distance of 7.72 feet, Thence North 60° 37' 12" West a distance of 13.50 feet, Thence North 29° 22' 48" East a distance of 7.72 feet, Thence North 66° 21' 33" West a distance of 28.75 feet to the beginning of a curve, Said curve bears to the right through an angle of 05° 44' 21", having a radius of 20.00 feet along the arc a distance of 2.00, and whose long chord bears North 63° 29' 23" West a distance of 2.00 feet, Thence North 60° 37' 12" West a distance of 22.17 feet to the beginning of a curve, Said curve bears to the right through an angle of 37° 18' 56", having a radius of 23.00 feet along the arc a distance of 14.98, and whose long chord bears North 41° 57' 44" West a distance of 14.72 feet, Thence North 23° 18' 16" West a distance of 40.71 feet to the beginning of a curve, Said curve bears to the right through an angle of 63° 21' 19", having a radius of 23.00 feet along the arc a distance of 25.43, and whose long chord bears North 08° 22' 24" East a distance of 24.16 feet, Thence North 40° 03' 03" East a distance of 116.93 feet to the beginning of a curve, Said curve bears to the right through an angle of 47° 43' 25", having a radius of 20.00 feet along the arc a distance of 16.66, and whose long chord bears North 63° 54' 46" East a distance of 16.18 feet, Thence North 87° 46' 29" East a distance of 50.51 feet to the beginning of a curve, Said curve bears to the left through an angle of 90° 37' 34", having a radius of 25.00 feet along the arc a distance of 39.54, and whose long chord bears North 42° 27' 42" East a distance of 35.55 feet, Thence North 02° 51' 06" West a distance of 454.61 feet to the beginning of a curve, Said curve bears to the left through an angle of 86° 52' 43", having a radius of 10.00 feet along the arc a distance of 15.16, and whose long chord bears North 46° 17' 27" West a distance of 13.75 feet, Thence North 89° 43' 48" West a distance of 39.29 feet, Thence South 00° 32' 46" West a distance of 4.81 feet, Thence North 89° 48' 30" West a distance of 27.60 feet, Thence North 00° 15' 50" East a distance of 4.72 feet to the beginning of a non-tangential curve, Said curve bears to the right through 29° 48' 51", having a radius of 20.00 feet along the arc a distance of 10.41, and whose long chord bears North 64° 37' 04" West a distance of 10.29 feet to the beginning of a non-tangential curve, Said curve bears to the left through an angle of 40° 04' 19", having a radius of 10.00 feet along the arc a distance of 6.99, and whose long chord bears North 69° 44' 48" West a distance of 6.85 feet, Thence North 89° 46' 57" West a distance of 3.67 feet, Thence North 00° 12' 24" East a distance of 2.42 feet, Thence South 89° 47' 36" East a distance of 92.29 feet to the beginning of a non-tangential curve, Said curve bears to the right through an angle of 69° 36' 32", having a radius of 20.00 feet along the arc a distance of 24.30, and whose long chord bears South 37° 39' 22" East a distance of 22.83 feet, Thence South 02° 51' 06" East a distance of 141.59 feet to the beginning of a curve, Said curve bears to the left through an angle of 89° 59' 56", having a radius of 10.00 feet along the arc a distance of 15.71, and whose long chord bears South 47° 51' 04" East a distance of 14.14 feet, Thence North 87° 08' 58" East a distance of 7.76

