

Return to:

Heber Light & Power Company  
Attn: Bart Miller  
31 S 100 W  
Heber City, UT 84032

Parcel(s) # 00-0020-4235 (easement 47)

## RIGHT OF WAY EASEMENT

WHEREAS, **Jon Linford Hansen and Susan Erb Hansen, Trustees of the The Hansen Family Trust dated January 27, 2017** ("Grantor") is the owner of certain real property located in Wasatch County, State of Utah, which is more particularly described in **Exhibit "A"** attached hereto and incorporated herein ("Grantor's Property"); and

WHEREAS, Heber Light & Power, an interlocal entity organized under the provisions of the Utah Interlocal Cooperation Act, Utah Code Ann. §§ 11-13-101, et seq. ("HLP"), holds a prescriptive easement across Grantor's Property to construct, operate, maintain, repair and replace an electric power line and communications lines; and

WHEREAS, HLP desires to rebuild the existing power line in generally the same location as the existing power line ("Power Line"); and

WHEREAS, the parties desire that Grantor grant this Easement to accommodate the Power Line;

NOW, THEREFORE, for value received, **Jon Linford Hansen and Susan Erb Hansen, Trustees of the The Hansen Family Trust dated January 27, 2017** ("Grantor"), hereby grants to HLP, and their successors and assigns ("Grantees"), an easement and right of way for the Power Line construction, reconstruction, operation, maintenance, repair, replacement, enlargement, protection, and removal of electric power lines and communication lines and all necessary or desirable accessories and appurtenances thereto, including without limitation: supporting towers, poles, props, guys, anchors, wires, fibers, cables, and other conductors and conduits therefore; and pads, transformers, switches, vaults, and cabinets, on, over, or under the surface of the easement. The location of the easement is more particularly described as follows and more particularly described and/or shown on **Exhibit "B"** attached hereto and incorporated herein.

### Legal Description:

An easement which crosses a part of the Grantor's land located in the Southwest Quarter of Section 3, Township 4 South, Range 4 East, Salt Lake Meridian, Wasatch County, Utah, being more particularly described as follows:

Commencing at the South Quarter Corner of said Section 3; thence N00°04'51"W 1,938.05 feet along the quarter section line; thence S89°55'09"W 43.40 feet to a point on the westerly right-of-way line of Stringtown Road and the POINT OF BEGINNING; thence N89°00'36"W 218.03 feet; thence

N01°27'19"W 29.75 feet along the west line of the Grantor's land to the southerly right-of-way line of Wards Lane; thence S88°55'43"E 218.06 feet along said southerly line to the westerly right-of-way line of Stringtown Road; thence S01°24'54"E 29.44 feet along said westerly right-of-way line of Stringtown Road to the POINT OF BEGINNING.

The above described easement area contains 6,447 square feet or 0.15 acre.

Assessor Parcel No. 00-0020-4235

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 and adjacent lands clear of all brush, trees, timber, structures, buildings and other hazards which might endanger Grantees' facilities or impede Grantees' 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, sidewalks, open space, and other purposes determined by Grantees as not inconsistent 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. All or any part of this easement and a Grantee's rights hereunder may be apportioned and/or assigned by either Grantee to the other Grantee without notice to or consent from Grantor.

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 DECEMBER 2021

*John Linford Hansen*

By: *Jon Linford Hansen*

Name: Jon Linford Hansen

Title: Trustee

*Susan Erb Hansen*

By: *Susan Erb Hansen*

Name: Susan Erb Hansen

Title: Trustee

**Acknowledgment by Trustee, or Other Official or Representative Capacity:**

STATE OF \_\_\_\_\_ )  
 ) ss.  
County of \_\_\_\_\_ )

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned Notary Public in and for said State, personally appeared **Jon Linford Hansen and Susan Erb Hansen**, known or identified to me to be the person whose name is subscribed as Trustees of **Jon Linford Hansen and Susan Erb Hansen, Trustees of the The Hansen Family Trust dated January 27, 2017** and acknowledged to me that (he/she/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.

