

REV05042015

Return to:

Rocky Mountain Power
Lisa Louder/Kent Sorenson
710 N Main St.
Richfield, Utah, 84701

Ent 264238 Bk 517 Pg 680
Date: 22-JAN-2018 9:31:13AM
Fee: \$17.00 Check Filed By: CP
CINDY PETERSON, Recorder
BEAVER COUNTY CORPORATION
For: ROCKY MOUNTAIN POWER

Project Name: MURPHY BROWN LLC
WO#: 006315248
RW#:

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 **20.00** feet in width and **20,999.59** 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 20.00 FOOT WIDE OVERHEAD POWER LINE EASEMENT, 10.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHWEST CLOSING CORNER OF SECTION 10, TOWNSHIP 27 SOUTH, RANGE 10 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N00°00'36"W, ALONG THE SECTION LINE, 10.00 FEET; THENCE N89°58'47"E, 15.00 FEET TO THE POINT OF BEGINNING. SAID POINT BEING LOCATED ON THE EAST LINE OF AN EXISTING 15.00 FOOT WIDE ROCKY MOUNTAIN POWER LINE EASEMENT ON FILE IN THE OFFICE OF THE BEAVER COUNTY RECORDERS OFFICE IN BOOK 429, AT PAGE 806 BEAVER COUNTY RECORDS; THENCE CONTINUING N89°58'47"E, AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 10, 678.77 FEET; THENCE N00°00'00"E, 2091.89 FEET; THENCE REVERSING SAID BEARING AND RUNNING S00°00'00"E, 2091.89 FEET; THENCE N89°58'47"E, AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 10, 2,014.45 FEET TO A POINT LOCATED ON THE NORTH-SOUTH CENTER SECTION LINE OF SAID SECTION 10; THENCE N89°58'45"E, AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 10, 1,893.30 FEET; THENCE N00°00'00"E, 521.84 FEET; THENCE REVERSING SAID BEARING AND RUNNING S00°00'00"E, 521.84 FEET; THENCE N89°58'45"E, AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 10, 745.07 FEET TO A

POINT LOCATED ON THE EAST LINE OF SAID SECTION 10; THENCE S89°51'08"E, AND PARALLEL TO THE SOUTH LINE OF SECTION 11, 183.19 FEET TO A POINT LOCATED WESTERLY OF ANTELOPE POINT ROAD; THENCE PARALLEL TO SAID ROAD THE FOLLOWING TWO (2) COURSES: N24°59'02"E, 2,917.47 FEET; THENCE N24°59'53"E, 679.69 FEET; THENCE S89°46'52"E, 2831.23 FEET; THENCE N00°13'08"E, 1442.67 FEET; THENCE REVERSING SAID BEARING AND RUNNING S00°13'08"W, 4239.02 FEET; THENCE REVERSING SAID BEARING AND RUNNING N00°13'08"E, 2796.35 FEET; THENCE N89°46'52"W, 2831.23 FEET TO A POINT LOCATED WESTERLY OF SAID ANTELOPE POINT ROAD; THENCE PARALLEL TO SAID ROAD THE FOLLOWING TWO (2) COURSES: N24°59'53"E, 637.28 FEET; THENCE N24°46'34"E, 1,566.39 FEET TO THE POINT OF ENDING. SAID POINT OF ENDING BEING LOCATED N89°51'58"W, ALONG THE SECTION LINE, 15.22 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 11.

Assessor Parcel No. BEAVER CO. #'s 2-1-7 & 2-9-4


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.

Dated this 5th day of December, 2017.


MURPHY BROWN, LLC, DBA SMITHFIELD HOG PRODUCTION
DEWIGHT D. POTTER- GENERAL MANAGER

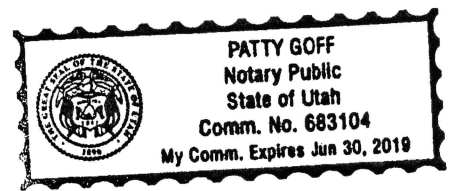
STATE OF Utah)
County of Beaver) ss.

On this 5th day of December, 20 17, before me, the undersigned Notary Public in and for said State, personally appeared **D~~E~~WIGHT D. POTTER**, known or identified to me to be the **GENERAL MANAGER of MURPHY-BROWN, LLC, DBA SMITHFIELD HOG PRODUCTION**, that executed the instrument, 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.

