

ENTRY NO. 00273202

06/06/2013 08:35:31 AM B: 0556 P: 0074

Easements PAGE 1 / 7
CRAIG J. SPERRY, JUAB COUNTY RECORDER
FEE \$ 26.00 BY ROCKY MOUNTAIN POWER



When recorded return to:
Rocky Mountain Power
Lisa Louder/blm
1407 West North Temple, #110
Salt Lake City, UT 84116

Project Name: Mona-Oquirrh (Clover Sub)
WO#: 10036565

Assessor Parcel No(s): XC-2780 & XC-2794

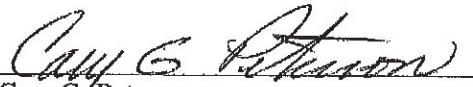
ACCESS EASEMENT

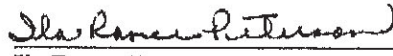
For value received, Cary G. Peterson Family LLC, a Utah limited liability company, ("Grantor"), hereby grants to PacifiCorp, an Oregon corporation, d/b/a Rocky Mountain Power, its successors and assigns, ("Grantee"), an access easement for a right of way of varying width for the purpose of ingress and egress to Rocky Mountain Power's transmission line and related facilities, including the right to use, upgrade, and maintain said right of way as necessary for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of electric power transmission lines and related facilities. Said road right of way shall be located over, across, and upon Grantor's real property which is situated in Juab County, State of Utah, and as 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.

Grantor shall have the right to improve the access easement at Grantee's sole cost and expense. The access easement is more particularly described and/or shown on Exhibit B, attached hereto and by the reference made a part hereof.

The rights and obligations of the parties hereto shall be binding upon and shall benefit their respective heirs, successors and assigns.

DATED this 25 day of April, 2012.


Cary G. Peterson


Ila Rance Peterson

REPRESENTATIVE ACKNOWLEDGEMENT

State of Utah

County of Juab

} SS.

This instrument was acknowledged before me on this 25th day of April, 2012 by Cary G. Peterson, Manager of the Cary G. Peterson Family LLC, a Utah limited liability company.



Lisa L Louder
Notary Public

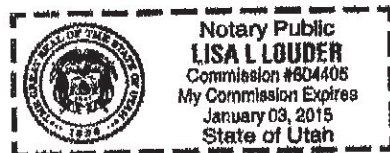
REPRESENTATIVE ACKNOWLEDGEMENT

State of Utah

County of Juab

} SS.

This instrument was acknowledged before me on this 25th day of April, 2012 by Ila Ranee Peterson, Manager of the Cary G. Peterson Family LLC, a Utah limited liability company.



Lisa L Louder
Notary Public

Exhibit A
(Grantor's land)

Tax ID# XC-2780

Beginning at the Northwest corner of the Northeast quarter of Section 13, Township 12 South, Range 1 West, Salt Lake Base and Meridian, thence East 51 rods, thence meandering Southwesterly and Southeasterly up the East side of the slough 154 rods, then East 8 rods, thence South 9 rods 19 links to the South boundary of the quarter section, thence West 53 rods, then North 160 rods to the point of beginning.

Tax ID# XC-2794

All of the East half of the Northwest quarter of Section 13, Township 12 South, Range 1 West, Salt Lake Base and Meridian.

Exhibit B
(Easement Area)

Grantor:

Cary G. Peterson Family Limited Partnership, a Utah Limited Partnership
Tax ID# XC-2780 and XC-2794

DESCRIPTION – Easement Area A – Tax ID# XC-2780 and Tax ID# XC-2794

An easement being a portion of the Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4) and a portion of the Southeast Quarter (SE 1/4 NW 1/4) of Section 13, Township 12 South, Range 1 West, Salt Lake Base and Meridian, Juab County, Utah, described as follows:

BEGINNING at the southwest corner of said SW 1/4 NE 1/4, thence North 89°30'22" East along the south line of said SW 1/4 NE 1/4 for a distance of 96.33 feet, more or less, to a point on the centerline of the existing road;

Thence along said road centerline the following seven (7) courses:

- (1) North 24°15'34" West, 5.54 feet,
- (2) North 37°14'50" West, 19.04 feet,
- (3) North 67°32'14" West, 7.63 feet,
- (4) North 74°02'49" West, 12.21 feet,
- (5) North 82°12'12" West, 17.60 feet,
- (6) North 89°15'26" West, 44.31 feet, and
- (7) South 88°54'19" West, 25.99 feet;

Thence leaving said road centerline, South 38°51'43" East for a distance of 38.23 feet, more or less, to the point of beginning.

Containing 0.065 acres, more or less.

As shown on Exhibit B-1 attached hereto and made a part hereof.

DESCRIPTION – Easement Area B – Tax ID# XC-2794

An easement being a portion of the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of Section 13, Township 12 South, Range 1 West, Salt Lake Base and Meridian, Juab County, Utah, described as follows:

Exhibit B
(Easement Area)
(continued)

Commencing at the southwest corner of said SE 1/4 NW 1/4, thence North 89°30'22" East along the south line of said SE 1/4 NW 1/4 for a distance of 9.55 feet; thence North 0°29'38" West for a distance of 18.67 feet, more or less, to a point on the centerline of the existing road, said point being the POINT OF BEGINNING:

Thence North 89°20'25" East along said centerline for a distance of 132.84 feet;

Thence leaving said centerline, North 45°17'52" West for a distance of 187.70 feet, more or less, to a point on the centerline of the existing road;

Thence South 0°14'53" East for a distance of 133.57 feet, more or less, to the point of beginning.

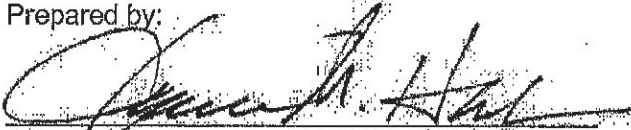
Containing 0.204 acres, more or less.

As shown on Exhibit B-2 attached hereto and made a part hereof.

Bearings are referenced to grid north, Utah Coordinate System 1983, Central Zone.
Distances are at ground level.

Containing, in total, 0.269 acres, more or less.

Prepared by:



John F. Bloodgood, PLS 171051-2201 Date: 09/09/2011

Exhibit B-2
(Easement Area Drawing)