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feet, Thence South 02° 51' 02" East a distance of 13.50 feet, Thence South 87° 08' 58" West a distance of 7.76 feet to the beginning of a curve, Said curve bears to the left through an angle of 90° 00' 04", having a radius of 10.00 feet along the arc a distance of 15.71, and whose long chord bears South 42° 08' 56" West a distance of 14.14 feet, Thence South 02° 51' 06" East a distance of 309.54 feet, Thence South 72° 01' 31" West a distance of 19.76 feet, Thence South 87° 46' 29" West a distance of 49.63 feet, Thence South 02° 13' 31" East a distance of 7.75 feet, Thence South 87° 46' 29" West a distance of 13.50 feet, Thence North 02° 13' 31" West a distance of 7.75 feet, Thence South 87° 46' 29" West a distance of 3.69 feet to the beginning of a curve, Said curve bears to the left through an angle of 47° 43' 25", having a radius of 10.00 feet along the arc a distance of 8.33, and whose long chord bears South 63° 54' 46" West a distance of 8.09 feet, Thence South 40° 03' 03" West a distance of 116.93 feet to the beginning of a curve, Said curve bears to the left through an angle of 63° 21' 19", having a radius of 13.00 feet along the arc a distance of 14.37, and whose long chord bears South 08° 22' 24" West a distance of 13.65 feet, Thence South 23° 18' 16" East a distance of 40.71 feet to the beginning of a curve, Said curve bears to the left through an angle of 37° 18' 56", having a radius of 13.00 feet along the arc a distance of 8.47, and whose long chord bears South 41° 57' 44" East a distance of 8.32 feet, Thence South 60° 37' 12" East a distance of 22.67 feet, Thence South 66° 21' 33" East a distance of 29.00 feet to the beginning of a curve, Said curve bears to the right through an angle of 05° 44' 21", having a radius of 20.00 feet along the arc a distance of 2.00, and whose long chord bears South 63° 29' 23" East a distance of 2.00 feet, Thence South 60° 37' 12" East a distance of 12.00 feet to the beginning of a curve, Said curve bears to the right through an angle of 05° 44' 21", having a radius of 20.00 feet along the arc a distance of 2.00, and whose long chord bears South 57° 45' 02" East a distance of 2.00 feet, Thence South 54° 52' 51" East a distance of 29.00 feet, Thence South 60° 37' 12" East a distance of 38.49 feet to the beginning of a curve, Said curve bears to the right through an angle of 35° 07' 09", having a radius of 20.00 feet along the arc a distance of 12.26, and whose long chord bears South 43° 03' 38" East a distance of 12.07 feet, Thence South 25° 30' 03" East a distance of 96.27 feet, Thence South 31° 14' 24" East a distance of 29.00 feet to the beginning of a curve, Said curve bears to the right through an angle of 05° 44' 21", having a radius of 20.00 feet along the arc a distance of 2.00, and whose long chord bears South 28° 22' 14" East a distance of 2.00 feet, Thence South 25° 30' 03" East a distance of 34.94 feet to the beginning of a curve, Said curve bears to the left through an angle of 12° 12' 46", having a radius of 10.00 feet along the arc a distance of 2.13, and whose long chord bears South 31° 36' 26" East a distance of 2.13 feet, Thence South 37° 42' 49" East a