

REV05042015

Return to:

Rocky Mountain Power
Lisa Louder/Brian Bridge/Jessica Leadbetter
1407 West North Temple Ste. 110
Salt Lake City, UT 84116

14132734 B: 11434 P: 187 Total Pages: 4
07/25/2023 03:06 PM By: SCalderon Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: ROCKY MOUNTAIN POWER
ATTN: LISA LOUDER 1407 W NORTH TEMPLE STE 110 SALT LAKE CITY, UT



Project Name: NTS16/IEW/NEW CIRCUIT BUILD 8860 S 850 W
WO#: DZJV/2020/C/001/6847709
RW#: 2023LBB008

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, **Fur Breeders Agricultural Cooperative** ("Grantor"), hereby grants Rocky Mountain Power, an unincorporated division of PacifiCorp its successors and assigns, ("Grantee"), an easement for a right of way 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 **Salt Lake County, State of Utah** more particularly described as follows and as more particularly described and/or shown on Exhibit(s) "A" attached hereto and by this reference made a part hereof:

Legal Description: THE BASIS OF BEARING FOR THIS EASEMENT IS NORTH 00°14'04" EAST 2643.37 FEET MEASURED BETWEEN THE FOUND MONUMENTS AT THE EAST QUARTER CORNER OF SECTION 2 AND THE NORTHEAST CORNER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. THIS BEARING WAS MEASURED IN UTM 12 NORTH, NAD83 ZONE, U.S. SURVEY FEET.

BEGINNING AT A POINT WHICH IS ON THE EAST PARCEL LINE OF THE GRANTORS LAND, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF 700 WEST, SAID POINT ALSO BEING NORTH 00°14'04" EAST 333.62 FEET AND NORTH 89°45'56" WEST 64.44 FEET FROM THE FOUND MONUMENT AT THE EAST QUARTER CORNER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 0°06'03" WEST, ALONG THE WESTERLY RIGHT OF WAY LINE OF 700 WEST FOR 255.43 FEET, TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF 9000 SOUTH; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE OF 9000 SOUTH 89°46'51" WEST, 219.43 FEET; THENCE NORTH 0°13'09" WEST, 5.00 FEET; THENCE NORTH 89°46'51" EAST, 200.53 FEET; THENCE NORTH 0°13'09" WEST, 8.00 FEET; THENCE NORTH 89°46'51" EAST, 13.97 FEET;

THENCE NORTH 0°06'03" EAST, 242.44 FEET; THENCE SOUTH 89°53'57" EAST, 5.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 2,460.92 SQ. FT. OR 0.056 ACRES

Assessor Parcel No. 27-02-200-022

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 13 day of July, 2023



Fur Breeders Agricultural Cooperative - GRANTOR

STATE OF Utah)
County of Salt Lake) ss.

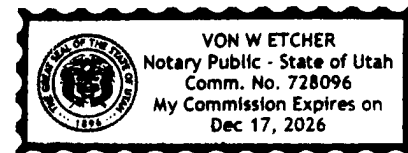
On this 13 day of July, 2023, before me, the undersigned Notary Public in and for said State, personally appeared Christopher Falco

(representative's name), known or identified to me to be the person whose name is subscribed as CEO (title/capacity in which instrument is executed) of **Fur Breeders Agricultural Cooperative** and acknowledged to me that (he/she/they) 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.

Von W Etcher
(notary signature)

NOTARY PUBLIC FOR Utah (state)
Residing at: West Jordan, Utah (city, state)
My Commission Expires: 12/17/2026 (d/m/y)





PARCEL NO. 27-02-200-025
 FUR BREEDERS AGRICULTURAL
 COOPERATIVE

NORTHEAST COR SEC. 2,
 T.3S., R.1W., SLB#M
 (FOUND)

POINT OF
 BEGINNING

S89°53'57"E
 5.00'

PARCEL
 LINE

N89°45'56"W
 64.44' (TIE)

N0°06'03"E 242.44'

S0°06'03"W 255.43'

GRAVEL ROAD

SIDEWALK

CURB AND GUTTER

333.62' (TIE)

700 WEST

BASIS OF BEARING
 N0°14'04"E 2643.37'

N89°46'51"E 13.97'

N0°13'09"W 8.00'

N00°13'09"W
 5.00'

N89°46'51"E 200.53'

S89°46'51"W 219.43'

PARCEL LINE

GRAVEL ROAD

SIDEWALK
 CURB AND GUTTER

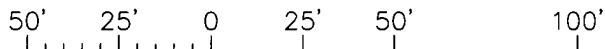
9000 SOUTH

EAST 1/4 COR SEC. 2,
 T.3S., R.1W., SLB#M
 (FOUND)

PREPARED BY:



TALISMAN
 CIVIL CONSULTANTS
 1508 S MAIN ST.
 S.L.C., UTAH 84115



SCALE IN FEET
 1"=50'

REVISED 11.01.08 D. HURLEY CAD NO.:

NO.	DATE	REVISIONS	ENGINEER	DES./ DR.	CHECKED	APPROVED
		EASEMENT EXHIBIT	PARCEL 27-02-200-025 FUR BREEDERS AGRICULTURAL COOPERATIVE SANDY, UTAH PACIFICORP EASEMENT			
DISCIPLINE ENG.	PROJ/ER#					
	PL#					
PROJECT ENG.	DATE: 2023-07-11					
	ENG: DES:					
APPROVAL ENG.	DR: CH:	SHEET 1 OF 1			REVISION	
	SCALE: 1"=50'					