

REV05042015
Return to:
Rocky Mountain Power
Lisa Louder/Kameron Shortt
1407 West North Temple Ste. 110
Salt Lake City, UT 84116
Project Name: Smithfield 1
WO#: 8118668
RW#:

Date: 16-MAR-2023 1:08:29PM
Fee: \$40.00 Credit Card Filed By: CP
CINDY PETERSON, Recorder
BEAVER COUNTY CORPORATION
For: ROCKY MOUNTAIN POWER

RIGHT OF WAY EASEMENT

For value received, Murphy-Brown LLC, a Delaware limited liability company, ("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 2.078 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 shown on Exhibit "A" attached hereto and by this reference made a part hereof:

Legal Description:

A perpetual easement, upon part of an entire tract of property, situate in NE1/4 and SE1/4 of Section 8, T.28S., R.10W., S.L.B.&M. The boundaries of said easement are described as follows:

Beginning at a point in the northerly easement line of that certain easement recorded in favor of PacifiCorp, an Oregon corporation, as Entry No. 256914 in book 494 at page 24, which point is 539.30 feet S.89°05'33"E. (N.89°56'42"E. by record) along southerly line of said Section 8 and 1,350.00 feet N.00°57'45"E. (North by record) and 75.00 feet S.81°16'15"E. (S.82°14'00"E. by record) and 1,033.68 feet S.89°02'15"E. (East by record) and 12.32 feet N.36°42'14"E. from the Southwest Corner of said Section 8; and running thence N.36°42'14"E. 220.90 feet; thence N.00°10'15"W. 273.96 feet; thence N.00°12'45"W. 247.51 feet; thence N.00°41'46"E. 206.03 feet; thence N.89°18'14"W. 2.50 feet; thence N.00°41'46"E. 20.00 feet; thence S.89°18'14"E. 3.79 feet; thence N.08°26'54"E. 42.70 feet; thence N.00°29'32"E. 92.21 feet; thence N.00°06'57"E. 165.98 feet; thence S.87°09'56"W. 44.84 feet; thence N.02°50'04"W. 15.00 feet; thence N.87°09'56"E. 45.61 feet; thence N.00°06'57"E. 111.95 feet; thence N.00°07'27"E. 176.63 feet; thence N.00°07'15"E. 156.41 feet; thence N.00°09'53"E. 134.91 feet; thence S.89°40'05"W. 45.01 feet; thence N.00°04'55"E. 15.00 feet; thence N.89°40'05"E. 128.40 feet; thence S.00°09'53"W. 15.00 feet; thence S.89°40'05"W. 68.38 feet; thence S.00°09'53"W. 135.03 feet;

thence S.00°07'15"W. 156.41 feet; thence S.00°07'27"W. 176.63 feet; thence S.00°06'57"W. 111.18 feet; thence N.87°09'56"E. 69.74 feet; thence S.02°50'04"W. 15.00 feet; thence S.87°09'56"W. 70.51 feet; thence S.00°06'57"W. 166.80 feet; thence S.00°29'32"W. 93.30 feet; thence S.08°26'54"W. 41.70 feet; thence S.89°18'14"E. 1.07 feet; thence S.00°41'46"W. 20.00 feet; thence N.89°18'14"W. 2.50 feet; thence S.00°41'46"W. 205.91 feet; thence S.00°12'45"E. 247.40 feet; thence S.00°10'15"E. 278.96 feet; thence S.36°42'14"W. 215.11 feet; thence N.89°02'15"W. 18.48 feet along said northerly easement line to the point of beginning.

The above described easement contains 31,714 square feet or 0.728 acre in area, more or less.

Assessor Parcel No. 05-0033-0013 and 05-003-0015

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 23 day of January, 2023.



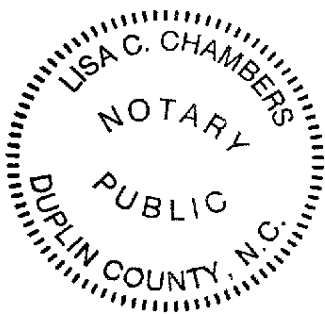
Murphy-Brown LLC GRANTOR

Murphy-Brown LLC GRANTOR

STATE OF North Carolina
) ss.
County of Duplin)

On this 23 day of January, 2023, before me, the undersigned Notary Public in and for said State, personally appeared John Sargent (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 Murphy Brown LLC (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.

