

10/8/85

PN 2141471

Utah Corporation
Underground

105
REQ OF Rebecca Gray
Utah Power & Light
REBECCA GRAY
Oct 30 10 52 AM '85

RECORDED
SALT LAKE COUNTY,
UTAH

4157033

UTAH POWER & LIGHT COMPANY
EASEMENT

1. South Towne Partners, A Colorado General Partnership by a managing General Partner, Turnmar Development Corporation doing business in the State of Utah, Grantor, hereby conveys and warrants to UTAH POWER & LIGHT COMPANY, a corporation, its successors in interest and assigns, Grantee, for the sum of One (\$1.00) Dollar and other valuable consideration, a perpetual easement and right of way for the construction, operation and continued maintenance, repair, alteration, inspection, relocation and replacement of the underground electric transmission, distribution and communications circuits of the Grantee, with the necessary transformers, transformer pads, pull boxes, service pedestals and other facilities related thereto, on, over, under and across the following described real property located in Salt Lake County, Utah, described as follows:

Beginning at a point on the west line of State Street (51.0 feet from monument line) N.89°50'56"E. 41.33 feet from the northeast corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian (basis of bearing being S.0°01'50"E. along the State Street monument line between the monuments opposite the northeast corner and the East 1/4 corner of said Section 13), thence along said west street line S.0°01'50"E. 583.17 feet and S.0°50'43"E. 70.31 feet to a point 50.0 feet from the monument line, thence along said west street line S.0°01'50"E. 1332.854 feet, thence S.89°30'10"W. 3.00 feet to the northeast corner of the Arlene Stevens property, recorded as Entry No. 1619249 on Page 97 in Book 1556 of Deeds in the Salt Lake County Recorder's Office, thence along Deed lines of said property (bearings rotated to agree with basis of bearing) S.89°30'10"W. 93.03 feet, S.70°00'10"W. 35.00 feet, S.89°05'10"W. 204.06 feet, S.0°01'50"E. 63.87 feet and N.89°01'10"E. 330.00 feet to the southeast corner of said Stevens property at a point on the west line of State Street (53.0 feet from the monument line) and 0.2 feet south of a concrete retaining wall, thence along said west street line S.0°01'50"E. 444.525 feet to a point of tangency with a 40 foot radius curve, the center of which bears S.89°58'10"W., thence Southwesterly along said curve to the right through a central angle of 90°35'15", a distance of 63.24 feet to a point on the new northerly line of 10600 South Street as widened, thence along said northerly street line the next 5 courses: N.89°26'35"W. 194.95 feet to a point of tangency with a 947.00 foot radius curve, the center of which bears N.0°33'25"E., and along said curve to the right through a central angle of 4°51'35", a distance of 80.32 feet, and continuing N.84°35'W. 181.76 feet to a point of tangency with a 1053.00 foot radius curve, the center of which bears S.5°25'W., and along said curve to the left through a central angle of 5°, a distance of

1849 W. N. Temple Suite B115 SLC, UT 84116

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APPROVED AS TO DESCRIPTION
[Signature]

[Signature]

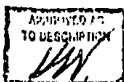
91.89 feet and continuing N.89°35'W. 410.00 feet and N.76°40'15"W. 173.93 feet and N.76°58'27"W. 37.64 feet to a point that is 120 feet perpendicularly distant northerly from the as surveyed State Road Commission (SRC) Engineer's centerline station 9+05.86 of State Highway Project 15-7, said point being the end of the non-access line of said Project, thence along the highway right of way and non-access line of said Project the next 5 courses (bearings rotated to agree with basis of bearing): N.89°35'W. 198.00 feet to a point of tangency with a 205.63 foot radius curve (SRC = 206.59), the center of which bears N.0°25'E., and along said curve to the right through a central angle of 58°26'36", a distance of 209.75 feet SRC = 210.15) and continuing N.34°54'34"W. 420.27 feet to a point on the arc of a 1740.85 foot radius curve, the center of which bears N.57°49'06"E., said point being 65 feet perpendicularly distant Northeasterly from Engineer's station 57+61.83 for the centerline of Ramp "C" of said Highway Project, and continuing Northwesterly along said curve to the right through a central angle of 24°10'17", a distance of 734.41 feet to a point 65 feet radially distant Northeasterly from Engineer's station 50+00 for Ramp "C" (said point also being 145 feet radially distant Northeasterly from I-15 centerline station 970+00), and continuing N.7°18'09"W. 1353.04 feet to a point on the north line of said Section 13 (N.89°49'53"W. 2198.92 feet from the northeast corner of said Section 13, thence S.89°49'53"E. 63.36 feet to a point on the arc of a 34179.5 foot radius curve, the center of which bears N.84°14'35.33"E., thence Southeasterly along said curve to the left through a central angle of 0°15'12.33", a distance of 151.18 feet to a point that is 198.0 feet radially distant Northeasterly from I-15 centerline station 958+00, thence S.7°18'09"E. 307.23 feet, thence parallel with the north line of said Section 13, S.89°49'53"E. 760.73 feet to a fence line, thence along said fence line North 440.75 feet and N.0°14'12"E. 266.87 feet to the southerly bank of a concrete ditch, thence along said ditch bank S.88°15'44"E. 285.02 feet, S.88°11'28"E. 304.00 feet, S.87°44'56"E. 234.00 feet and S.87°52'13"E. 210.75 feet to the southeasterly bank of said concrete ditch, thence along said southeasterly ditch bank N.45°12'49"E. 459.53 feet to the west line of State Street (51.0 feet from the monument line), thence along said Street line S.0°07'35"E. 544.89 feet to the point of beginning, containing 115.4475 acres.

Less the property contained within the Salt Lake City Canal according to deeds for an unwritten prescriptive easement 33 feet each side of the center of said Canal, whichever is greater, containing 2.7390 acres.

Net area of entire parcel = 112.7086 acres.

By mutual agreement between Grantor and Grantee, the electric power lines will be located on the Grantors' above described land.

Subsequent to location of Grantor's power system, a field survey will be made, and specific as built easements will be granted to the Grantee for non-exclusive use of the easement with other public utilities which as built specific easements shall supercede the above described easement.



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Together with all necessary and reasonable rights of ingress and egress and the right to excavate and refill ditches and trenches for the installation, location and repair of said facilities and to remove trees, shrubbery, undergrowth or other obstructions interfering with the installation, repair and maintenance of said underground facilities. Following any entry made under the terms of this easement by Grantee, its agents or assigns, Grantee hereby agrees that it will restore the above described premises to condition existing prior to said entry.

WITNESS the hand of the Grantor this 16th day of OCTOBER, 19 85

TURNMOR Dev. Corp.
A Corporation
By K. Edwin Hansen
Vice President

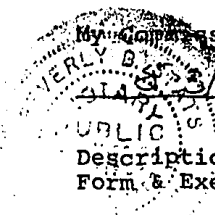
Attest: _____ Secretary

STATE OF UTAH,)
COUNTY OF Salt Lake) :ss.

On the 16th day of October, A.D., 1985, personally appeared before me, K. Edwin Hansen who, being by me duly sworn, did say that he is the V.P. & Gen. Mgr President of Turnmor Development Corp a corporation, and that said instrument was signed in behalf of said corporation by K. Edwin Hansen, and said party acknowledged to me that said corporation executed the same.

My Commission expires: _____
31.88

Beverly D. Shata
Notary Public
Residing at Salt Lake Co.



Description Approved W
Form & Execution Approved _____ File No. _____

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