

SG-7265-D-1-A

DOC # 20090042883

Easements Page 1 of 3  
Russell Shirts Washington County Recorder  
11/10/2009 02:42:19 PM Fee \$ 14.00  
By ROCKY MOUNTAIN POWER



GRANT OF ACCESS EASEMENT

Eaglebrook Corporation, a Utah Corporation, and R.C. Tolman ("Grantors"), for good and valuable consideration, receipt of which is hereby acknowledged, hereby grant to PacifiCorp, dba Rocky Mountain Power ("Grantee") a perpetual easement for access to Rocky Mountain's Winchester Hills Substation over and across the property owned by Grantors and located in Washington County, State of Utah, as shown on Exhibit "A" attached hereto and by this reference made a part of this easement and as more particularly described as follows:


Beginning on the Grantor's land at a point 44.09 feet north and 326.14 feet west, more or less, from the west one quarter corner of Section 24, T. 41 S., R. 16 W., S.L.M., and running thence S.69°01'30"E. 409.67 feet, more or less, to a point on a 250 foot radius curve to the left, thence along the arc of said curve 92.50 feet, (chord bears S.79°37'27"W. 91.98 feet); thence N.89°46'26"E. 876.99 feet, more or less, to a point on a 250 foot radius curve to the right, thence along the arc of said curve 196.16 feet, (chord bears S.45°02'40"E. 176.64 feet); thence S.0°05'19"E. 455.29 feet, more or less, thence S.89°54'51"W. 50.00 feet, more or less, thence N.0°05'19"W. 455.29 feet, more or less, to a point on a 75.00 foot radius curve to the left, thence along the arc of said curve 117.69 feet, (chord bears N.45°02'40"W. 105.98 feet); thence S.89°46'26"W. 876.79 feet, more or less, to a point on a 300 foot radius curve to the right, thence along the arc of said curve 111.00 feet, (chord bears N.79°37'28"W. 110.37 feet); thence N.69°01'30"W. 409.67 feet, more or less; thence N.20°58'30"E. 50.00 feet, more or less, to the point of beginning, being in the NW 1/4 of the SW 1/4 of said Section 24 and in the NE 1/4 of the SE 1/4 and the SE 1/4 of the NE 1/4 of Section 23, Township and Range aforesaid; containing 100,026.14 sq. ft. or 2.30 acres, more or less.

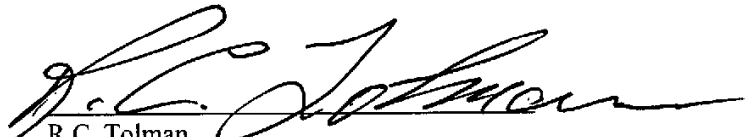
This Grant of Easement shall run with the land and shall be binding on and shall inure to the benefit of the parties of this agreement, their respective heirs, successors, or assigns. The easement granted hereby may be used by Grantee at any time and for any purpose, including the operation, repair, inspection and maintenance of its Winchester Hills Substation and related electric facilities. RCT

It is agreed that this agreement shall be governed by, construed, and enforced in accordance with the laws of the State of Utah.

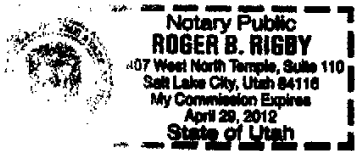
IN WITNESS WHEREOF, Grantors have caused this Grant of Easement to be executed in St. George, State of Utah, on the date indicated below:

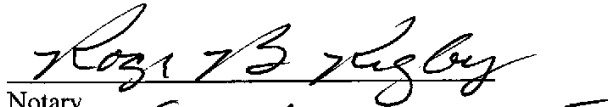
EAGLEBROOK CORPORATION

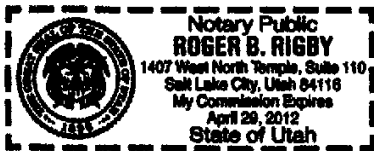
  
By: R.C. Tolman, its President

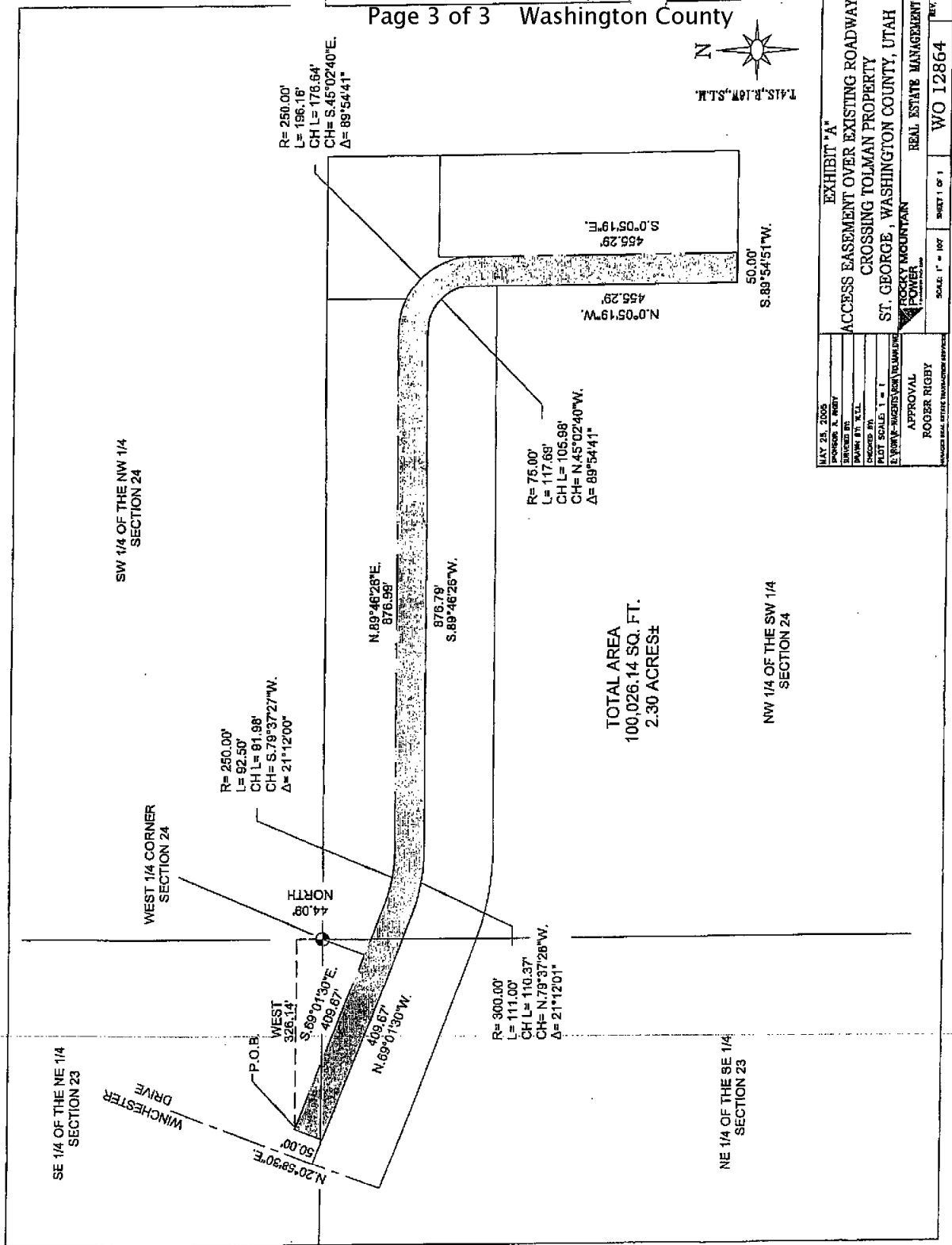
  
R.C. Tolman

Subscribed and sworn to before me, this 10<sup>th</sup> day of Nov, 2009.



  
Notary  
Residing at Salt Lake City, UT





MAY 25, 2005	
BY: ROGER RIGBY	DATE: MAY 25, 2005
CHECKED BY: _____	DATE: _____
EXHIBIT "A"	
ACCESS EASEMENT OVER EXISTING ROADWAY	
CROSSING TOLMAN PROPERTY	
ST. GEORGE, WASHINGTON COUNTY, UTAH	
ROCKY MOUNTAIN REAL ESTATE MANAGEMENT	
APPROVAL: ROGER RIGBY	
SCALE: 1" = 100'	
SHEET 1 OF 1	
WO 12864	