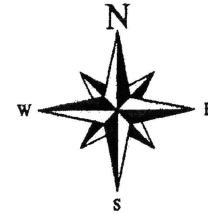
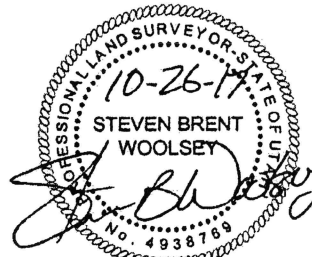
Patty Goff
(Notary Signature)

NOTARY PUBLIC FOR State of Utah
Residing at: Milford Utah
My Commission Expires: 10-30-17



LEGEND

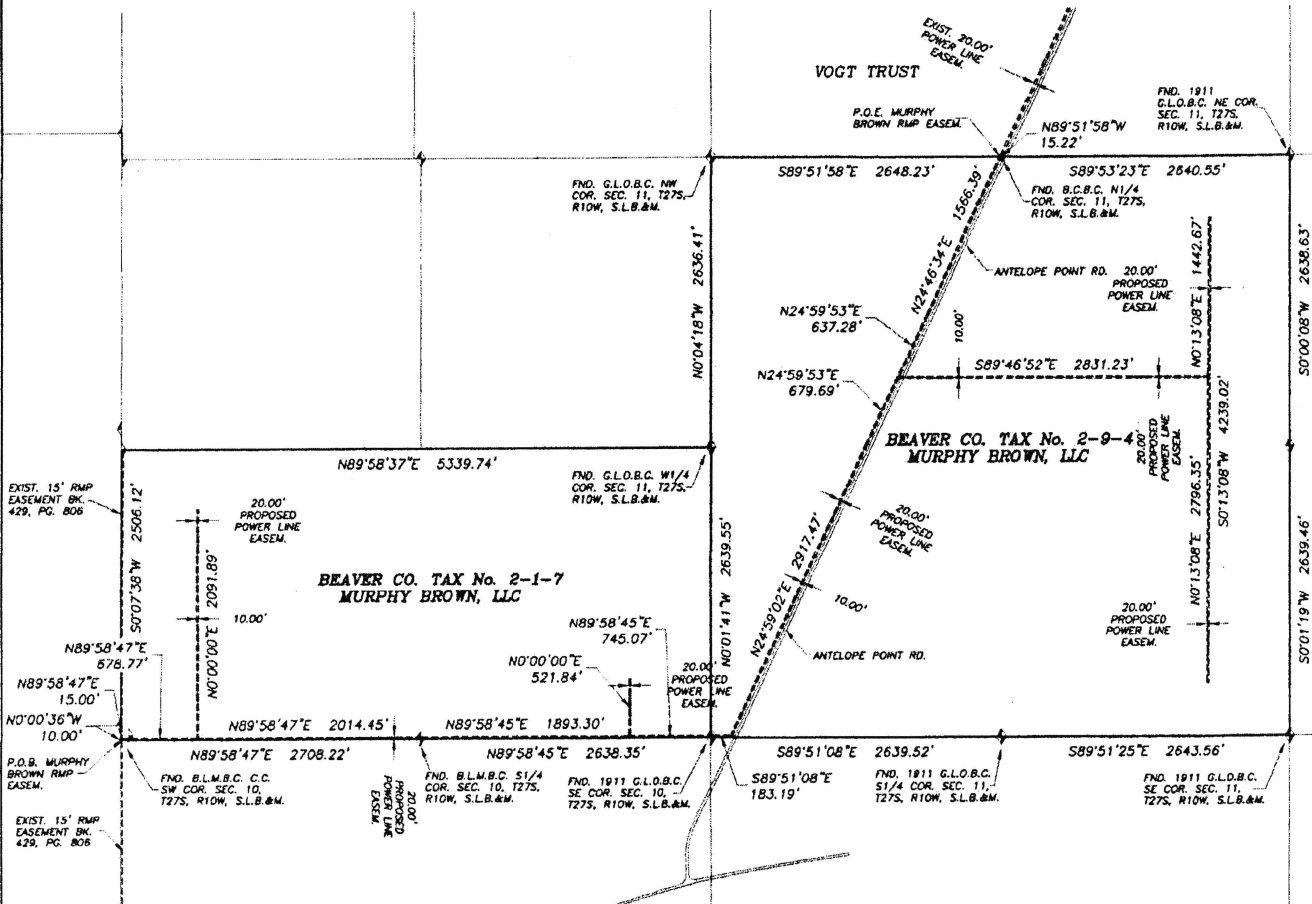
- PROPERTY LINE
- - - - - EASEMENT LINE
- - - - - EXISTING FENCE
- - - - - SECTION LINE
- ◆ SECTION CORNER AS DESCRIBED



MURPHY BROWN, LLC POWER LINE EASEMENT DESCRIPTION:

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CC# WO# 006315248
 LANDOWNER NAME:
 MURPHY BROWN, LLC

WOOLSEY LAND SURVEYING, P.C.

Land Surveyors - Land Planners
 50 WEST 3600 NORTH
 ENOCH CITY, UTAH 84721
 435-559-2315 CELL
 steve@infoeast.com



1 OF 1

EXHIBIT "A"

DATE: 10-26-2017 SCALE: 1"=1600'