

REV05232014

Return to:

Rocky Mountain Power
Lisa Louder/Delynn Rodeback
1407 West North Temple Ste. 110
Salt Lake City, UT 84116

Ent 256089 Bk 490 Pg 417
Date: 10-APR-2015 9:37:22AM
Fee: \$20.00 Check
Filed By: CP
CINDY PETERSON, Recorder
BEAVER COUNTY CORPORATION
For: ROCKY MOUNTAIN POWER

Project Name: Cameron-Milford 138kV Extension
WO#: 10038837
RW#: 20140189

RIGHT OF WAY EASEMENT

For value received, Highline Farms LC, ("Grantor"), hereby grants to PacifiCorp, an Oregon Corporation, d/b/a Rocky Mountain Power its successors and assigns, ("Grantee"), an easement for a right of way 60 feet in width and 8,590 feet in length, more or less, for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of electric power transmission, distribution and communication lines and all necessary or desirable accessories and appurtenances thereto, including without limitation: supporting towers, poles, props, guys and anchors, including guys and anchors wires, fibers, cables and other conductors and conduits therefore; and pads, transformers, switches, vaults and cabinets, on, over, or under the surface of the real property of Grantor in **Beaver** County, State of **Utah** more particularly described as follows and as more particularly described and/or shown on Exhibits "A" and "B" attached hereto and by this reference made a part hereof:

Legal Description:

An easement 60 feet in width, being 30 feet each side of the following described center line:

Beginning at a point on Grantor's east boundary that is located South 00°10'20" West 6.8 feet along the section line from the Northeast Corner of Section 22, Township 28 South, Range 10 West, Salt Lake Base & Meridian; running thence North 68°56'54" West 4334.2 feet to a point on Grantor's west boundary.

Containing 5.97 acres.

Also: Beginning at a point on Grantor's east boundary that is located South 00°07'03" West 735.7 feet along the section line from the East Quarter Corner of Section 16, Township 28 South, Range 10 West, Salt Lake Base & Meridian; running thence North 68°56'54" West 4256.2 feet to a point on Grantor's west boundary.

Containing 5.86 acres.

Containing 11.83 acres total.

Easement side lines shall be shortened or lengthened to extend to named boundaries.

Being in the S ½ of the SE ¼ and the E ½ of the SW ¼ of Section 15; the N ½ of the SE ¼, the SW ¼ of the NE ¼, and the SE ¼ of the NW ¼ of Section 16; and the NE ¼ of the NE ¼ of Section 22; Township and Range aforesaid.

Basis of bearings is South 89°48'53" East along the section line from the Southwest Corner to the Southeast Corner of Section 14, Township 28 South, Range 10 West, Salt Lake Base & Meridian.

Assessor Parcel No.

2-26-2, 2-27-2, 2-26-3

Together with the right of access to the right of way for all activities in connection with the purposes for which this easement has been granted; and together with the present and (without payment therefore) 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, use or permit any equipment or material of any kind that exceeds twelve (12) feet in height, light any fires, place or store any flammable materials (other than agricultural crops), 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.

Alternative Dispute Resolution

In the event of any dispute arising under this Agreement, the parties shall first attempt to resolve the matter through direct negotiation between the representatives of the parties. If the representatives are unable to resolve the issue within a reasonable time after presentation of the dispute, then each of the parties hereto agree to mediation. Such mediation shall be conducted in accordance with the Utah Uniform Mediation Act. In the event such mediation does not resolve the dispute, the parties agree hereto agree to arbitration. Such arbitration shall be conducted in accordance with the Utah Uniform Arbitration Act.

Dated this 8 day of April, 2015.

William C Dalton
GRANTOR

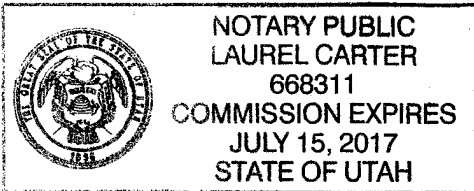
Acknowledgment by a Corporation, LLC, or Partnership:

STATE OF UTAH)
) ss.
County of Beaver)

On this 8 day of April, 2015, before me, the undersigned Notary Public in and for said State, personally appeared William C Dalton (name), known or identified to me to be the president (president / vice-president / secretary / assistant secretary) of the corporation, or the (manager / member) 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 High Line Farms (entity name), 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.

