

REV05042015
Return to:
Rocky Mountain Power
Lisa Louder
1407 West North Temple Ste. 110
Salt Lake City, UT 84116

Ent 552524 Bk 957 Pg 782 -789
Date: 26-Dec-2023 08:28 AM
Fee: \$40.00 ACH
Filed By: GN
JOHN CORTES, Recorder
GRAND COUNTY CORPORATION
For: PacifiCorp- LLouder
Recorded Electronically by Simplifile

Project Name:

WO#:

RW#:

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, Canyonlands Ranch, LLC, a Utah 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 10 to 20 feet in width and 538 feet in length, more or less, 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 under the surface of the real property of Grantor in Grand County, State of Utah more particularly described as follows and as more particularly described and/or shown on Exhibit(s) A attached hereto and by this reference made a part hereof:

Legal Description:

An easement for power facilities located in the Southwest Quarter of Section 26, Township 26 South, Range 23 East, Salt Lake Base and Meridian, U.S. Survey, in Grand County, Utah:

Beginning at a point on the East line of the Grantor's property and Quarter Section Line of said Section 26, located 651.95 feet North $1^{\circ}32'35''$ West along said Quarter Section Line from an Aluminum Cap Monument found marking the South Quarter Corner of said Section 26; said South Quarter Corner bears 2652.32 feet North $89^{\circ}20'21''$ East from a Brass Cap Monument found marking the Southwest Corner of said Section 26; and running thence Northwesterly along the arc of a 185.29 foot radius non-tangent curve to the right a distance of 50.34 feet (Center bears North $28^{\circ}13'22''$ East, Central Angle equals $15^{\circ}33'52''$ and Long Chord bears North $53^{\circ}59'42''$ West 50.18 feet); thence South $16^{\circ}40'22''$ West 67.15 feet; thence North $73^{\circ}19'38''$ West 10.00 feet; thence North $16^{\circ}40'22''$ East 72.67 feet to a point on a non-tangent curve; thence Northwesterly along the arc of a 185.29 foot radius curve to the right a distance of 33.36 feet (Center bears North $47^{\circ}19'09''$ East, Central Angle equals $10^{\circ}18'57''$ and Long Chord bears North $37^{\circ}31'22''$ West 33.32 feet) to a point of tangency; thence North $32^{\circ}21'54''$ West 55.31 feet to a point of curvature; thence Northwesterly along the arc of a 242.44 foot radius curve to the left a distance of 86.46 feet (Central Angle equals $20^{\circ}26'00''$ and Long Chord bears North $42^{\circ}34'54''$ West 86.00 feet) to a point of tangency; thence North $52^{\circ}47'54''$ West 35.14 feet to a point of curvature; thence Northwesterly along the arc of a 172.33 foot radius curve to the left a distance of 111.89 feet

(Central Angle equals 37°12'06" and Long Chord bears North 71°23'57" West 109.93 feet) to a point of tangency; thence West 63.72 feet; thence North 30.00 feet; thence East 20.00 feet; thence South 20.00 feet; thence East 43.72 feet to a point of curvature; thence Southeasterly along the arc of a 182.33 foot radius curve to the right a distance of 118.38 feet (Central Angle equals 37°12'06" and Long Chord bears South 71°23'57" East 116.31 feet) to a point of tangency; thence South 52°47'54" East 35.14 feet to a point of curvature; thence Southeasterly along the arc of a 252.44 foot radius curve to the right a distance of 90.03 feet (Central Angle equals 20°26'00" and Long Chord bears South 42°34'54" East 89.55 feet) to a point of tangency; thence South 32°21'54" East 55.31 feet to a point of curvature; thence Southeasterly along the arc of a 175.29 foot radius curve to the left a distance of 84.21 feet (Central Angle equals 27°31'30" and Long Chord bears South 46°07'39" East 83.40 feet) to said East line and Quarter Section Line; thence South 1°32'35" East 11.63 feet along said East line to the point of beginning.

Contains 5,571 sq. ft.

Assessor Parcel No. 04-0023-0135

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.

