

**ENTRY NO. 00311275**

10/06/2022 02:29:45 PM B: 0625 P: 0918  
Easements PAGE 1 / 3  
DEBRA P. ZIRBES, JUAB COUNTY RECORDER  
FEE \$ 0.00 BY NEPHI CITY, A MUNICIPAL CORPORATION



**RIGHT-OF-WAY AND EASEMENT GRANT**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar and other good and valuable consideration paid to JRC INVESTMENTS, LLC, a Utah limited liability company, hereinafter referred to as Grantors, by NEPHI CITY, a municipal corporation, hereinafter referred to as Grantee, the receipt of which is hereby acknowledged, the Grantors do hereby grant, and convey unto the Grantee, its successors and assigns, a perpetual easement with the right to construct and lay and thereafter use, operate, inspect, repair, maintain, replace, and remove utility lines and appurtenances including but not limited to gas, water, sewer, electric, fiber optics and telecommunications through the land of the Grantors situated in Juab County, State of Utah, said land being described as follows:

Legal Description attached as Exhibit "A" and by reference made a part hereof.

Survey Plat attached as Exhibit "B" and by reference made a part hereof.

Affects portion of Parcels XA00-2580-, XA00-2592-112, XA00-2592-1112, XB00-2582-1, XB00-2584-1, XB00-2586-, XB00-2587-1, XB00-2618-, XB00-2618-1 and XB00-2618-2


TO HAVE AND TO HOLD the same unto the Grantee, it's successors and assigns, with the right of access through adjoining property along this right-of-way to build, maintain, operate, repair, inspect, protect, remove, and replace the same and together with the present and (without payment therefor) 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. In the case of an emergency when it would be hazardous to do otherwise, access may be from surrounding property. The Grantors shall have the right to use the said premises except for the purposes for which this right-of-way and easement is granted to the Grantee provided such use does not interfere with the facilitation or any other rights granted to the Grantee hereunder.

The Grantors shall not build or construct nor permit to be built or constructed any permanent structure over said right-of-way. The Grantors shall not build or permit to be built any other improvement or pipe over, across, or under said right-of-way, or lower the contour thereof without notifying the Grantee at least two working days before any digging begins.

It is hereby understood that any parties securing this grant on behalf of the Grantee are without authority to make any representations, covenants, or agreements not herein expressed.


IN WITNESS WHEREOF, the Grantors have executed this instrument this 30<sup>th</sup> day of September, 2022.

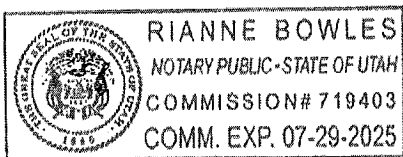
JRC INVESTMENTS, LLC, a Utah limited liability company

  
KENNETH L. JENSON, Manager

STATE OF UTAH )  
 )  
: ss.  
COUNTY OF Juab )

On the 30<sup>th</sup> day of September, A.D. 2022, personally appeared before me, a Notary Public in and for said state, KENNETH L. JENSON as Manager of JRC INVESTMENTS, LLC, a Utah limited liability company, the signer of the above instrument, who duly acknowledged to me that he executed the same in his authorized capacity.

  
Notary Public



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## EXHIBIT "A"

### Legal Description

A strip of land thirty feet (30') wide for the purpose of a Utility Easement, situate within the limits of Juab County, Utah. Said strip comprising a portion of Sections 19, 20, & 30, Township 13 South, Range 1 East, and section 25 Township 13 South Range 1 West, Salt Lake Base & Meridian; the Southeasterly, Easterly, and Southerly edges of said strip of land are more particularly described by metes and bounds as follows:

Beginning at a point 33.06 feet south of the Northeast corner of the Farnsworth property (parcel XA-2592-112) as recorded in B.378 P.894 Said point lies 243.10 feet East and 569.62 feet North of the East quarter corner of Section 19, Township 13 South, Range 1 East, Salt Lake Base & Meridian. Running thence along a line that parallels 30 feet Southeasterly of the Railroad right-of-way S.65°39'49"W. 265.64 feet to the East line of said Section 19, thence S.00°08'37"W. 460.19 feet along the section line (and Easterly edge of said strip of land) to the East ¼ Corner of said Section 19, thence S.00°51'47"E. 2678.85 feet along the section line (and the easterly edge of said strip of land) to the Southeast Corner of said Section 19, thence S.89°12'57"W. 2654.49 feet along the section line (and southerly edge of said strip of land) to the ¼ corner between said sections 19 and 30, thence S.00°37'13"E. 2657.82 feet along the ¼ Section line (and easterly edge of said strip of land) to the center of said Section 30, thence S.89°01'06"W. 2644.87 feet along the ¼ section line (and southerly edge of said strip of land) to the ¼ Corner between sections 25 and 30, thence S.89°14'28"W. 311.5 feet along the ¼ section line (and southerly edge of said strip of land) to the Easterly right-of-way line of the railroad and point of terminus of the southerly edge of a 30 foot wide strip of land.

The above-described strip of land contains 350,218 square feet in area or 8.04 acres more or less (as described).

For informational purposes the above-described easement affects the following parcels: XA00-2580-, X-A00-2592-112, XA00-2592-1112, XBOO-2582-1, XBOO-2584-1, XBOO-2586-, XBOO-2587-1, XBOO-2618-, XBOO-2618-1 and XBOO-2618-2



Prepared by: CIS Professional Land Surveying  
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