distance of 97.62 feet to the beginning of a curve, Said curve bears to the left through an angle of 93° 36' 21", having a radius of 10.00 feet along the arc a distance of 16.34, and whose long chord bears South 84° 30' 59" East a distance of 14.58 feet, Thence North 48° 40' 51" East a distance of 178.91 feet to the beginning of a non-tangential curve, Said curve bears to the left through an angle of 94° 34' 13", having a radius of 10.00 feet along the arc a distance of 16.51, and whose long chord bears North 01° 09' 09" East a distance of 14.69 feet, Thence North 46° 07' 58" West a distance of 7.10 feet, Thence South 48° 29' 47" West a distance of 9.58 feet, Thence North 41° 13' 17" West a distance of 18.87 feet, Thence North 48° 25' 26" East a distance of 27.58 feet, Thence South 41° 34' 34" East a distance of 18.91 feet, Thence South 48° 29' 47" West a distance of 8.08 feet, Thence South 46° 07' 58" East a distance of 8.72 feet to the beginning of a curve, Said curve bears to the left through an angle of 85° 27' 52", having a radius of 10.00 feet along the arc a distance of 14.92, and whose long chord bears South 88° 51' 54" East a distance of 13.57 feet to a point of intersection with a non-tangential line, Thence North 49° 34' 57" East a distance of 6.26 feet to the beginning of a non-tangential curve, Said curve bears to the left through an angle of 17° 00' 36", having a radius of 20.00 feet along the arc a distance of 5.94, and whose long chord bears North 40° 10' 33" East a distance of 5.92 feet, Thence North 31° 40' 15" East a distance of 66.94 feet to the beginning of a curve, Said curve bears to the left through an angle of 46° 56' 49", having a radius of 10.00 feet along the arc a distance of 8.19, and whose long chord bears North 08° 11' 50" East a distance of 7.97 feet, Thence North 15° 16' 35" West a distance of 50.17 feet to the beginning of a curve, Said curve bears to the left through an angle of 45° 00' 00", having a radius of 10.00 feet along the arc a distance of 7.85, and whose long chord bears North 37° 46' 35" West a distance of 7.65 feet, Thence North 60° 16' 35" West a distance of 245.21 feet, Thence South 29° 44' 32" West a distance of 3.41 feet, Thence North 60° 15' 28" West a distance of 22.80 feet, Thence North 29° 44' 32" East a distance of 3.40 feet, Thence North 60° 16' 35" West a distance of 109.51 feet, Thence North 72° 01' 31" East a distance of 19.76 feet to the beginning of a non-tangential curve, Said curve bears to the left through an angle of 57° 25' 29", having a radius of 10.00 feet along the arc a distance of 10.02, and whose long chord bears South 31° 33' 50" East a distance of 9.61 feet, Thence South 60° 16' 35" East a distance of 87.79 feet, Thence North 29° 44' 32" East a distance of 4.40 feet, Thence South 60° 15' 28" East a distance of 22.80 feet, Thence South 29° 44' 32" West a distance of 4.39 feet, Thence South 60° 16' 35" East a distance of 292.54 feet to the point of beginning.

Containing 24,555 Sq. Feet or 0.56 Acres.

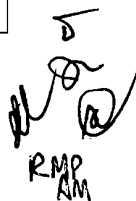
Handwritten signature and initials in the bottom right corner, including the letters 'RMP' and 'AM'.