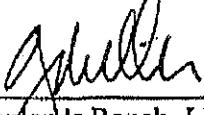
At no time shall Grantor place or store any flammable materials (other than agricultural crops), or light any fires, on or within the boundaries of the right of way. Subject to the foregoing limitations, the surface of the right of way may be used for agricultural crops and other purposes not inconsistent, as reasonably determined by Grantee; with the purposes for which this easement has been granted. Grantor may also relocate the right of way so long as Grantor pays all costs associated with the relocation.

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.

Ent 552524 Bk 957 Pg 783

Dated this 20 day of DECEMBER, 20 23.



Canyonlands Ranch, LLC,
a Utah limited liability company GRANTOR

GREGORY S. MILLER, MANAGER, CANYONLANDS RANCH, LLC
(Print Name) GRANTOR

Ent 552524 Bk 957 Pg 784

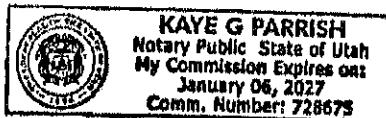
4895-5051-8936

Acknowledgment by LLC:

STATE OF UTAH)
) ss.
County of SALT LAKE)

On this 20 day of DECEMBER, 2023, before me, the undersigned Notary Public in and for said State, personally appeared GREGORY S. MILLER, known or identified to me to be the MANAGER (manager) of the limited liability company, that executed the instrument or the person who executed the instrument on behalf of CANYONLANDS RANCH, LLC, 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.



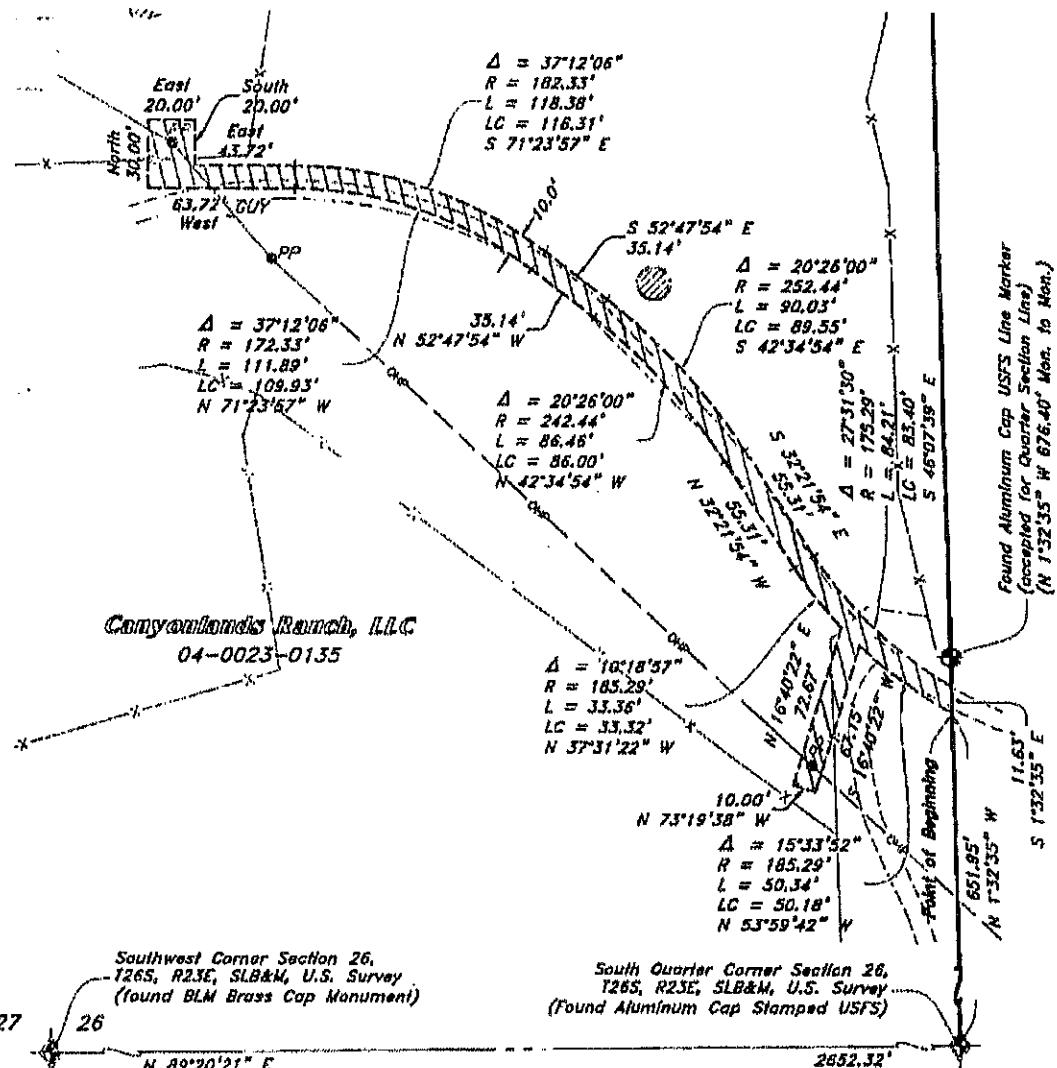
Kaye G. Parrish
(Notary Signature)