\_\_\_\_\_  
(Notary Signature)

NOTARY PUBLIC FOR \_\_\_\_\_ (state)  
Residing at: \_\_\_\_\_ (city, state)  
My Commission Expires: \_\_\_\_\_ (d/m/y)

**SEE ATTACHED ACKNOWLEDGEMENT**

**CALIFORNIA ACKNOWLEDGMENT**

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

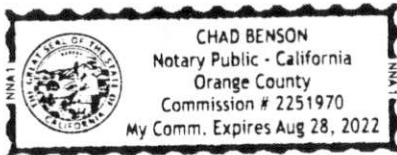
County of ORANGE }

On DECEMBER 23, 2021 before me, CHAD BENSON, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared JON LINFORD HANSEN & SUSAN ERB  
Name(s) of Signer(s)

HANSEN

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]  
Signature of Notary Public

Place Notary Seal and/or Stamp Above

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: RIGHT OF WAY EASEMENT

Document Date: 12/23/21 Number of Pages: 6

Signer(s) Other Than Named Above: N/A

**Capacity(ies) Claimed by Signer(s)**

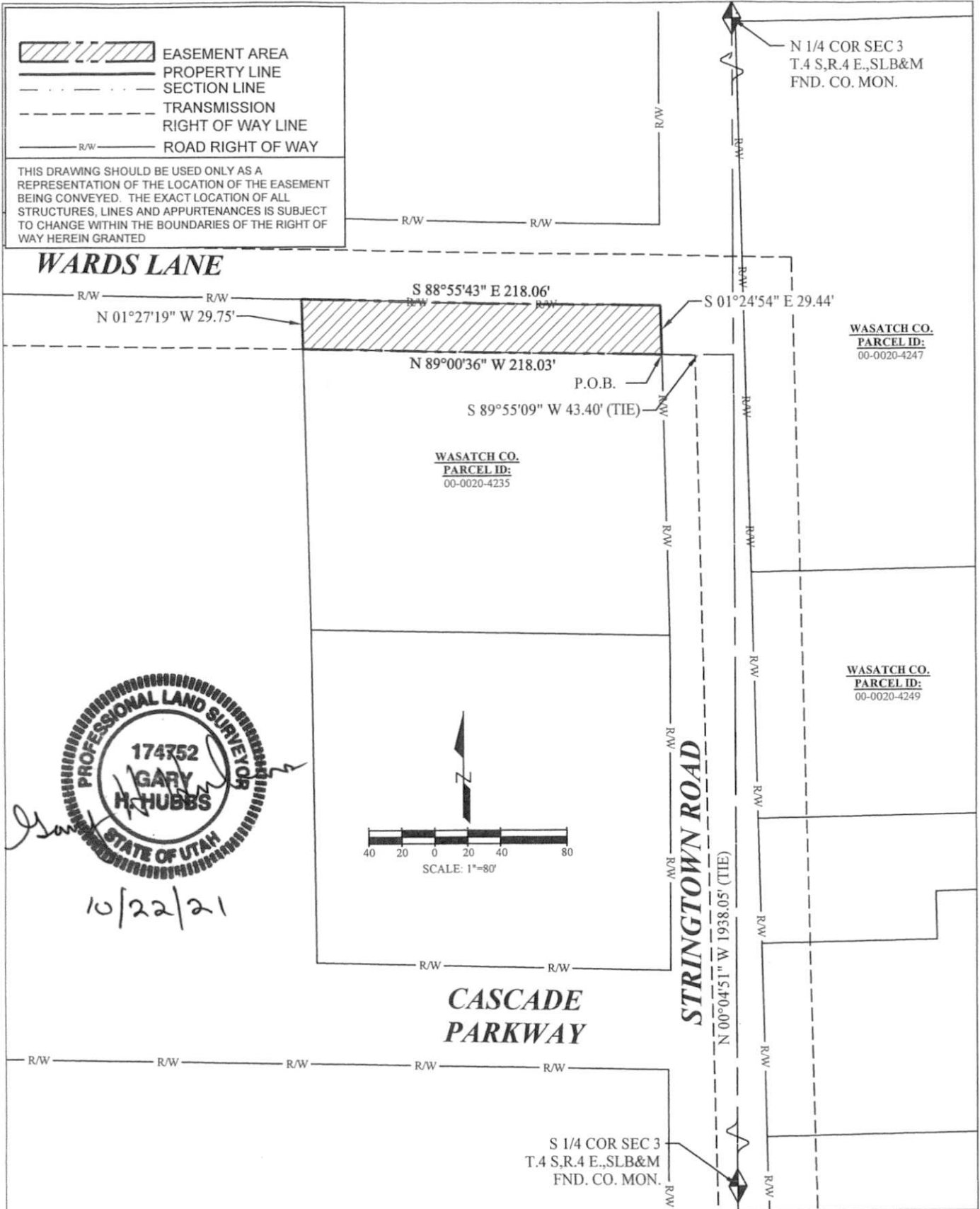
Signer's Name: _____	Signer's Name: _____
<input type="checkbox"/> Corporate Officer – Title(s): _____	<input type="checkbox"/> Corporate Officer – Title(s): _____
<input type="checkbox"/> Partner – <input type="checkbox"/> Limited <input type="checkbox"/> General	<input type="checkbox"/> Partner – <input type="checkbox"/> Limited <input type="checkbox"/> General
<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact	<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact
<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator	<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____
Signer is Representing: _____	Signer is Representing: _____