Also, Beginning at a point that is located North 00° 03' 51" West 1256.29 feet along Section Line and West 723.42 feet from the East Quarter corner of Section 9, Township 2 South, Range 1 East, Salt Lake Base & Meridian; Thence North 31° 37' 39" East a distance of 388.05 feet, Thence North 58° 18' 40" West a distance of 22.53 feet, Thence North 31° 40' 15" East a distance of 10.00 feet, Thence South 58° 22' 21" East a distance of 22.53 feet, Thence North 31° 37' 39" East a distance of 46.93 feet to the beginning of a curve, Said curve bears to the left through an angle of 34° 50' 03", having a radius of 30.00 feet along the arc a distance of 18.24, and whose long chord bears North 14° 12' 38" East a distance of 17.96 feet, Thence North 03° 12' 23" West a distance of 213.16 feet to the beginning of a curve, Said curve bears to the left through an angle of 14° 23' 44", having a radius of 20.00 feet along the arc a distance of 5.03, and whose long chord bears North 10° 24' 15" West a distance of 5.01 feet, Thence North 17° 36' 08" West a distance of 17.02 feet to the beginning of a curve, Said curve bears to the right through an angle of 14° 23' 44", having a radius of 30.00 feet along the arc a distance of 7.54, and whose long chord bears North 10° 24' 15" West a distance of 7.52 feet, Thence North 03° 12' 23" West a distance of 58.22 feet to the beginning of a curve, Said curve bears to the left through an angle of 86° 23' 24", having a radius of 10.00 feet along the arc a distance of 15.08, and whose long chord bears North 46° 24' 05" West a distance of 13.69 feet, Thence North 89° 35' 47" West a distance of 44.67 feet, Thence North 53° 34' 09" West a distance of 4.41 feet, Thence South 89° 47' 36" East a distance of 63.60 feet to the beginning of a non-tangential curve, Said curve bears to the right through an angle of 36° 13' 47", having a radius of 20.00 feet along the arc a distance of 12.65, and whose long chord bears South 21° 19' 17" East a distance of 12.44 feet, Thence South 03° 12' 23" East a distance of 38.57 feet, Thence North 86° 49' 49" East a distance of 8.80 feet, Thence South 03° 12' 23" East a distance of 10.80 feet, Thence North 86° 47' 37" East a distance of 13.88 feet, Thence South 03° 30' 59" East a distance of 16.00 feet, Thence South 86° 47' 37" West a distance of 8.18 feet, Thence South 03° 10' 11" East a distance of 10.81 feet, Thence South 86° 49' 49" West a distance of 4.19 feet to the beginning of a non-tangential curve, Said curve bears to the right through an angle of 10° 59' 50", having a radius of 30.00 feet along the arc a distance of 5.76, and whose long chord bears South 10° 19' 44" West a distance of 5.75 feet, Thence South 15° 49' 39" West a distance of 6.62 feet to the beginning of a curve, Said curve bears to the left through an angle of 19° 02' 02", having a radius of 20.00 feet along the arc a distance of 6.64, and whose long chord bears South 06° 18' 38" West a distance of 6.61 feet, Thence South 03° 12' 23" East a distance of 1.83 feet, Thence South 03° 11' 08" East a distance of 106.87 feet to the beginning of a non-tangential curve, Said curve bears to the left through an angle of 18° 32' 10", having a radius of 20.00 feet along the arc a distance of 6.47, and whose long chord bears South 13° 00' 54" East a distance of 6.44 feet, Thence South 22° 16' 59" East