

**After recording return to:**  
Rocky Mountain Power  
Lou Montoya  
2217 W. KittyHawk Drive  
Cedar City, Utah 84720

and

Wayne C. Christensen  
Division of Facilities Construction  
and Management  
4110 State Office Building  
Salt Lake City, Utah 84114

**00593057**

B: 1172 P: 1472 Fee \$0.00  
Debbie B. Johnson, Iron County Recorder Page 1 of 4  
08/14/2009 11:42:39 AM By STATE OF UTAH DFCM



---

## **Easement Agreement (State Lands)**

The STATE OF UTAH, **UTAH STATE BUILDING OWNERSHIP AUTHORITY**, (the "Grantor"), of Salt Lake City, in the County of Salt Lake, State of Utah, hereby Grants and Conveys to **ROCKY MOUNTAIN POWER COMPANY**, a Division of PacifiCorp an Oregon Corporation, at 1407 West North Temple, Salt Lake City, Utah 84116, (the "Grantee") its successors and assigns, for and in consideration of the sum of Ten dollars (\$10.00) and other valuable consideration, hereby acknowledged, a non-permanent, non-exclusive Easement for a buried underground electrical Power Line situated in the County of Iron, State of Utah, and more particularly described as follows:

A non-exclusive easement upon, under and across the lands hereinafter described for the installation, maintenance, repair, removal, and replacement of a buried underground electric Power Line and necessary related equipment. The property subject to this easement is located in County Iron, State of Utah, as shown in the attached Exhibit "A".

Legal description: A 10.00 foot wide electrical easement, being described as follows: Commencing at the SouthWest corner of Section 22, Township 36 South, Range 11 West, of the SLB&M. Thence N01°09'20"W, Along the section line, 126.34 feet; Thence N90°00'00"E, 106.55 Feet to the point of beginning, Said point being located on the West line of an existing 20.00 foot wide public utilities easement: Thence N00° 00'00"E. 85.78 Feet; thence N90° 00'00"W, 149.94 Feet: Thence N00°00'00"E, 10.00 Feet; Thence N90°00'00"E, 159.94 Feet; Thence S00°00'00"E, 3.47 Feet to a point located on the West line of said public utilities easement. Said point also being on a non-tangent curve to the left, having a radius of 1,104.93 Feet, and a central angle of 04°48'58". (radius point bears S81° 24'33" E); Thence Southerly along said curve, and along said utility easement, 92.88 feet to the point of beginning.

Assessor's Parcel No. (B-1459-1-20)

This easement is subject to the following conditions:

All of the Power Line and related equipment upon, under, and across this easement will be as selected, installed, owned, maintained, and operated by the Grantees, or their licensee, in accordance with all codes, laws, rules, or regulations applicable at the time of such installation

Grantees shall bear all expenses relating to the installation, operation, maintenance, repair, and removal of the buried underground electric Power Line and necessary related equipment.

Grantee shall defend, indemnify and hold harmless Grantor from and against any and all claims, demands and suits for damages to person or property arising out of or relating to Grantee's installation, operation, maintenance, repair, removal, and replacement of the a buried underground electric Power Line and necessary related equipment.

Grantor, its successors and assigns, shall have the right to use and occupy the surface of said property for any purpose consistent with the rights and privileges herein granted and which will not endanger or interfere with construction, maintenance, and operation or reconstruction of the buried underground electric Power Line and necessary related equipment. If construction, maintenance, and operation or reconstruction of the buried underground electric Power Line and necessary related equipment is required, it shall be the Grantee's responsibility to restore the Grantor's property to as near as reasonable condition as possible to the condition the easement property was in prior to the construction, maintenance, and operation or reconstruction of the buried underground electric Power Line.

Grantee shall not use the easement for any other purpose than the construction, operation, maintenance, repair and replacement of a buried underground electric Power Line and necessary related equipment appurtenant to the operation and control of said Power Line providing electrical service to the Grantor's building.

These easement rights are available to the Grantee, its heirs, successors, or assigns only until such time as the Power Line upon, under, or across the easement is permanently abandoned and removed, the use of the Grantor's property changes, or if it is determined that terminating the Easement is in the best interests of the State of Utah, at which time the title and interest of the Grantee, their successors and assigns shall vest in the owners of the underlying fee interest in said property.

**00593057**

B: 1172 P: 1473 Fee \$0.00

Debbie B. Johnson, Iron County Recorder Page 2 of 4

08/14/2009 11:42:39 AM By STATE OF UTAH DFCM



This Easement is appurtenant to the property now owned by Grantor and benefited by the Easement, and the Easement shall run with the land.

Together with and subject to any and all easements, rights-of-way, and restrictions appearing of record or enforceable in law and equity.

IN WITNESS HEREOF, the State of Utah, UTAH STATE BUILDING OWNERSHIP AUTHORITY, has caused this instrument to be executed this 11 th day of August A.D., 2009.

