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08/08/2005 03:30 PM \$17.00
Book - 9170 Pg - 8099-8102
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
UTAH POWER & LIGHT
1407 W NORTH TEMPLE
SLC UT 84116-3171
BY: SEM, DEPUTY - WI 4 P.

PLEASE RETURN TO:

Utah Power
Lisa Louder / *Scott Denovellis*
1407 WN Temple Suite 110
Salt Lake City, Utah 84116

CC#: 11431 Work Order#: 2597678

RIGHT OF WAY EASEMENT

For value received, David Layton ("Grantor"), hereby grants to PacifiCorp, an Oregon corporation, its successors and assigns, ("Grantee"), an easement for a right of way 7 feet in width and 513 feet in length, more or less, for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of an underground electric 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, vaults on, across, or under the surface of the real property of Grantor in Salt Lake 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: See Exhibit A & B Attached

Map No. 22-15-22 Tax Parcel No. 22-15-229-028 & 22-15-229-025

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.

DATED this 1st day of July, 2005.

BK 9170 PG 8099

Property Description



PARCEL 1:

Beginning at a point which is North 00°08'50" West along the section line 1940.09 feet and South 89°51'10" West, 1218.68 feet from the East Quarter Corner of Section 15, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running thence West 197.44 feet to a point on a fence line agreement (Entry No. 8234819, 8234820 and 8234821 in Book 8598 at pages 4456, 4457 and 4459 respectively); thence along said fence line agreement for the following two (2) courses: North 00°00'11" East 245.59 feet; thence North 00°59'49" West 51.25 feet; thence South 89°34'00" East 107.30 feet to a point on the Westerly line of the Crosland 20 foot right of way (Entry No. 7692972 in Book 8379 at Page 5305); thence South 16°00'40" East along said Westerly right of way line 21.70 feet to a point on the Northerly line of the Jeffrey C. Flamm deed line (Entry No. 8180795 in Book 8578 at Page 3915); thence South 89°16'18" East along said Flamm deed line 85.04 feet; thence South 274.09 feet to the point of beginning.

PARCEL 2:

Beginning at a point on the southerly boundary line of the M. Walker Wallace deed (Entry No. 4932754 in Book 6231 at Page 681), said point being North 00°08'50" West, along the section line 1655.79 feet and South 89°51'10" West 1109.50 feet from the East Quarter Corner of Section 15, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running thence along said Wallace property line West, 307.36 feet to a point on a fence line agreement (Entry No. 8234819, 8234820 and 8234821 in Book 8598 at pages 4456, 4457 and 4459 respectively); thence along said fence line agreement North 00°00'11" East, 284.01 feet; thence East 294.08 feet to a point on the Westerly boundary line of the Todd & Jill Crosland deed line (Entry No. 7692972 in Book 8379 at Page 5305); thence South 26°00'52" East 30.26 feet to a point on the Westerly boundary of the Jeffrey C. Flamm deed line (Entry No. 8180796 in Book 8578 at Page 3917); thence South, along said deed line and the projection thereof 256.82 feet to the point of beginning.

CC#: 11431		
WO#: 2597678		
NAME: DAVID LAYTON		
DRAWN BY: S. DENOVELLIS		
EXHIBIT B	PacifiCorp	
	SCALE: N/A	SHEET / OF / ROW #