NOTARY PUBLIC FOR Utah (state)
Residing at: Kaysville, Utah (city, state)
My Commission Expires: Jan. 5, 2027 (d/m/y)

Ent 552524 Bk 957 Pg 785

Property Description

Southwest Quarter, Section 26, Township 26 South, Range 23 East,
Salt Lake Base and Meridian, U.S. Survey
County: Grand State: Utah
Parcel Number: 04-0023-0135



CC#:	SC#:
Landstar Home Compendium Ranch, LLC	
Drawn by DK	

EXHIBIT A

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.

**ROCKY MOUNTAIN
POWER**
A Division of PNM

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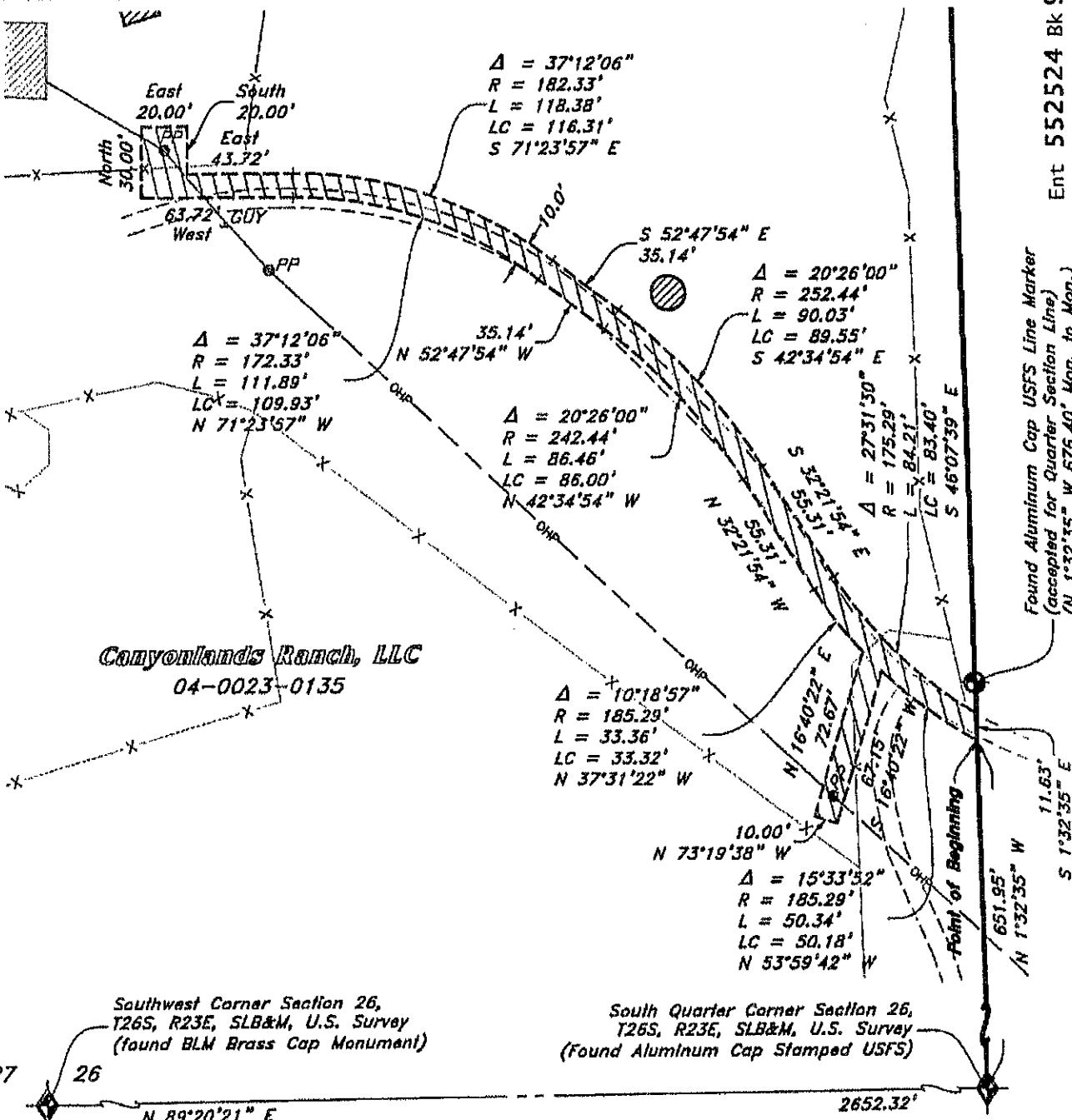
Property Description

