



W2471196

Return to: Rocky Mountain Power
Attn: Nancy Burrell
1438 W 2550 S
Ogden, UT 84401

E# 2471196 PG 1 OF 3
ERNEST D ROWLEY, WEBER COUNTY RECORDER
06-MAY-10 1136 AM FEE \$14.00 DEP KKA
REC FOR: ROCKY MTN POWER

CC#: 11461 WO#: 5172921

RIGHT OF WAY EASEMENT

For value received, **POWDER CANYON LLC** ("Grantor"), hereby grants to **PacifiCorp**, an Oregon corporation, its successors and assigns, ("Grantee"), an easement for a right of way 10 feet in width and 586 feet in length, more or less, for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of an underground electric 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, vaults on, across, or under the surface of the real property of Grantor in Weber 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:

Legal Description:

PART OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 1 EAST, AND A PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, BEGINNING AT THE NORTHWEST CORNER OF MOOSE HOLLOW CONDOMINIUMS PHASE 2, SAID POINT IS ON THE SOUTHERLY RIGHT OF WAY OF MOOSE HOLLOW DRIVE, SAID POINT BEING SOUTH 2064.88 FEET AND WEST 291.76 FEET FROM THE CENTER QUARTER CORNER OF SAID SECTION 22, (BASIS OF BEARING NORTH 89D14'39" WEST FROM SAID QUARTERCORNER TO THE WEST CORNER OF SAID SECTION 22) THENCE AS FOLLOWS: SOUTH 45D18'01" WEST 180.35 FEET ALONG SAID MOOSE HOLLOW CONDOMINIUM PHASE 2 BOUNDARY TO MOOSE HOLLOW PHASE 4 BOUNDARY AND ALONG SAID PHASE 4 BOUNDARY THE FOLLOWING THREE COURSES: SOUTH 45D26'32" WEST 119.26 FEET; THENCE SOUTH 49D48'25" WEST 243.22 FEET, THENCE SOUTH 35D29'01" WEST 123.17 FEET, THENCE SOUTH 08D00'36" WEST 130.85 FEET ALONG SAID PHASE 4 BOUNDARY AND AN EXTENSION OF SAID BOUNDARY TO AN EXISTING FENCE, THENCE NORTH 89D14'28" WEST 223.67 FEET ALONG AN EXISTING FENCE, THENCE NORTH 85D28'50" WEST 149.48 FEET ALONG AN EXISTING FENCE TO AN EXISTING WOOD FENCE, THENCE NORTH 00D45'07" WEST 178.63 FEET ALONG AN EXISTING WOOD FENCE, NOT FOLLOWING THE FENCE WHERE THE FENCE DEVIATES AROUND AN EXISTING DITCH, THENCE NORTH 82D25'13" WEST 89.91 FEET ALONG AN EXISTING WOOD FENCE TO THE EASTERLY RIGHT OF WAY OF SR 158 AND ALONG SAID RIGHT OF WAY THE FOLLOWING THREE COURSES: NORTHEASTERLY 78.46 FEET ALONG A NON-TANGENT CURVE TO THE RIGHT (R=1159.60', D=3D52'35", T=39.24', CH=78.44', CHB=NORTH 17D07'33" EAST) TO A COMPOUND CURVE, THENCE NORTHEASTERLY 457.23 FEET ALONG SAID RIGHT OF WAY WHICH IS A CURVE TO THE RIGHT (R=865.42', D=30D16'16", T=234.08', CH=451.93', THENCE NORTH 49D20'06" EAST 112.55 FEET TO THE SOUTHERN RIGHT OF WAY OF MOOSE HOLLOW DRIVE AND ALONG SAID RIGHT OF WAY THE FOLLOWING THREE COURSES: SOUTH 41D49'00" EAST 75.71 FEET (75.28' RECORD) TO A TANGENT CURVE TO THE RIGHT, THENCE SOUTHEASTERLY 252.63 FEET (R=280.00', D=51D41'42", T=135.65', CH=244.15', CHB=SOUTH 67D39'51" EAST) TO A TANGENT LINE, THENCE NORTH 86D29'18" EAST 314.62 FEET TO THE POINT OF BEGINNING. EXCEPT: POWDER CANYON CONDOMINIUM PHASE 1. [NOTE: BECAUSE THE DESCRIPTION OF RECORD DID NOT CONTAIN AN AREA FOR THIS PARCEL THE AREA FOR THIS PARCEL WAS CALCULATED BY THIS OFFICE FOR TAX PURPOSES.]

Serial Number 22-016-0053 ✓

0061

ORIGINAL

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.

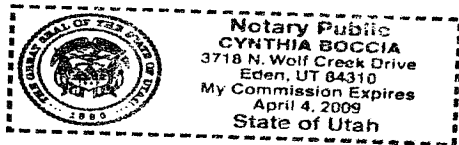
DATED this 23 day of May, 2007^B.

Robert Thomas
POWDER CANYON LLC

REPRESENTATIVE ACKNOWLEDGMENT

STATE OF Utah)
County of Weber) ss.

