

E 138191 B 327 P 414  
Date 19-May-2016 05:01PM  
Fee: \$18.00 ACH  
Filed By: CB  
BRENDA NELSON, Recorder  
MORGAN COUNTY  
For: BAY NATIONAL TITLE COMPANY  
Recorded Electronically by Simplifile

REV05042015

Return to:

Rocky Mountain Power

Curtis Galvez

1438 W. 2550 S.

Ogden, Utah 84403

Project Name: Pettit Ranchettes P.R.U.D.

WO#: 006147346

RW#:

### UNDERGROUND RIGHT OF WAY EASEMENT

For value received, Woods Creek Ranch, LLC ("Grantor"), hereby grants Rocky Mountain Power, an unincorporated division of PacifiCorp its successors and assigns, ("Grantee"), an easement for a right of way 10.0 feet in width and 404.00 feet in length, 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 Morgan 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:

### COURTESY RECORDING

Legal Description:

No assurances are given by BNTC of Utah, Inc.,  
Either express or implied for accuracy or content

AN UNDERGROUND RIGHT OF WAY EASEMENT SITUATED IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 2 EAST AND IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORGAN COUNTY, UTAH, BEING 5 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 36.

THENCE SOUTH 89°15'42" WEST 1293.20 FEET ALONG THE SECTION LINE;

THENCE NORTH 00°00'00" EAST 126.93 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 49°06'24" WEST 221.79 FEET;

THENCE NORTH 78°29'45" WEST 182.21 FEET TO THE POINT OF TERMINUS.

Assessor Parcel No.

P.N. 00-0062-9173 S.N. 01-PETTR-0001 & / P.N.00-0062-8912 S.N.01-PETTR-CA-NA

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.

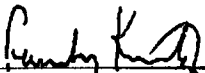
At no time shall Grantor place or store any flammable materials (other than agricultural crops), or light any fires, on or within the boundaries of the right of way. Subject to the foregoing limitations, the surface of the right of way may be used for agricultural crops and other purposes not inconsistent, 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.

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 19<sup>th</sup> day of May, 2016.

**GRANTOR**



\_\_\_\_\_  
Woods Creek Ranch LLC  
Randy Krantz, Manager

**COURTESY RECORDING**

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**Acknowledgment by a Corporation, LLC, or Partnership:**

**COURTESY RECORDING**

STATE OF UTAH )  
 ) ss.  
County of SALT LAKE )

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On this 11 day of May, 2016, before me, the undersigned Notary Public  
in and for said State, personally appeared Randy Krantz, known or identified to me  
to be the manager 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 said entity, 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.



Kari M. Holding (notary signature)

NOTARY PUBLIC FOR Utah (state)  
Residing at: Salt Lake (city, state)  
My Commission Expires: 4/14/19 (d/m/y)

**COURTESY RECORDING**

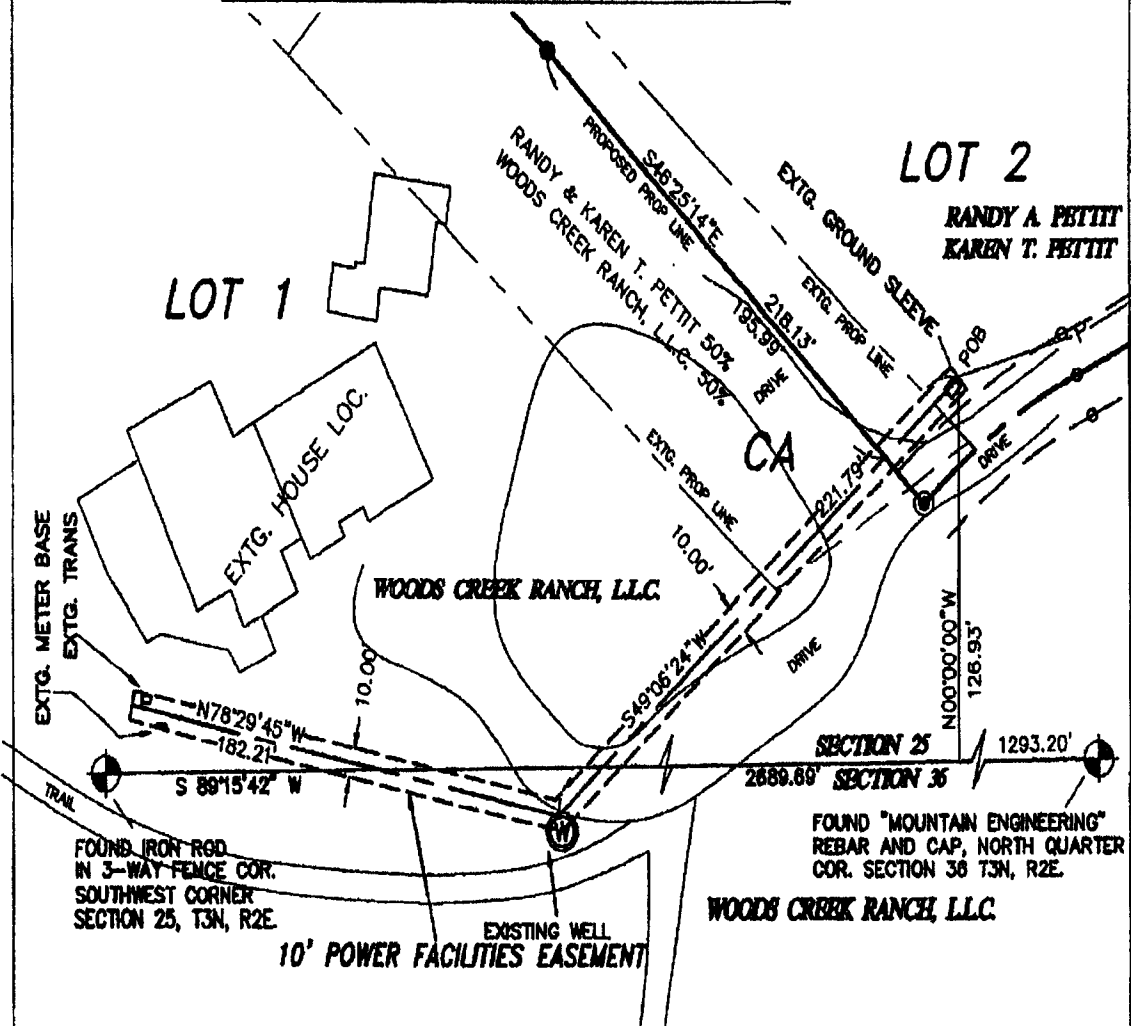
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 Either express or implied for accuracy or content

**Property Description**

Quarter: \_\_\_ Quarter: SW Section: 25 Township 3N (N or S),  
 Quarter: \_\_\_ Quarter: NW Section: 36 Township 3N (N or S),  
 Range 2E (E or W), SALT LAKE Meridian  
 County: MORGAN State: UTAH  
 Parcel Number: 01-PETTR, 00-0062-8912 / 01-PETTR-01, 00-0062-9173



**PETTIT RANCHETTES P.R.U.D.**



CC#: WOF: 008147348

Landowner Name: WOODS CREEK

RANCH, L.L.C., RANDY KRANTZ

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.

**EXHIBIT A**



SCALE: 1"=60'