Southwest Quarter, Section 26, Township 26 South, Range 23 East,
 Salt Lake Base and Meridian, U.S. Survey
 County: Grand State: Utah
 Parcel Number: 04-0023-0135



Ent 552524 Bk 957 Pg 787

Found Aluminum Cap USFS Line Marker
 (Accepted for Quarter Section Line)
 (N 1°32'35" W 676.40' Mon. to Mon.)



CO#:	MO#:
Lender Name: Canyonlands Ranch, LLC	
Drawn by: DK	

EXHIBIT A

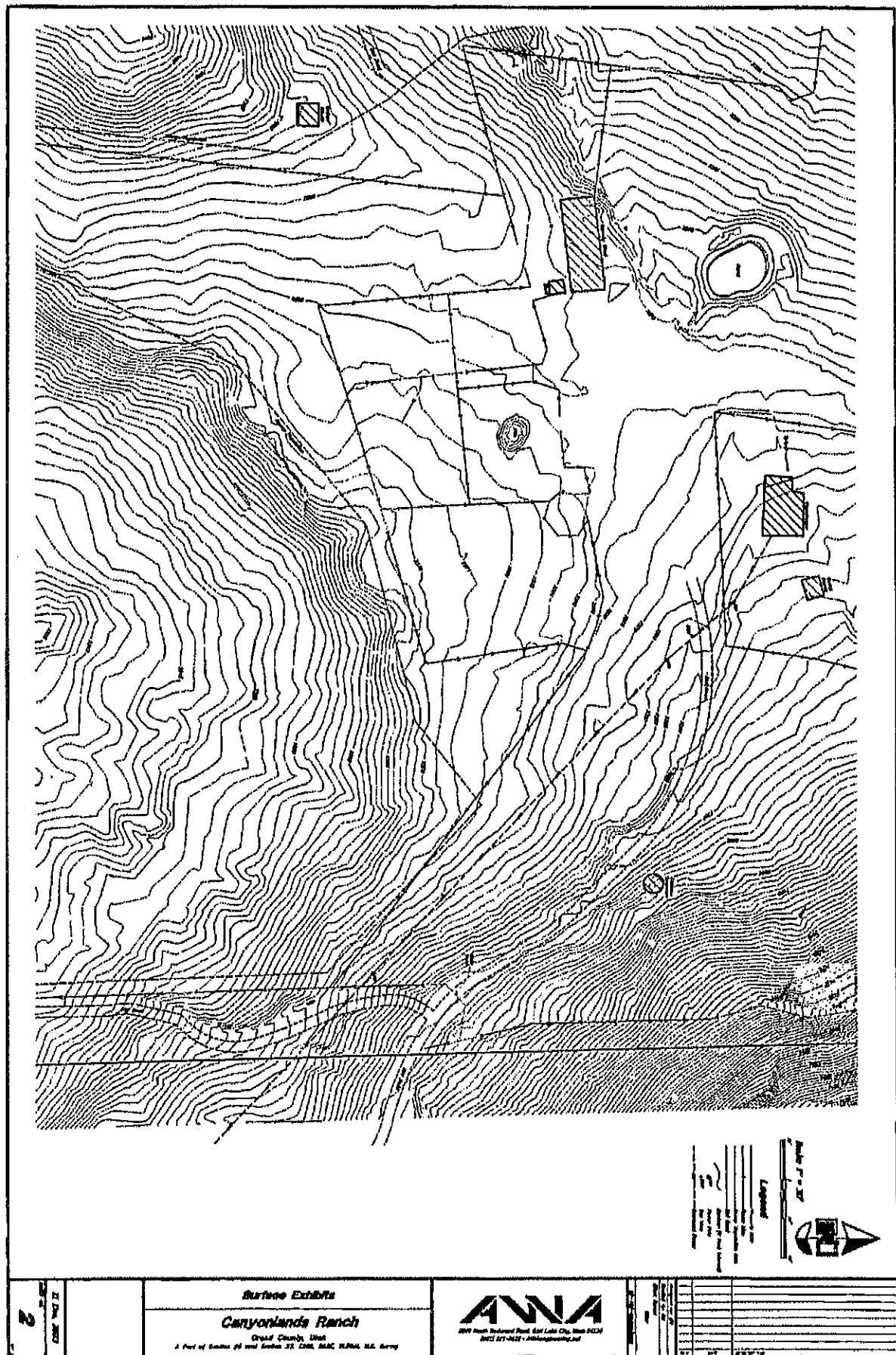
This drawing should be used only as a representation of the location of the easement being conveyed, the exact location of all structures, lines and appurtenances is subject to change within the boundaries of the described easement area.



