

REV05232014

Return to:

Rocky Mountain Power

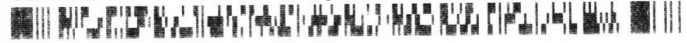
Lou Montoya

2217 W. Kitty Hawk Dr.

Cedar City, UT 84721

**00681191**

B: 1338 P: 1270 Fee \$14.00  
Debbie B. Johnson, Iron County Recorder Page 1 of 3  
03/18/2016 11:14:14 AM By ROCKY MOUNTAIN POWER



Project Name: Farm 42104

WO#:

**UNDERGROUND RIGHT OF WAY EASEMENT**

For value received, **Murphy-Brown LLC**, d/b/a **Smithfield Hog Production**, (“Grantor”), hereby grants to **PacifiCorp**, an Oregon Corporation, d/b/a Rocky Mountain Power its successors and assigns, (“Grantee”), an easement for a right of way 15 feet in width and 484 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 **Iron 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:

**Easement Description:**

A 15.00 foot wide power line easement being 7.5’ on each side of the following described centerline: Beginning at a point N 89°57’59” E along the section line 891.24 feet and S 00°00’00” W 842.1 feet from the North ¼ corner of Section 18, T31S, R13W, SLB & M (said point being existing power pole #186700) and running thence S 00°00’00” W 207.9 feet; thence N 90°00’00” W 275.8 feet to the point of ending.

Assessor Parcel No. E-443-444

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 therefore) 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 Grantee’s facilities or impede Grantee’s 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 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 25<sup>th</sup> day of February, 2016.

Dewight D. Potter  
Dewight D. Potter *gen*

REPRESENTATIVE ACKNOWLEDGEMENT

STATE OF UTAH )  
 ) ss.  
County of BEAVER )

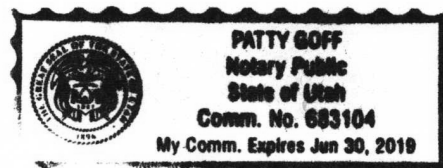
00681191

B: 1333 P: 1271 Fee \$14.00  
Debbie B. Johnson, Iron County Recorder Page 2 of 3  
03/18/2016 11:14:14 AM By ROCKY MOUNTAIN POWER

This instrument was acknowledged before me on this 25<sup>th</sup> day of February, 2016, by **Dewight D. Potter**, as General Manager of **Murphy-Brown LLC**, d/b/a **Smithfield Hog Production**.

Patty Goff  
(Notary Signature)

My Commission Expires: 6/30/19 (d/m/y)



00681191

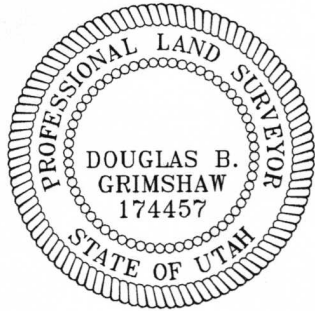
B: 1338 P: 1272 Fee \$14.00  
Debbie B. Johnson, Iron County Recorder Page 3 of 3  
03/18/2016 11:14:14 AM By ROCKY MOUNTAIN POWER

N 89°57'59" E 2640.69'

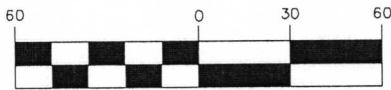
N 89°57'59" E 891.24'

1/2" REBAR W/ CAP  
N 1/4 COR. SEC. 18,  
T31S, R13W, SLB & M

2" GLO BC  
NE COR. SEC.  
18, T31S, R13W,  
SLB & M



GRAPHIC SCALE



( IN FEET )  
1 inch = 60 ft.

EXISTING OVERHEAD POWER LINE

Point of Beginning  
EXISTING POLE  
#186700

S 00°00'00" W 842.1'

S 00°00'00" W 207.9'

New Farrowing Building

15.00' POWER EASEMENT

N 90°00'00" W 275.8'

20'  
TO WEST  
EDGE OF  
DOOR

12.00'

Existing Farrowing Building

Farm 42104

PREPARED BY

Grimshaw Surveying, Inc.

546 East Midvalley Road  
Enoch, Utah 84721  
phone (435) 586-9130

MAP EXHIBIT "A"

Murphy-Brown, LLC

to

Rocky Mountain Power

location

NE 1/4 Sec. 18, T31S, R13W, SLB & M  
Iron County, Utah

SHEET:

1 of 1

DATE: 1/18/2016

SCALE: 1"=60'

BY: DOUGLAS B. GRIMSHAW

PLATS\CIRCLE4\BLU-MTN\42104 PWR ESMNT.DWG