



ELECTRIC LINE RIGHT-OF-WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that we the undersigned, (whether one or more)

FORT PIERCE PROPERTIES LLC

("Grantor") for good and valued consideration, the receipt whereof is hereby acknowledged, does hereby grant unto DIXIE ESCALANTE RURAL ELECTRIC ASSOCIATION, INC., a cooperative corporation (the "COOPERATIVE"), whose post office address is: Beryl, UT 84714, or 145 W. Brigham Road, St. George UT 84790, and to its successors or assigns, the right to enter upon the lands of the undersigned, situated in the County of Iron, State of Utah, and more particularly described as follows:

A 15 FOOT POWER UTILITY EASEMENT ALONG QUARRY RIDGE DRIVE
 (PARCEL SG-5-3-9-3211) DESCRIBED IN EXHIBIT "A"

(the "Easement Area") and to construct, operate, and maintain an electric transmission and/or distribution line or system on or under the above described lands and/or in, upon, or under all streets, roads, or highways abutting said lands; to inspect and make such repairs, changes, alterations, improvements, removals from, substitutions, and additions to its facilities as the Cooperative may from time to time deem advisable, including by way of example and not by way of limitation, the right to increase or decrease the number of conduits, wires, cables, manholes, connection boxes, transformers, and transformer enclosures; to cut, trim, and control the growth by chemical means, machinery, or otherwise of trees and shrubbery located within this 15 foot easement of said line or system, or that may interfere with or threaten to endanger the operation and maintenance of said line or system (including any control of the growth of other vegetation in the right-of-way which may incidentally and necessarily result from the means of control employed); to keep the easement clear of all buildings, structures, or other obstructions; and to license, permit, or otherwise agree to the joint use or occupancy of the lines, system, or, if any of said system is placed underground, of the trench and related underground facilities, by any other person, association, or corporation; to maintain the grade that existed at the time the line is installed.

The undersigned agree that all poles, wires, and other facilities, including any main service entrance equipment installed in, upon, or under the above-described lands shall remain the property of the Cooperative, removable at the option of the Cooperative.

The undersigned covenant that they are the lessee of the above-described lands (and that the said lands are free and clear of encumbrances and liens of whatsoever character except those held by the following persons: Carrie Valley Bank)

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 25 day of Aug, 2021.

Fort Pierce Properties LLC

By: D. Coughlin

Warren Coughlin
 Managing Member

ACKNOWLEDGMENT

STATE OF Utah)
 County of Washington)
 : ss.)

The foregoing Access Road Right-of-way Easement was acknowledged before me this 25 day of Aug, 2021, by Warren Coughlin for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission Expires: 4.21.24

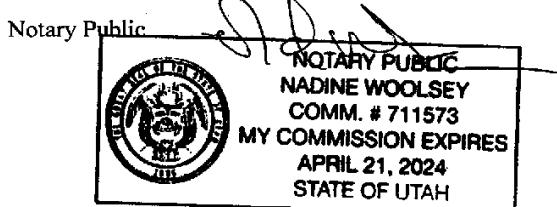




Exhibit "A"

