

REV05042015

Return to:

Rocky Mountain Power
Lisa Louder/Mark Steele
1407 West North Temple Ste. 110
Salt Lake City, UT 84116

ENT 62793 : 2016 PG 1 of 4
Jeffery Smith
Utah County Recorder
2016 Jul 08 01:49 PM FEE 17.00 BY CS
RECORDED FOR United West Title
ELECTRONICALLY RECORDED

Project Name: Pioneer Addition 7C

WO#: 06137685

RW#:

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, **MVR Management LLC** ("Grantor"), hereby grants Rocky Mountain Power, an unincorporated division of PacifiCorp its successors and assigns, ("Grantee"), an easement for a right of way 75 feet in width and 1645 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 on, across, or under the surface of the real property of Grantor in Utah County, State of Utah more particularly described as follows and as more particularly described and/or shown on Exhibit(s) "A & B" attached hereto and by this reference made a part hereof:

Assessor Parcel No. 59:007:0075

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 determined by Grantee, 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.

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 8 day of July, 2016.

GRANTOR: MVR MANAGEMENT, LLC, a Utah Limited Liability Company

By:

John W. Walden, its Manager

Acknowledgment by a Corporation, LLC, or Partnership:

STATE OF Utah)
County of Utah) ss.

On this 8th day of July, 2016, before me, the undersigned Notary Public in and for said State, personally appeared John W. Walden (name), known or identified to me to be the Manager (president / vice-president / secretary / assistant secretary) of the corporation, or the (manager / member) of the limited liability company, or a partner of the partnership that executed the instrument or the person who executed the instrument on behalf of MVR Management, LLC (entity name), 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.

Karen Weeks

(notary signature)



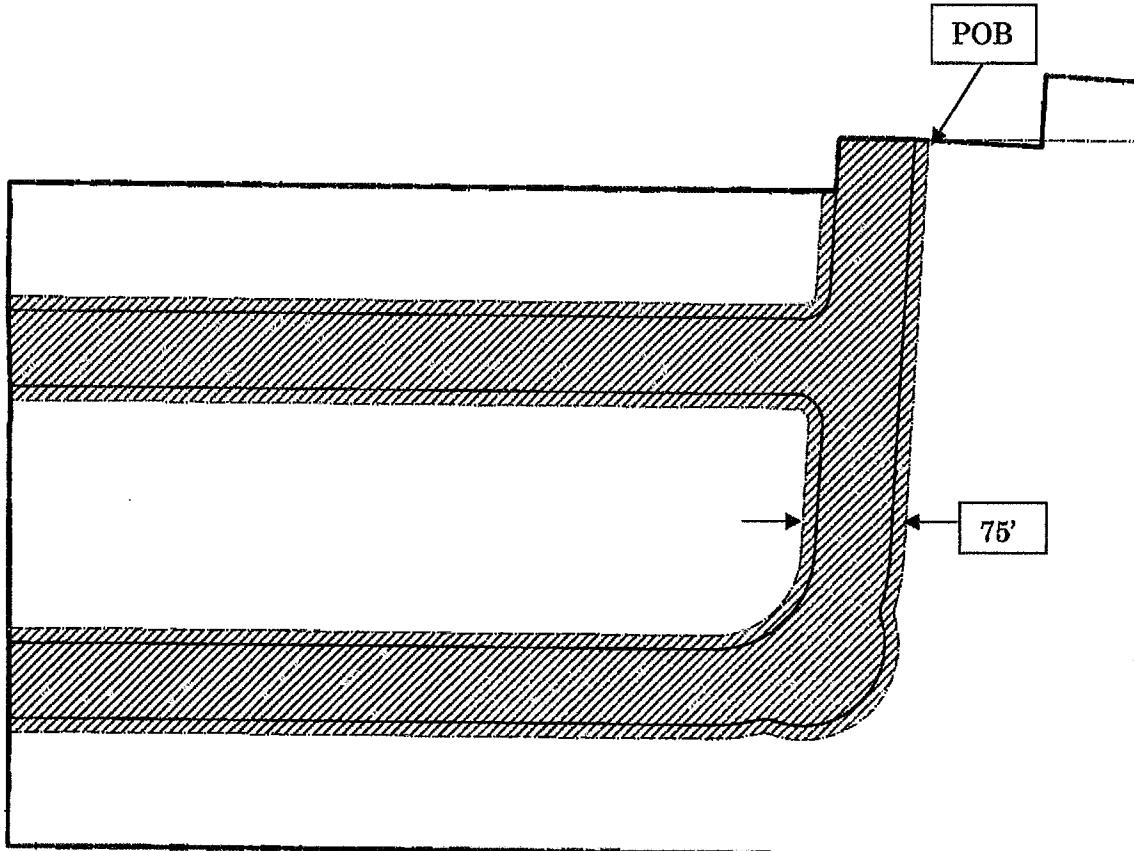
KAREN WEEKS
NOTARY PUBLIC • STATE OF UTAH
My Commission Expires August 1, 2019
COMMISSION NUMBER 684011