This instrument was acknowledged before me on this 23 day of May, 2007^B,
by Rob Thomas, as
Authorized Agent of
Powder Canyon, LLC



Cynthia Boccia
Notary Public
My commission expires: 04/04/09



The figure A through G represents the centerline of a 10 ft wide easement, 727 ft in length. (Area = +/- 7270 sq ft)

Point	Lat	Long	Facility
A	41° 19' 27.04" N	111° 49' 36.09" W	Other
B	41° 19' 26.67" N	111° 49' 35.05" W	Other
C	41° 19' 26.4" N	111° 49' 34.14" W	Other
D	41° 19' 26.5" N	111° 49' 40.35" W	Ground Sleeve
E	41° 19' 26.88" N	111° 49' 41.22" W	Other
F	41° 19' 27.61" N	111° 49' 42.18" W	Other
G	41° 19' 28.31" N	111° 49' 41.43" W	Ground Sleeve

Lat/Long derived from post processed GPS data collected by Trimble GeoXM GPS receiver.

Approximate Reference to Corner Section
T. 07 N., R. 01 E., Sec. 22

S 68-32-20 W
APPROX. 2020 ft

Vicinity Map

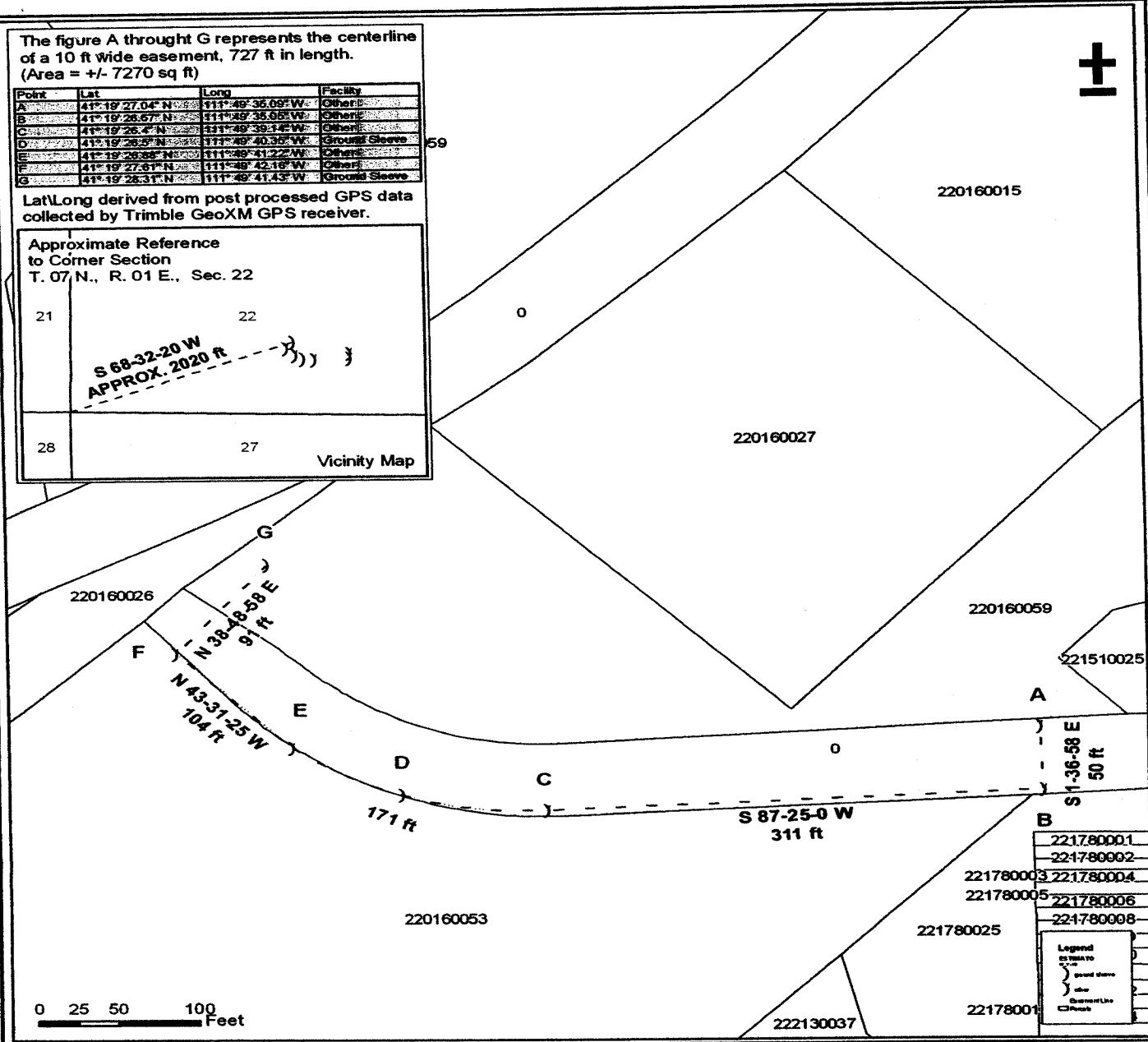


Exhibit A	CC#: 11461 WO#: 5172921	<p>ROCKY MOUNTAIN POWER A DIVISION OF Xcel Energy</p>	
	TOWNSHIP: 07 N., RANGE: 01 E., SECTION: 22		LAND OWNER NAME: POWDER CANYON LLC
	SALT LAKE MERIDIAN, COUNTY: WEBER, STATE: UTAH		ESTIMATOR: N. BURRELL
	PARCEL NUMBER: 22-016-0053		DATE: 5/08/2008
		<p>This drawing 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.</p> <p>SCALE AS SHOWN</p>	