a distance of 6.64 feet to the beginning of a curve, Said curve bears to the right through an angle of 11° 13' 45", having a radius of 30.00 feet along the arc a distance of 5.88, and whose long chord bears South 16° 40' 06" East a distance of 5.87 feet to a point of intersection with a non-tangential line, Thence North 87° 04' 33" East a distance of 4.64 feet, Thence South 03° 16' 44" East a distance of 6.01 feet, Thence North 86° 47' 37" East a distance of 93.76 feet, Thence South 03° 12' 23" East a distance of 10.00 feet, Thence South 86° 47' 37" West a distance of 93.74 feet, Thence South 03° 16' 44" East a distance of 11.59 feet, Thence South 86° 47' 37" West a distance of 4.83 feet to the beginning of a non-tangential curve, Said curve bears to the right through an angle of 09° 19' 52", having a radius of 30.00 feet along the arc a distance of 4.89, and whose long chord bears South 11° 12' 59" West a distance of 4.88 feet, Thence South 15° 52' 55" West a distance of 6.64 feet to the beginning of a curve, Said curve bears to the left through an angle of 19° 52' 46", having a radius of 20.00 feet along the arc a distance of 6.94, and whose long chord bears South 05° 56' 32" West a distance of 6.90 feet to a point of intersection with a non-tangential line, Thence South 03° 19' 33" East a distance of 20.70 feet to the beginning of a non-tangential curve, Said curve bears to the left through an angle of 72° 59' 36", having a radius of 20.00 feet along the arc a distance of 25.48, and whose long chord bears South 39° 56' 30" East a distance of 23.79 feet, Thence South 76° 26' 18" East a distance of 4.73 feet, Thence South 13° 33' 42" West a distance of 40.23 feet, Thence North 76° 26' 18" West a distance of 26.51 feet, Thence South 31° 29' 09" West a distance of 13.54 feet to the beginning of a curve, Said curve bears to the left through an angle of 90° 18' 01", having a radius of 5.00 feet along the arc a distance of 7.88, and whose long chord bears South 13° 39' 52" East a distance of 7.09 feet, Thence South 58° 48' 52" East a distance of 30.17 feet, Thence South 31° 22' 17" West a distance of 48.46 feet, Thence North 58° 22' 21" West a distance of 30.45 feet to the beginning of a curve, Said curve bears to the left through an angle of 90° 00' 00", having a radius of 5.00 feet along the arc a distance of 7.85, and whose long chord bears South 76° 37' 39" West a distance of 7.07 feet, Thence South 31° 37' 39" West a distance of 312.84 feet to the beginning of a curve, Said curve bears to the left through an angle of 44° 57' 25", having a radius of 10.00 feet along the arc a distance of 7.85, and whose long chord bears South 09° 08' 57" West a


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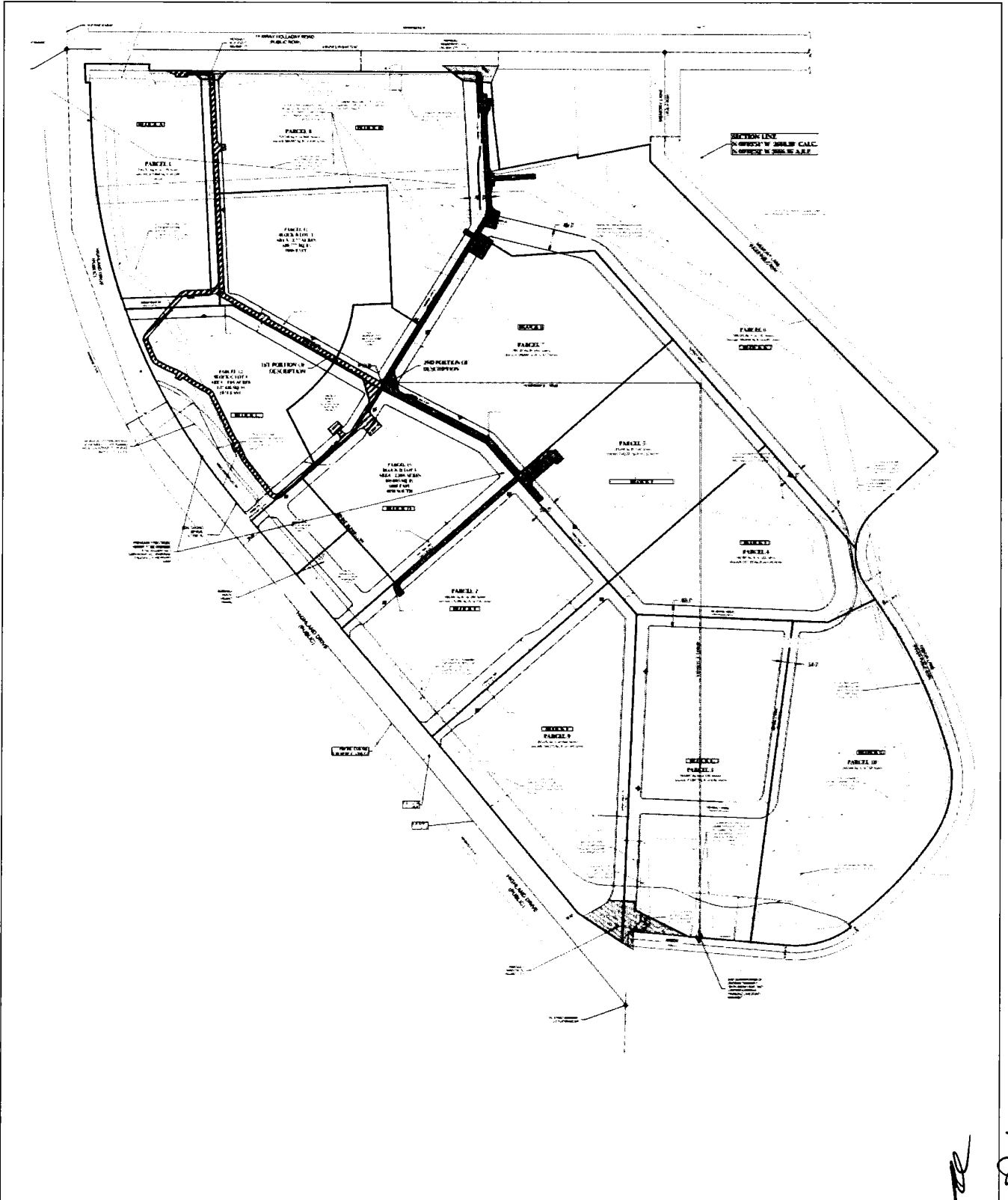
