

REV05042015

Return to:

Rocky Mountain Power

Lisa Louder/Kent Sorenson

1407 West North Temple Ste. 110

Salt Lake City, UT 84116

Project Name: MURPHY BROWN LLC Truck Wash

WO#:

RW#:

Ent 258430 Bk 500 Pg 673  
Date: 31-MAY-2016 10:46:54AM  
Fee: \$18.00 Check Filed By: CP  
CINDY PETERSON, Recorder  
BEAVER COUNTY CORPORATION  
For: ROCKY MOUNTAIN POWER

### RIGHT OF WAY EASEMENT

For value received, **Murphy-Brown LLC, DBA Smithfield Hog Production**, ("Grantor"), hereby grants Rocky Mountain Power, an unincorporated division of PacifiCorp its successors and assigns, ("Grantee"), an easement for a right of way 15 feet in width and 668 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 outside of the right of way; 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 Exhibit "A" attached hereto and by this reference made a part hereof:

#### Legal Description:

A 15.00 foot wide power line easement being 7.5 feet on each side of the following described centerline: Beginning at a point S 89°29'54" E along the section line 410.3 feet and S 00°00' W 377.1 feet from the North ¼ corner of Section 9, T 30 S, R 12 W, SLB & M and running thence N 00°00' E 40.0 feet to an existing overhead power line; thence N 00°00' E 337.1 feet to the section line; thence N 00°00' E 290.9 feet to the point of ending.

Assessor Parcel No's

02-0125-0004 & 02-0125-0006

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 therefore) the future right to keep the right of way and adjacent lands 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.

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.



Truck Wash

Skyline West Truck Wash Power Easement Description  
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15.00' WIDE POWER EASEMENT

NEW POLE

N 00°00' E 290.9'

294' BETWEEN POLES

Beaver County Parcel No. 02-0125-0004

N 89°29'54" W 2645.32'

S 89°29'54" E 410.3'

BEAVER COUNTY BRASS CAP SURVEY MONUMENT. 1/4 CORNER SEC'S 4 & 9, T30S, R12W, SLB & M

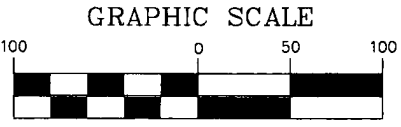
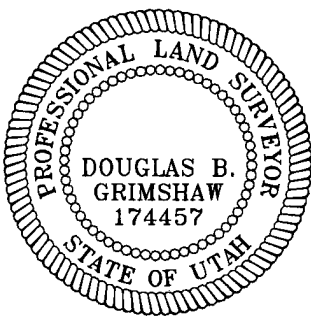
BEAVER COUNTY BRASS CAP SURVEY MONUMENT. EAST CORNER SEC'S 4 & 9, T30S, R12W, SLB & M

NEW POLE

Beaver County Parcel No. 02-0125-0006

S 00°00' W 377.1' TO P.O.B.  
 N 00°00' E 337.1'

294' BETWEEN POLES



( IN FEET )  
 1 inch = 100 ft.

EXISTING OVERHEAD POWER LINE

NEW POLE

Point of Beginning

Skyline West Truck Wash

PREPARED BY  
**Grimshaw Surveying, Inc.**  
 546 East Midvalley Road  
 Enoch, Utah 84721  
 phone (435) 586-9130

MAP EXHIBIT "A"  
**Murphy-Brown, LLC**  
 to  
**Rocky Mountain Power**  
 location  
 SE 1/4 Section 4 & NE 1/4 Section 9  
 T 30 S, R 12 W, SLB & M  
 Beaver County, Utah

SHEET:  
 1 of 1  
 DATE: 5/11/2016  
 SCALE: 1"=100'

BY: DOUGLAS B. GRIMSHAW PLATS\CIRCLE4\SKYWEST\SKY W TRUCK WASH POWER ESMNT.DWG

Truck Wash

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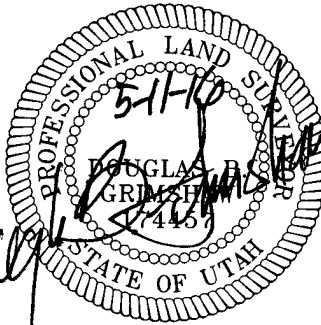
BEAVER COUNTY BRASS CAP SURVEY MONUMENT. 1/4 CORNER SEC'S 4 & 9, T30S, R12W, SLB & M

BEAVER COUNTY BRASS CAP SURVEY MONUMENT. EAST CORNER SEC'S 4 & 9, T30S, R12W, SLB & M

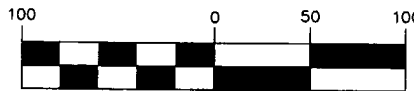
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Beaver County Parcel No. 02-0125-0006

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N 00°00' E 337.1'  
294' BETWEEN POLES



GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.

4  
9

EXISTING OVERHEAD POWER LINE

NEW POLE

Point of Beginning

### Skyline West Truck Wash

MAP EXHIBIT "A"

Murphy-Brown, LLC  
to  
Rocky Mountain Power

SHEET:

1 of 1

PREPARED BY  
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location  
SE 1/4 Section 4 & NE 1/4 Section 9  
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Beaver County, Utah

DATE: 5/11/2016

SCALE: 1"=100'

BY: DOUGLAS B. GRIMSHAW

PLATS\CIRCLE4\SKYWEST\SKY W TRUCK WASH POWER ESMNT.DWG

Ent 258430 Bk 0500 Pg 0677