

REV101512

Return to:

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

**ENTRY NO. 00274642**

11/27/2013 09:22:36 AM B: 0558 P: 1110

Easements PAGE 1 / 4

CRAIG J. SPERRY, JUAB COUNTY RECORDER

FEE \$ 24.00 BY AULT, BRANDON / ROCKY MOUNTAIN POWER



Project Name: Larry Carson Mink Farm

Tract No.:

WO#: 5821525

RW#:

**UNDERGROUND RIGHT OF WAY EASEMENT**

For value received, **Jerolyn Pitt Call and John Stanley Pitt** ("Grantors"), hereby grant to PacifiCorp, an Oregon Corporation, d/b/a Rocky Mountain Power its successors and assigns, ("Grantee"), an easement for a right of way 10.00 feet in width for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of underground electric power transmission, distribution and communication lines and all necessary or desirable accessories and appurtenances thereto, including without limitation: wires, fibers, cables and other conductors and conduits therefor; and pads, transformers, switches, cabinets, and vaults on, across, or under the surface of the real property of Grantor in **Juab** 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: COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 25, TOWNSHIP 11 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 88°10'23" EAST 548.28 FEET ALONG THE SECTION LINE AND NORTH 01°49'37" WEST 441.06 FEET TO THE **TRUE POINT OF BEGINNING**; RUNNING THENCE NORTH 44°59'42" EAST 10.00 FEET; THENCE SOUTH 45°00'18" EAST 84.13 FEET; THENCE SOUTH 01°33'43" EAST 726.81 FEET; THENCE NORTH 88°26'39" EAST 3012.70 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF A COUNTY ROAD; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING THREE (3) CALLS; (1) SOUTH 18°00'57" EAST 505.38 FEET; (2) SOUTH 13°28'51" EAST 110.80 FEET; (3) SOUTH 09°34'43" EAST 172.78 FEET TO THE SOUTH LINE OF THE GRANTORS PROPERTY; THENCE SOUTH 88°24'43" WEST 10.10 FEET ALONG THE SOUTH LINE OF THE GRANTORS PROPERTY; THENCE NORTH 09°34'43" WEST 171.04 FEET; THENCE NORTH 13°28'51" WEST 110.06 FEET; THENCE NORTH 18°00'57" WEST 497.51 FEET; THENCE SOUTH 88°26'39" WEST 3005.23 FEET; THENCE SOUTH 01°33'43" EAST 608.43 FEET; THENCE SOUTH 49°30'24" WEST 123.63 FEET; THENCE NORTH 40°29'36" WEST 10.00 FEET; THENCE NORTH 49°30'24" EAST 118.86 FEET; THENCE NORTH 01°33'43" WEST 1336.48 FEET; THENCE NORTH 45°00'18" WEST 80.14 FEET TO THE **TRUE POINT OF BEGINNING**.

Assessor Parcel No. XC2723-111 and XC2723-2

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 therefor) 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.

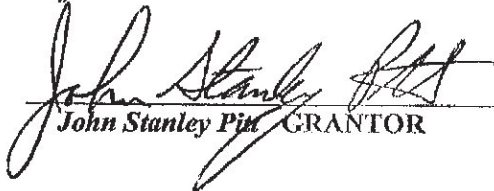
At no time shall Grantor place or store any flammable materials (other than agricultural crops), or light any fires, on or within the boundaries of the right of way. Subject to the foregoing limitations, the surface of the right of way may be used for agricultural crops and other purposes not inconsistent, 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 26 day of November, 2013

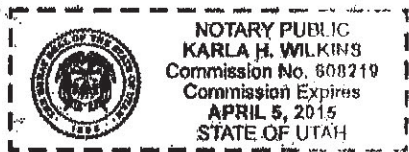
  
\_\_\_\_\_  
Jerolyn Pitt Call GRANTOR

  
\_\_\_\_\_  
John Stanley Pitt GRANTOR

STATE OF Utah )  
 ) ss.  
County of Davis )

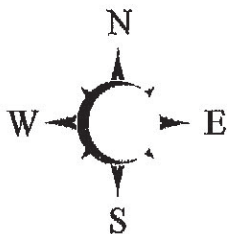
On this 26 day of November, 2013 before me, the undersigned Notary Public in and for said State, personally appeared Jerolyn Pitt Call and John Stanley Pitt known or identified to me to be the persons whose name is subscribed to the within instrument, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

