

00215872

B: 707 P: 703 Fee \$40.00
Sierra Dickens, Millard Recorder Page 1 of 3
09/09/2021 11:58:07 AM By DIXIE POWER



When Recorded mail to:
DIXIE ESCALANTE RURAL ELECTRIC ASSOC., INC.
495 N. 3200 WEST
FILLMORE, UT 84714

TAX PARCEL: 8362-1

PUBLIC UTILITIES EASEMENT DEED

KNOW ALL MEN BY THESE PRESENTS, that we the undersigned,

MURPHY-BROWN LLC

("Grantor") for good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby grant unto **DIXIE ESCALANTE RURAL ELECTRIC ASSOCIATION, INC.**, a cooperative corporation whose address is: 495 N. 3200 WEST, FILLMORE, UT 84714 (the "Cooperative"), and to its successors or assigns, the right to enter upon the lands of the undersigned, situated in the County of Millard, State of Utah, and more particularly described as follows:

A 30.00 FOOT WIDE OVERHEAD AND 15.00 FOOT WIDE UNDERGROUND POWER LINE EASEMENT, BEING 15.00 FEET AND 7.50 FEET RESPECTIVELY, EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP 23 SOUTH, RANGE 6 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S00°11'26"W, ALONG THE SECTION LINE, 1,257.10 FEET TO THE SOUTHEAST CORNER OF MILLARD COUNTY TAX PARCEL 8362-1; THENCE N89°47'38"W, ALONG THE SOUTH LINE OF SAID PARCEL, 799.48 FEET TO THE POINT OF BEGINNING; SAID POINT BEING THE CENTERLINE OF AN EXISTING NORTH-SOUTH OVERHEAD POWER LINE; THENCE DEPARTING SAID PARCEL LINE AND RUNNING N00°38'43"E, ALONG THE CENTERLINE OF THE 30.00 FOOT WIDE, 15.00 FEET EACH SIDE, OF SAID OVERHEAD POWER LINE EASEMENT, 220.15 FEET TO AN EXISTING POWER POLE; THENCE DEPARTING SAID 30.00 FOOT WIDE OVERHEAD POWER LINE EASEMENT, AND RUNNING S74°06'56"W, ALONG THE CENTERLINE OF A 15.00 FOOT WIDE, 7.50 FEET EACH SIDE, UNDERGROUND POWER LINE EASEMENT, 115.08 FEET; THENCE REVERSING SAID BEARING AND RUNNING N74°06'56"E, 115.08 FEET TO SAID EXISTING OVERHEAD POWER POLE; THENCE DEPARTING SAID POWER POLE AND CONTINUING ALONG THE CENTERLINE OF SAID 15.00 FOOT WIDE, 7.50 FEET EACH SIDE, UNDERGROUND POWER LINE EASEMENT, THE FOLLOWING TWO (2) COURSES: N49°42'01"E, 142.83 FEET; THENCE N19°46'18"W, 37.32 FEET TO THE POINT OF ENDING.

("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 a 30 foot and or 15 foot

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B: 707 P: 704 Fee \$40.00
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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 allow the encroachment of easement for the purpose increasing existing building size so long as building height elevation does not exceed existing building height; 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 Cooperative shall indemnify, defend and hold the Grantor, its heirs, representations, agents, employees, successors and assigns, harmless from any and all costs, liabilities, damages, losses, claims, actions or proceedings whatsoever, including, without limitation, for injury to persons (including death) which may be claimed to have arisen out of (i) any damage, accident, injury or other similar occurrences in the Easement Area due to the Cooperative's negligence or misconduct; or (ii) the use, maintenance or repair of the Easement Area by Cooperative, its guests, invitees, agents, or contractors.

The undersigned covenants that it is the owner of the above-described lands, and that the said lands are free and clear of (i) encumbrances which would materially impact the use of the Easement area by the Cooperative) and (ii) liens of whatsoever character except those held by the following persons:

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 26 day of Aug, 2021.

Murphy-Brown LLC

By: 

Title: Vice President RMR General Manager

ACKNOWLEDGMENT

STATE OF: Utah

ss.

COUNTY OF: Beaver

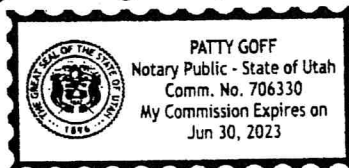
The foregoing Electric Line Right-of-way Easement was acknowledged before me this 26 day of August 2021, by Jason Christensen for the purposes therein contained.