Laurel Carter
(Notary Signature)



NOTARY PUBLIC FOR UTAH (state)
Residing at: Midford, Utah (city, state)
My Commission Expires: July 15, 2017 (d/m/y)

Property Description

W1/2 SW1/4 & S1/2 SE1/4 Sec. 15, and NE1/4 NE1/4 Sec. 22, T28S, R10W,
Salt Lake Base & Meridian

County: Beaver State: Utah

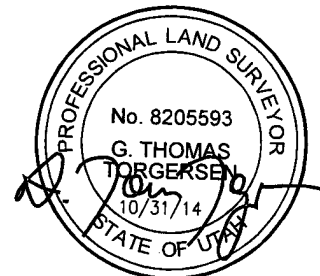
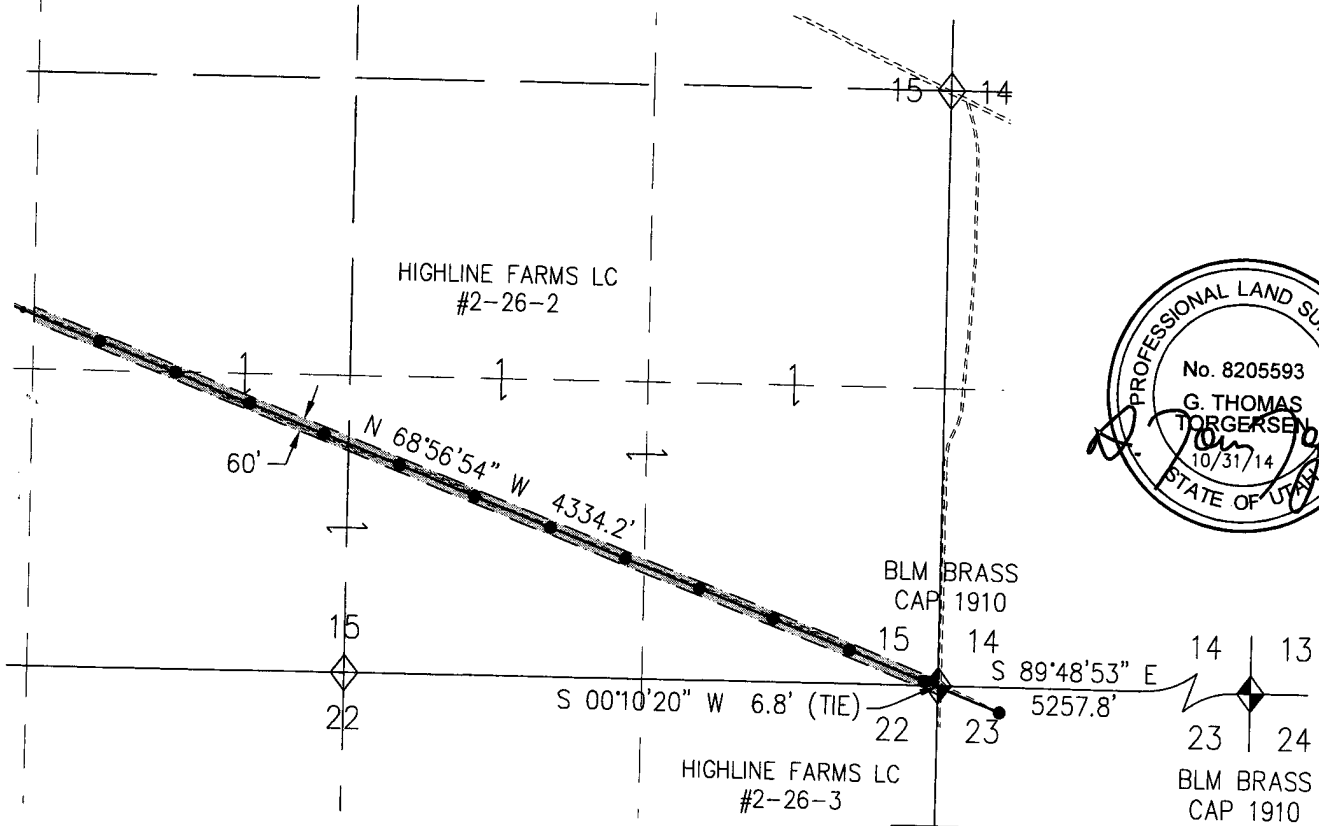
Parcel Number: 2-26-2, 2-26-3 (Part of Easement 1)



SCALE 1"=800'

LEGEND

- PROPOSED POWER LINE
- SECTION LINE
- 1/4 SECTION LINE
- 1/16 SECTION LINE
- - - PROPOSED EASEMENT BOUNDARY
- - - EXISTING DIRT ROAD
- - - EXISTING PROPERTY LINE
- ◆ EXISTING SECTION MONUMENT AS NOTED
- PROPOSED POWER POLE



PREPARED BY:
TORGERSEN ENGINEERING
180 N. 100 E. SUITE E RICHFIELD, UTAH 84701
OFFICE (435) 893-0081
FAX (435) 896-8797

CC#:	WO#:	10038837
Landowner:	Highline Farms, LC	
Drawn by:	GTT	Date: 10/31/2014
Dwg.#:	1408P-CM_eas	Ref.#: 0909RMP-CM_eas