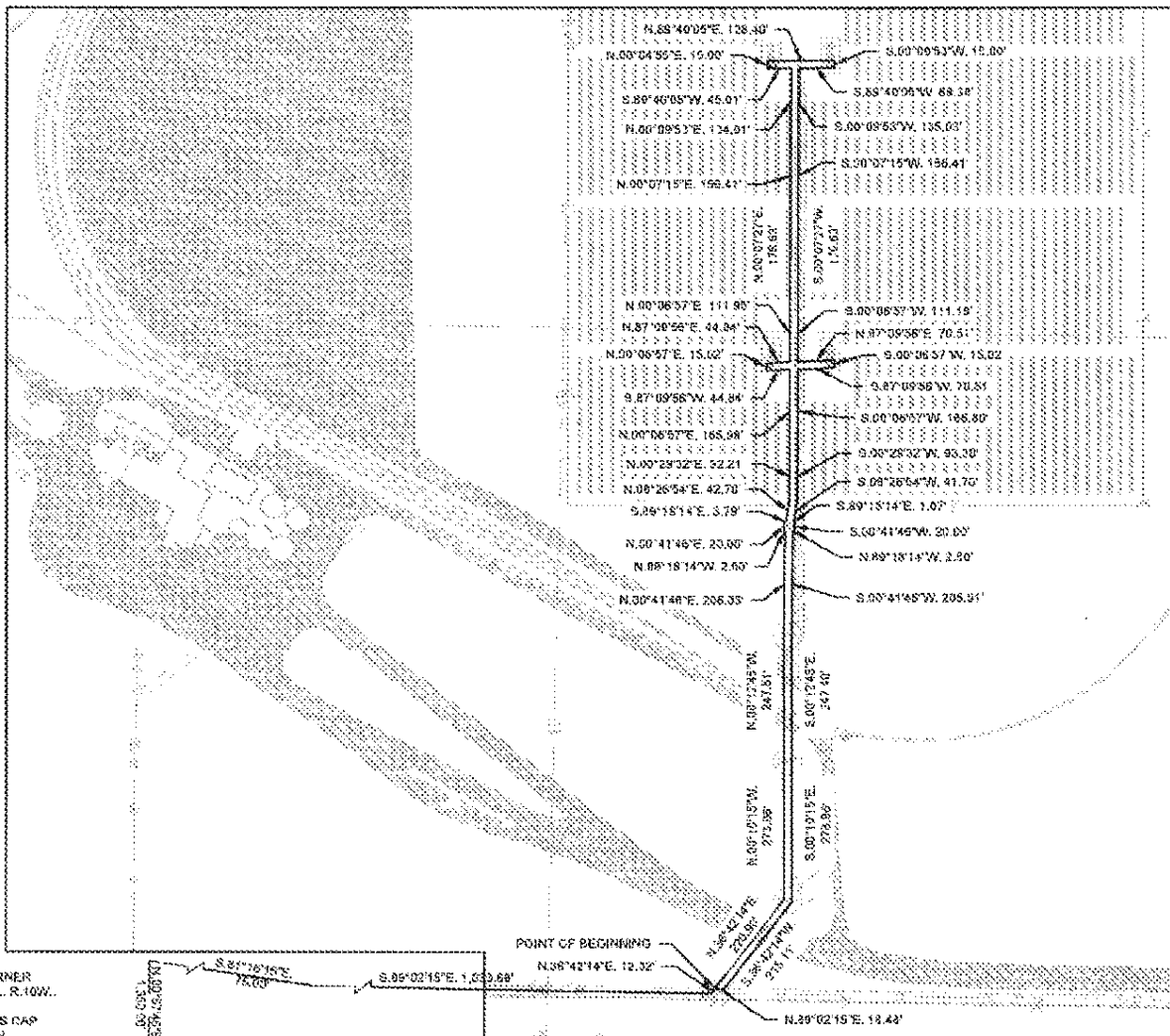
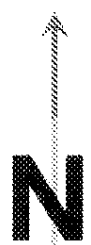


Lisa C Chambers
(Notary Signature)

NOTARY PUBLIC FOR North Carolina (state)
Residing at: Rose Hill, NC (city, state)
My Commission Expires: Oct. 15, 2023 (d/m/y)

Property Description

Quarter: NE And Quarter; SE Section: 8 Township: 28 S
 Range: 10 W, Salt Lake Base & Meridian
 County: Beaver State: Utah
 Parcel Numbers: 05-0033-0013 05-0033-0015



SOUTHWEST CORNER
 SECTION 8, T.28S., R.10W.,
 S.L.B.M.
 FOUND 3.5\"/>



S.88°05'23\"/>

CC#: 11391

WO#: 8118868

Landowner Name: MURPHY-BROWN LLC

Drawn by: AJC

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