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

RESIDING IN: County of: Beaver, State of: Utah

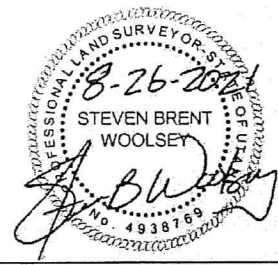
My Commission Expires: 6/30/23


Notary Public



LEGEND

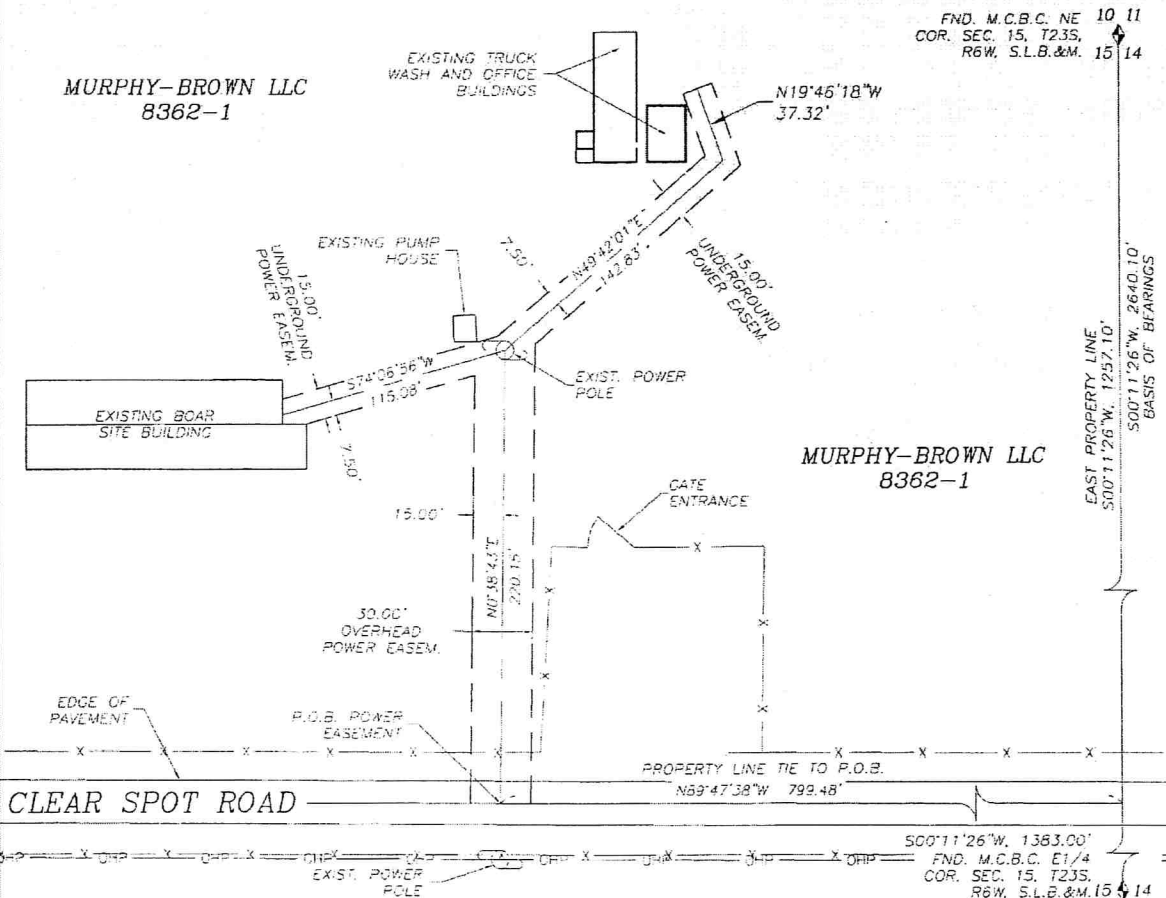
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- X - X - EXISTING FENCE
- SECTION LINE
- ⬠ SECTION CORNER AS DESCRIBED



POWER LINE EASEMENT DESCRIPTION:

A 30.00 FOOT WIDE OVERHEAD AND 15.00 FOOT WIDE UNDERGROUND POWER LINE EASEMENT BEING 15.00 FEET AND 7.50 FEET RESPECTIVELY, EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

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FND. M.C.B.C. NE 10 11
COR. SEC. 15, T23S,
R6W, S.L.B.&M. 15 14

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 B: 707 P: 705
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SHEET 1 OF 1	WOOLSEY LAND SURVEYING, P.C. Land Surveyors - Land Planners 50 WEST 3600 NORTH ENOCH CITY, UTAH 84721 435-559-2315 CELL steve@infowest.com	DIXIE ESCALANTE RURAL ELECTRIC ASSOC. INC.
EXHIBIT "A"		DATE: 8-26-2021 SCALE: 1"=80'