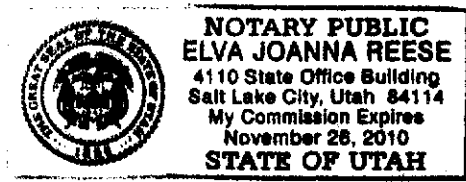
GRANTOR:  
STATE OF UTAH  
UTAH STATE BUILDING OWNERSHIP AUTHORITY

By: John Nichols  
John Nichols  
Real Estate and Debt Manager

STATE OF UTAH            )  
                                          ) §  
COUNTY OF SALT LAKE )

On this 11 th day of August, 2009, personally appeared before me John Nichols, who, being duly sworn, did say that he is the Real Estate and Debt Manager of the Division of Facilities Construction and Management, a Division of the Department of Administrative Services, State of Utah, and that the foregoing instrument was signed on behalf of said agency by statutory authority, and that the aforesaid agency executed the same.

Elva Joanna Reese  
Notary Public

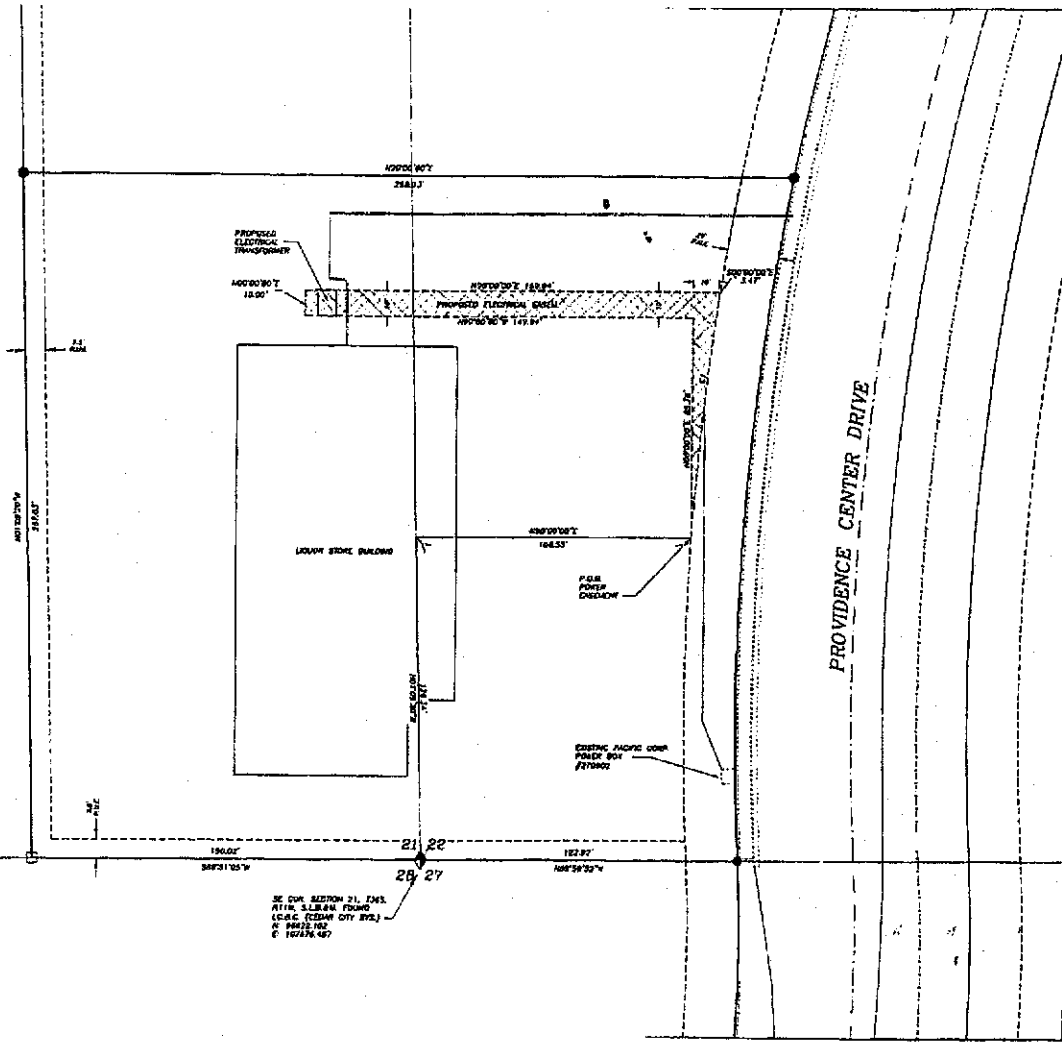


My Commission Expires: 11-26-2010

**00593057**  
B: 1172 P: 1474 Fee \$0.00  
Debbie B. Johnson, Iron County Recorder Page 3 of 4  
08/14/2009 11:42:39 AM By STATE OF UTAH DFCM  
[Barcode]

**Property Description**

Section: 21 & 22 Township 36 (S), Range 11 (W), SLB&Meridian  
 County: Iron State: Utah  
 Parcel Number: B-1459-1-20



CC#: 11391    WO#: 5324634  
 Landowner Name: Utah Building  
 Ownership Authority (State of Utah).

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**



SCALE: NTS

**00593057**

B: 1172 P: 1475    Fee \$0.00  
 Debbie B. Johnson, Iron County Recorder Page 4 of 4  
 08/14/2009 11:42:39 AM By STATE OF UTAH DFCM