Scale: 1" = 60'




1	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**	**17**	**18**	**19**	**20**	**21**	**22**	**23**	**24**	**25**	**26**	**27**	**28**	**29**	**30**	**31**	**32**	**33**	**34**	**35**	**36**	**37**	**38**	**39**	**40**	**41**	**42**	**43**	**44**	**45**	**46**	**47**	**48**	**49**	**50**	**51**	**52**	**53**	**54**	**55**	**56**	**57**	**58**	**59**	**60**	**61**	**62**	**63**	**64**	**65**	**66**	**67**	**68**	**69**	**70**	**71**	**72**	**73**	**74**	**75**	**76**	**77**	**78**	**79**	**80**	**81**	**82**	**83**	**84**	**85**	**86**	**87**	**88**	**89**	**90**	**91**	**92**	**93**	**94**	**95**	**96**	**97**	**98**	**99**	**100**	**101**	**102**	**103**	**104**	**105**	**106**	**107**	**108**	**109**	**110**	**111**	**112**	**113**	**114**	**115**	**116**	**117**	**118**	**119**	**120**	**121**	**122**	**123**	**124**	**125**	**126**	**127**	**128**	**129**	**130**	**131**	**132**	**133**	**134**	**135**	**136**	**137**	**138**	**139**	**140**	**141**	**142**	**143**	**144**	**145**	**146**	**147**	**148**	**149**	**150**	**151**	**152**	**153**	**154**	**155**	**156**	**157**	**158**	**159**	**160**	**161**	**162**	**163**	**164**	**165**	**166**	**167**	**168**	**169**	**170**	**171**	**172**	**173**	**174**	**175**	**176**	**177**	**178**	**179**	**180**	**181**	**182**	**183**	**184**	**185**	**186**	**187**	**188**	**189**	**190**	**191**	**192**	**193**	**194**	**195**	**196**	**197**	**198**	**199**	**200**	**201**	**202**	**203**	**204**	**205**	**206**	**207**	**208**	**209**	**210**	**211**	**212**	**213**	**214**	**215**	**216**	**217**	**218**	**219**	**220**	**221**	**222**	**223**	**224**	**225**	**226**	**227**	**228**	**229**	**230**	**231**	**232**	**233**	**234**	**235**	**236**	**237**	**238**	**239**	**240**	**241**	**242**	**243**	**244**	**245**	**246**	**247**	**248**	**249**	**250**	**251**	**252**	**253**	**254**	**255**	**256**	**257**	**258**	**259**	**260**	**261**	**262**	**263**	**264**	**265**	**266**	**267**	**268**	**269**	**270**	**271**	**272**	**273**	**274**	**275**	**276**	**277**	**278**	**279**	**280**	**281**	**282**	**283**	**284**	**285**	**286**	**287**	**288**	**289**	**290**	**291**	**292**	**293**	**294**	**295**	**296**	**297**	**298**	**299**	**300**	**301**	**302**	**303**	**304**	**305**	**306**	**307**	**308**	**309**	**310**	**311**	**312**	**313**	**314**	**315**	**316**	**317**	**318**	**319**	**320**	**321**	**322**	**323**	**324**	**325**	**326**	**327**	**328**	**329**	**330**	**331**	