NOTARY PUBLIC FOR Utah (state)
Residing at: Provo, Utah (city, state)
My Commission Expires: 8-1-2019 (d/m/y)

Property Description

Section: 7, Township: 6 S, Range: 1 W, Salt Lake Base and Meridian
 County: Utah, State: Utah
 Parcel Number: 59:007:0075

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CC#:11421 WO#: 06137685

Landowner: MVR Management LLC

Drawn by:

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 PACIFICORP

SCALE: NTS

Property Description

Pioneer Addition Phase V11C

Combined roadway and public utility easement description

Beginning at a point located South 00°22'59" West along the ¼ section line 2141.71 feet and West 157.31 feet from the North ¼ corner of Section 7, Township 6 South, Range 1 West, Salt Lake Base and Meridian;

thence South 03°17'08" West, a distance of 306.84 feet; thence along the arc of a 137.50 feet curve to the right through a central angle of 14°34'54" for 34.99 feet (chord bears South 10°34'57" West 34.90 feet); thence along the arc of a 10.00 feet curve to the left through a central angle of 34°23'20" for 6.00 feet (chord bears South 00°38'48" West 5.91 feet); thence along the arc of a 70.00 feet curve to the right through a central angle of 126°51'57" for 155.00 feet (chord bears South 46°52'33" West 125.22 feet); thence along the arc of a 10.00 feet curve to the left through a central angle of 34°24'06" for 6.00 feet (chord bears North 86°53'56" West 5.91 feet); thence along the arc of a 137.49 feet curve to the right through a central angle of 14°57'43" for 35.90 feet (chord bears South 83°22'44" West 35.80 feet); thence North 89°31'40" West, a distance of 513.28 feet; thence North 00°28'20" East, a distance of 10.00 feet; thence North 00°01'55" West, a distance of 65.00 feet; thence South 89°31'40" East, a distance of 514.78 feet; thence along the arc of a 62.50 feet curve to the left through a central angle of 87°11'12" for 95.11 feet (chord bears North 46°52'44" East 86.19 feet); thence North 03°17'08" East, a distance of 96.20 feet; thence along the arc of a 10.00 feet curve to the left through a central angle of 92°48'48" for 16.20 feet (chord bears North 43°07'16" West 14.49 feet); thence North 89°31'40" West, a distance of 572.67 feet; thence North 00°28'20" East, a distance of 10.00 feet; thence North 01°44'09" West, a distance of 55.04 feet; thence North 00°28'20" East, a distance of 10.00 feet; thence South 89°31'40" East, a distance of 579.46 feet; thence along the arc of a 10.00 feet curve to the left through a central angle of 87°10'51" for 15.22 feet (chord bears North 46°52'24" East 13.79 feet); thence North 03°17'08" East, a distance of 73.58 feet; thence South 89°31'40" East, a distance of 10.01 feet; thence North 03°17'08" East, a distance of 38.32 feet; thence South 89°59'43" East, a distance of 55.09 feet; thence South 86°42'52" East, a distance of 10.00 feet to the POINT OF BEGINNING.

Containing 118,963.00 square feet or 2.7310 acres, more or less.m

CC#: 11421

WO#: 06137685

Landowner: MVR Management LLC

SCALE: NTS

Drawn By: _____

EXHIBIT B