EXHIBIT "A"

GRANTOR'S PROPERTY

Commencing at a point having State Plane Rectangular Coordinates of X: 2005331.62 and Y: 788255.41 (Based on the Lambert Conformal Projection Utah Central Zone) said point also being North 1768.65 feet and West 63.41 feet from the South one quarter corner of Section 3, Township 4 South, Range 4 East, Salt Lake Base and Meridian; then North 86 (15'55" West 218.06 feet; thence North 0 (57'05" East 211.28 feet; thence South 86 (15'55" East 218.06 feet; thence South 0 (57'05" West partially along a fence line 211.28 feet to the point of beginning.

Commonly known as: 880 S 442 W, Midway, Utah 84049



 EASEMENT AREA  
 PROPERTY LINE  
 SECTION LINE  
 TRANSMISSION  
 RIGHT OF WAY LINE  
 ROAD RIGHT OF WAY

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 RIGHT OF WAY HEREIN GRANTED

**WARDS LANE**

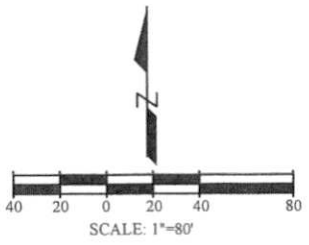
WASATCH CO.  
PARCEL ID:  
 00-0020-4247

WASATCH CO.  
PARCEL ID:  
 00-0020-4235

WASATCH CO.  
PARCEL ID:  
 00-0020-4249



10/22/21




**CASCADE PARKWAY**

**STRINGTOWN ROAD**

REV 0	DATE: 8/2/21	DESC. DANIELS-MIDWAY	BY KST	CHK GH	APP GKC
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**ELECTRICAL CONSULTANTS, INC.**  
 SALT LAKE CITY, UTAH  
 660 West 700 South Woods Cross, UT 84087 (801) 292-9954

EXHIBIT "B"  
 EASEMENT #47  
 PARCEL #00-0020-4235  
 SECTION 3, T.4.S., R.4.E.

  
 SHEET 1 OF 2      SCALE 1"=80'

**EASEMENT DESCRIPTION (EXHIBIT B)**

**EASEMENT DESCRIPTION:**

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REV	1	DATE:	10/22/21	DESC. DANIELS-MIDWAY	BY	KST	CHK	GH	APP	GKC
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**ECI ELECTRICAL**  
 CONSULTANTS, INC.  
 SALT LAKE CITY, UTAH  
600 West 700 South Woods Cross, UT 84087 (801) 292-9954

EXHIBIT "B"  
 EASEMENT #47  
 PARCEL #00-0020-4235  
 SECTION 3, T.4.S., R.4.E.



SHEET 2 OF 2      SCALE    NTS