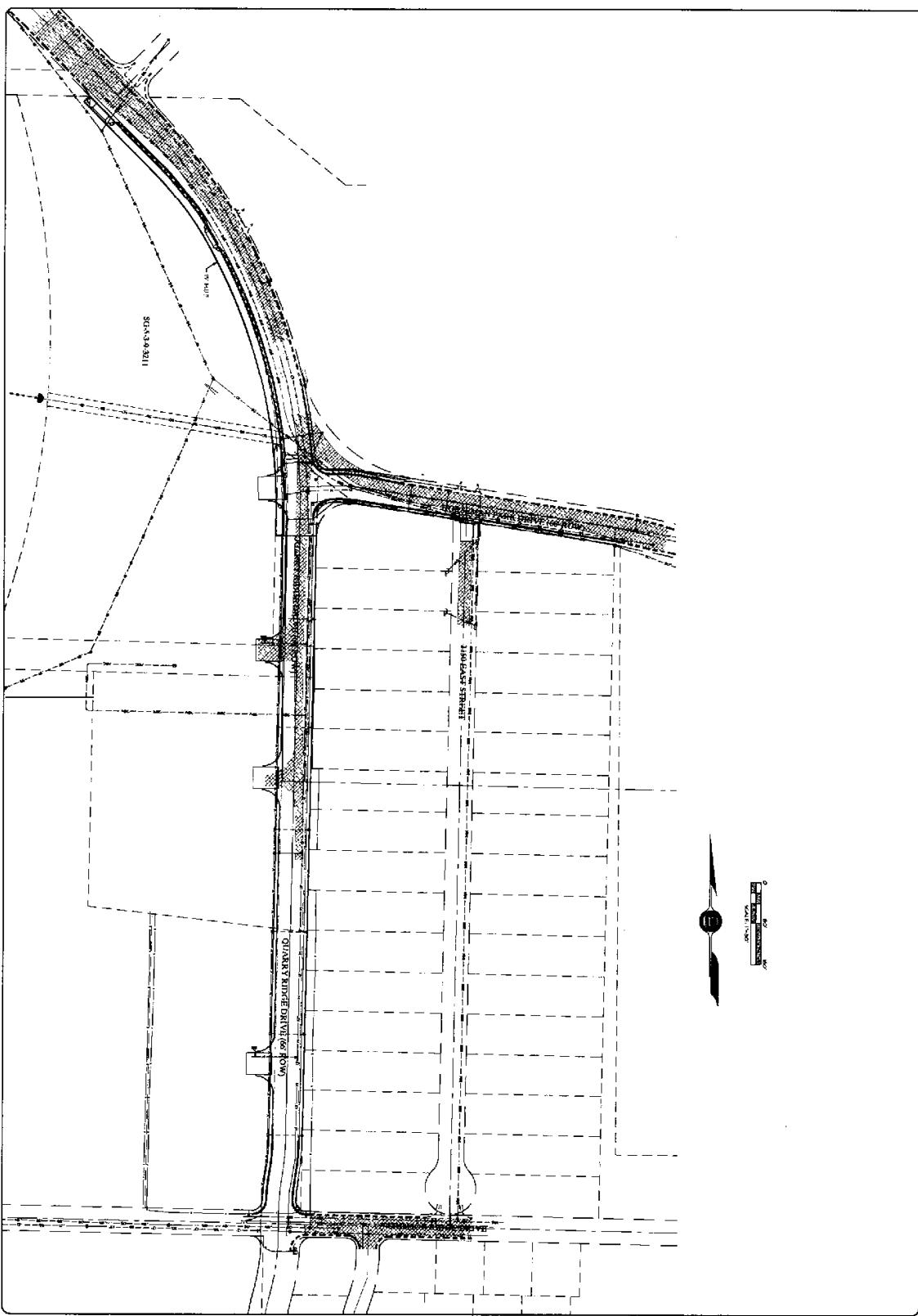
Beginning at a point on the westerly line of Little Valley Horseman's Park Subdivision, said point being North 88°47'47" West 72.40 feet along the section line and North 482.28 feet from the Witness Corner to the North Quarter Corner of Section 16, Township 43 South, Range 15 West, Salt Lake Base & Meridian, and running;

thence North 88°47'15" West 15.00 feet;
thence North 01°12'47" East 32.83 feet;
thence North 117.95 feet along an arc of a 1,033.79 foot radius curve to the left (center bears North 88°46'55" West, long chord bears North 02°03'02" West 117.89 feet with a central angle of 06°32'14");
thence North 463.31 feet along an arc of a 1,035.00 foot radius curve to the left (center bears South 84°40'58" West, long chord bears North 18°08'28" West 459.45 feet with a central angle of 25°38'53");
thence Northwest 69.10 feet along an arc of a 479.00 foot radius curve to the left (center bears South 59°02'05" West, long chord bears North 35°05'54" West 69.04 feet with a central angle of 08°15'58");
thence North 39°13'52" West 35.78 feet;
thence Northwest 52.41 feet along an arc of a 479.00 foot radius curve to the left (center bears South 50°46'08" West, long chord bears North 42°21'57" West 52.38 feet with a central angle of 06°16'09");
thence North 44°58'35" West 190.70 feet;
thence North 45°01'25" East 15.00 feet to the Westerly line of Horseman Park Drive;
thence along the Westerly line of said Horseman Park Drive the following (7) Courses;
thence South 44°58'35" East 190.63 feet;
thence Southeast 53.98 feet along an arc of a 494.00 foot radius curve to the right (center bears South 44°30'28" West, long chord bears South 42°21'42" East 53.96 feet with a central angle of 06°15'40");
thence South 39°13'52" East 35.78 feet;
thence Southeast 71.27 feet along an arc of a 494.00 foot radius curve to the right (center bears South 50°46'08" West, long chord bears South 35°05'54" East 71.21 feet with a central angle of 08°15'58");
thence South 470.02 feet along an arc of a 1,050.00 foot radius curve to the right (center bears South 59°02'05" West, long chord bears South 18°08'29" East 466.11 feet with a central angle of 25°38'53");
thence South 119.66 feet along an arc of a 1,048.78 foot radius curve to the right (center bears South 84°40'51" West, long chord bears South 02°03'02" East 119.60 feet with a central angle of 06°32'14");
thence South 01°12'47" West 32.83 feet to the Point of Beginning.

Containing 14,522 square feet or 0.33 acres.



August 9, 2021



**EASEMENT LOCATIONS
FOR
QUARRY RIDGE DRIVE
ST. GEORGE,
UTAH**



**ROSENBERG
ASSOCIATES**
CIVIL ENGINEERS • LAND SURVEYORS