distance of 7.65 feet, Thence South 13° 19' 45" East a distance of 38.48 feet to the beginning of a curve, Said curve bears to the left through an angle of 49° 38' 51", having a radius of 10.00 feet along the arc a distance of 8.67, and whose long chord bears South 38° 09' 11" East a distance of 8.40 feet, Thence South 62° 58' 36" East a distance of 15.89 feet, Thence North 27° 02' 30" East a distance of 3.90 feet, Thence South 62° 57' 30" East a distance of 22.80 feet, Thence South 27° 02' 30" West a distance of 3.89 feet, Thence South 62° 58' 36" East a distance of 183.12 feet to the beginning of a curve, Said curve bears to the right through an angle of 21° 39' 53", having a radius of 35.00 feet along the arc a distance of 13.23, and whose long chord bears South 52° 08' 40" East a distance of 13.16 feet, Thence South 41° 18' 43" East a distance of 87.35 feet to the beginning of a curve, Said curve bears to the left through an angle of 90° 00' 00", having a radius of 10.00 feet along the arc a distance of 15.71, and whose long chord bears South 86° 18' 43" East a distance of 14.14 feet, Thence North 48° 41' 17" East a distance of 59.07 feet to the beginning of a curve, Said curve bears to the right through an angle of 66° 58' 28", having a radius of 20.00 feet along the arc a distance of 23.38, and whose long chord bears North 82° 10' 31" East a distance of 22.07 feet to a point of intersection with a non-tangential line, Thence North 48° 45' 37" East a distance of 6.10 feet, Thence South 41° 14' 23" East a distance of 27.70 feet, Thence South 49° 02' 33" West a distance of 18.87 feet, Thence North 41° 18' 43" West a distance of 7.62 feet, Thence South 48° 45' 59" West a distance of 64.66 feet to the beginning of a curve, Said curve bears to the left through an angle of 90° 04' 42", having a radius of 10.00 feet along the arc a distance of 15.72, and whose long chord bears South 03° 43' 38" West a distance of 14.15 feet, Thence South 41° 18' 43" East a distance of 36.43 feet, Thence South 48° 41' 17" West a distance of 10.00 feet, Thence North 41° 18' 43" West a distance of 68.49 feet, Thence South 48° 41' 17" West a distance of 358.10 feet to the beginning of a curve, Said curve bears to the left through an angle of 90° 00' 00", having a radius of 10.00 feet along the arc a distance of 15.71, and whose long chord bears South 03° 41' 17" West a distance of 14.14 feet, Thence South 41° 18' 43" East a distance of 12.25 feet, Thence South 48° 41' 17" West a distance of 13.50 feet, Thence North 41° 18' 43" West a distance of 12.25 feet to the beginning of a curve, Said curve bears to the right through an angle of 90° 00' 00", having a radius of 20.00 feet along the arc a distance of 31.42, and whose long chord bears North 03° 41' 17" East a distance of 28.28 feet, Thence North 48° 41' 17" East a distance of 361.60 feet, Thence North 41° 18' 43" West a distance of 97.35 feet to the beginning of a curve, Said curve bears to the left through an angle of 21° 39' 53", having a radius of 25.00 feet along the arc a distance of 9.45, and whose long chord bears North 52° 08' 40" West a distance of 9.40 feet, Thence North 62° 58' 36" West a distance of 183.12 feet, Thence South 27° 00' 17" West a distance of 3.89 feet, Thence North 62° 57' 30" West a distance of 22.81 feet, Thence North 27° 02' 30" East a distance of 3.89 feet, Thence North 62° 58' 36" West a distance of 54.81 feet, Thence North 15° 37' 48" West a distance of 13.62 feet to the point of beginning.

Containing 25,089 Sq. Feet or 0.57 Acres.



Handwritten signature and initials, including the letters 'RMP' and 'AM'.

EXHIBIT "B"
EASEMENT DEPICTION BY JOHANSON SURVEYING 11-13-20



Handwritten initials and signatures:
RMP
AM
A