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



Rev082710

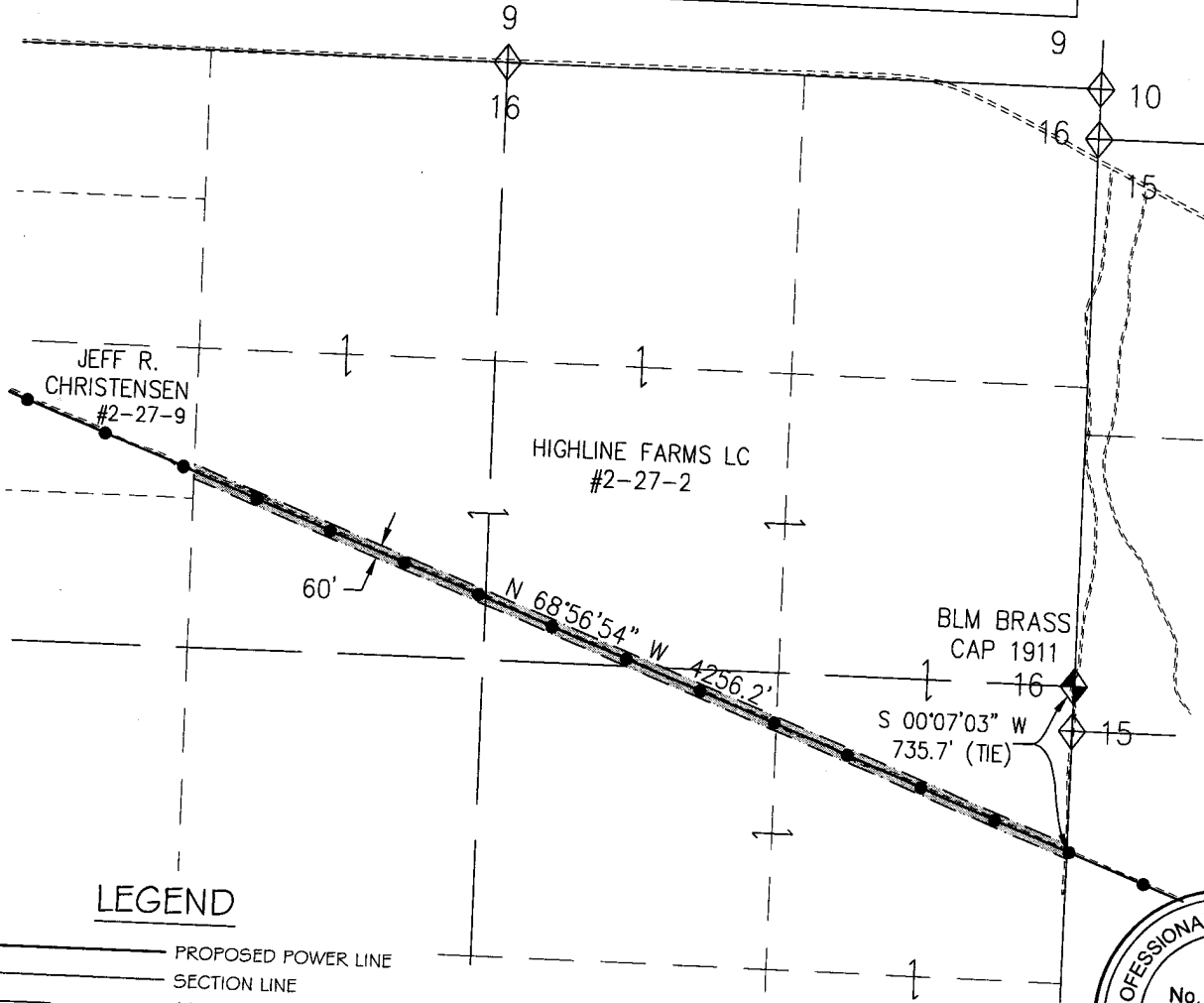
Property Description

N1/2 SE1/4, SW1/4 NE1/4, & SE1/4 NW1/4 of Section 16, T28S, R10W,
Salt Lake Base & Meridian

County: Beaver

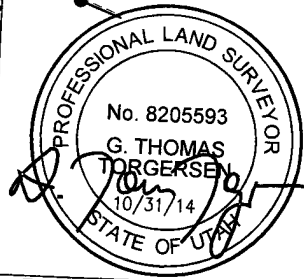
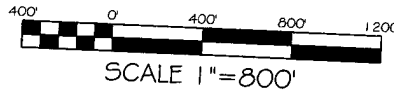
State: Utah

Parcel Number: 2-27-2 (Part of Easement 1)



LEGEND

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- PROPOSED POWER POLE



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EXHIBIT B



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