**332**	**333**	**334**	**335**	**336**	**337**	**338**	**339**	**340**	**341**	**342**	**343**	**344**	**345**	**346**	**347**	**348**	**349**	**350**	**351**	**352**	**353**	**354**	**355**	**356**	**357**	**358**	**359**	**360**	**361**	**362**	**363**	**364**	**365**	**366**	**367**	**368**	**369**	**370**	**371**	**372**	**373**	**374**	**375**	**376**	**377**	**378**	**379**	**380**	**381**	**382**	**383**	**384**	**385**	**386**	**387**	**388**	**389**	**390**	**391**	**392**	**393**	**394**	**395**	**396**	**397**	**398**	**399**	**400**	**401**	**402**	**403**	**404**	**405**	**406**	**407**	**408**	**409**	**410**	**411**	**412**	**413**	**414**	**415**	**416**	**417**	**418**	**419**	**420**	**421**	**422**	**423**	**424**	**425**	**426**	**427**	**428**	**429**	**430**	**431**	**432**	**433**	**434**	**435**	**436**	**437**	**438**	**439**	**440**	**441**	**442**	**443**	**444**	**445**	**446**	**447**	**448**	**449**	**450**	**451**	**452**	**453**	**454**	**455**	**456**	**457**	**458**	**459**	**460**	**461**	**462**	**463**	**464**	**465**	**466**	**467**	**468**	**469**	**470**	**471**	**472**	**473**	**474**	**475**	**476**	**477**	**478**	**479**	**480**	**481**	**482**	**483**	**484**	**485**	**486**	**487**	**488**	**489**	**490**	**491**	**492**	**493**	**494**	**495**	**496**	**497**	**498**	**499**	**500**	**501**	**502**	**503**	**504**	**505**	**506**	**507**	**508**	**509**	**510**	**511**	**512**	**513**	**514**	**515**	**516**	**517**	**518**	**519**	**520**	**521**	**522**	**523**	**524**	**525**	**526**	**527**	**528**	**529**	**530**	**531**	**532**	**533**	**534**	**535**	**536**	**537**	**538**	**539**	**540**	**541**	**542**	**543**	**544**	**545**	**546**	**547**	**548**	**549**	**550**	**551**	**552**	**553**	**554**	**555**	**556**	**557**	**558**	**559**	**560**	**561**	**562**	**563**	**564**	**565**	**566**	**567**	**568**	**569**	**570**	**571**	**572**	**573**	**574**	**575**	**576**	**577**	**578**	**579**	**580**	**581**	**582**	**583**	**584**	**585**	**586**	**587**	**588**	**589**	**590**	**591**	**592**	**593**	**594**	**595**	**596**	**597**	**598**	**599**	**600**	**601**	**602**	**603**	**604**	**605**	**606**	**607**	**608**	**609**	**610**	**611**	**612**	**613**	**614**	**615**	**616**	**617**	**618**	**619**	**620**	**621**	**622**	**623**	**624**	**625**	**626**	**627**	**628**	**629**	**630**	**631**	**632**	**633**	**634**	**635**	**636**	**637**	**638**	**639**	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