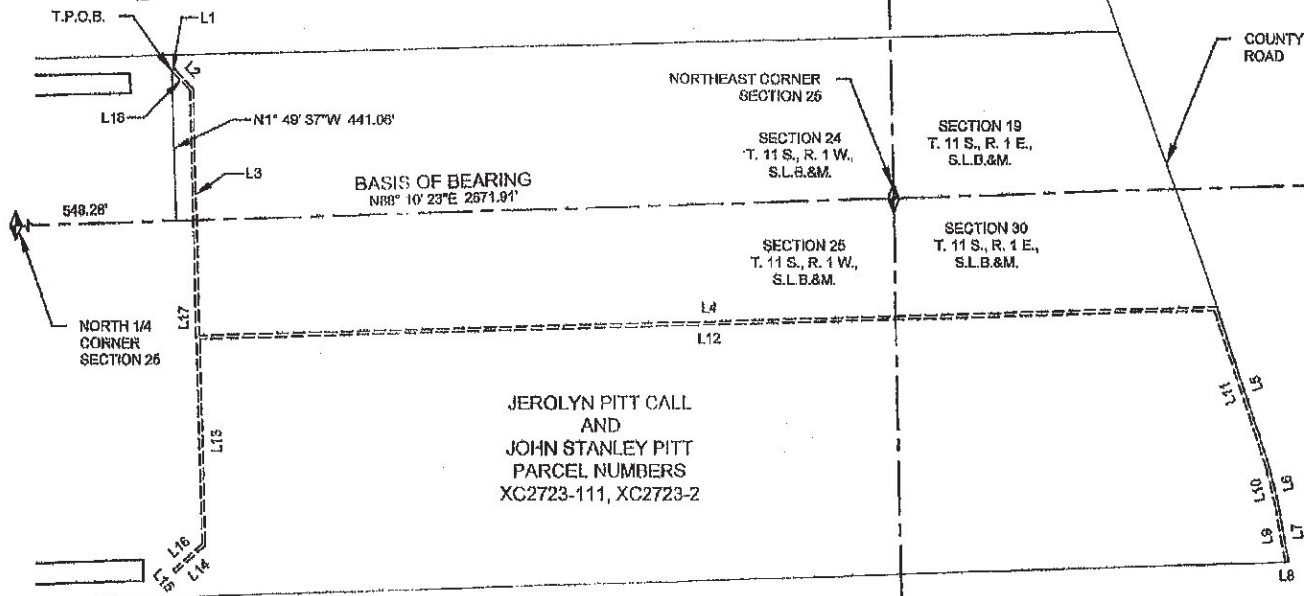


Karla H. Wilkins  
(notary signature)

NOTARY PUBLIC FOR Utah (state)  
Residing at: Farmington Utah city, state)  
My Commission Expires: 4/5/15 (d/m/y)



LOCATED IN THE NORTHEAST QUARTER OF SECTION 25 T., 11 S., R. 1 W. AND THE NORTHWEST QUARTER OF SECTION 30, T., 11 S., R. 1 E. S.L.B.&M. JUAB COUNTY, UTAH



JEROLYN PITT CALL  
AND  
JOHN STANLEY PITT  
PARCEL NUMBERS  
XC2723-111, XC2723-2

Line Table		
Line #	Direction	Length
L1	N44° 59' 42"E	10.00
L2	S45° 00' 18"E	84.13
L3	S1° 33' 43"E	726.81
L4	N88° 26' 39"E	3012.70
L5	S18° 00' 57"E	505.38
L6	S13° 28' 51"E	110.80
L7	S9° 34' 43"E	172.78
L8	S86° 24' 43"W	10.10
L9	N6° 34' 43"W	171.04
L10	N13° 28' 51"W	110.06
L11	N18° 00' 57"W	497.51
L12	S89° 28' 59"W	3005.23
L13	S1° 33' 43"E	608.43
L14	S49° 30' 24"W	123.53
L15	N40° 29' 36"W	10.00
L16	N49° 30' 24"E	118.86
L17	N1° 33' 43"W	1336.48
L18	N45° 00' 18"W	80.14

PROJECT NAME:

**LARRY CARSON MINK FARM  
WO# 5821525**



HORIZ: 1"=500'



BAR SCALE MEASURES 1" ON A FULL SIZE SHEET.

DRAWN: DEK

DESIGNER: DEK

REVIEWED: DEK

VA127

DATE

**11/23/13**

SHEET

**EXHIBIT A**