

REV05042015

Return to:

Rocky Mountain Power

Lisa Louder/Teria Walker

1407 West North Temple Ste. 110

Salt Lake City, UT 84116

ENT 99991:2017 PG 1 of 4  
**Jeffery Smith**  
**Utah County Recorder**  
2017 Oct 10 03:21 PM FEE 16.00 BY VP  
RECORDED FOR Title Guarantee - River Park  
ELECTRONICALLY RECORDED

Project Name: PLG12 Lightyear Construction – Install Pole

Project Tract Number:

WO#: 6382550

RW#

### Pole, Guy, Anchor Easement

For value received, Lightyear Construction and Real Estate LLC (“Grantor”) hereby grants to Rocky Mountain Power, an unincorporated division of PacifiCorp its successors and assigns (“Grantee”), an easement to locate, maintain, repair, replace and remove poles, anchors, guys, and other appurtenances to its transmission, distribution, and communication lines on, over or under the surface of the real property of Grantor in Utah County, State of Utah, more particularly described as follows or as more particularly described and/or shown on Exhibit(s) “A” attached hereto and by this reference made a part hereof:

Legal Description: A parcel of land, situate in the Northeast Quarter of Section 20, Township 5 South, Range 2 East, Salt Lake Base and Meridian, said parcel also located in Pleasant Grove City, Utah county, Utah, more particularly described as follows:

Beginning at a point which is located North 0°18’30” West 184.00 feet along the Section line and West 277.83 feet from the East Quarter Corner of Section 20, Township 5 South, Range 2 East, Salt Lake Base and Meridian, and running:

Thence West 183.10 feet along the north line of an existing private drive;  
Thence Northwesterly 17.37 feet along the arc of a 50.00 foot radius curve to the right (center bears North and the long chord bears North 80°03’00” West 17.28 feet through a central angle of 19°53’59”) along the north line of said private drive and a Quit Claim parcel to Alpine School District, recorded on March 26, 2015 as Entry #24458:2015;  
Thence North 70°06’01” West 8.48 feet along said north line to the east line of PG junior Subdivision Plat “A” recorded on June 5, 2001 as Entry #54621:2001;  
Thence North 12°59’49” East 75.51 feet along the east line of said subdivision to the Northeast corner thereof;  
Thence North 8°00’45” East 126.19 feet to and along the certain Warranty Deed to Alpine School District recorded as Entry #16705, Book #1251 Page \$463;  
Thence South 89°50’52” East 75.52 feet along the south line of the Haubner deed said line also being an existing fence line;  
Thence South 6.29 feet along said deed and fence line;

Thence South 86°40'19" East 99.24 feet along said deed and fence line to the west line of 300 East Street;  
Thence South 0°19'18" West 192.17 feet, along said west line to the Point of Beginning.  
Parcel contains 37,818 square feet or 0.87 acres.

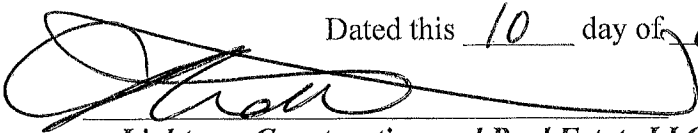
Assessor's Map No. Tax Parcel No.65:516:0001 and 65:516:0002

Together with the right of reasonable access to the easement for all activities in connection with the purposes for which this easement is 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 10 day of October, 2017.



*Lightyear Construction and Real Estate LLC* GRANTOR

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GRANTOR

**Acknowledgment by a Corporation, LLC, or Partnership:**

STATE OF Utah )  
 ) ss.  
County of Utah )

On this 10<sup>th</sup> day of October, 2017, before me, the undersigned Notary Public in and for said State, personally appeared Matthew Milar (name), known or identified to me to be the (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 said entity, 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.

Chacyne Carter  
(notary signature)

NOTARY PUBLIC FOR Utah (state)  
Residing at: Utah County (city, state)  
My Commission Expires: 10/22/2019 (d/m/y)

