

When recorded, return to:
Colin Winchester
Deputy Tooele County Attorney
47 S. Main Street
Tooele, Utah 84074

TOOELE COUNTY CORPORATION
CONTRACT # 22-09-10

Parcel Numbers: 14-021-0-0001 and 14-021-0-0002

EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF OVERHEAD ELECTRIC POWER TRANSMISSION LINE

TOOELE COUNTY, a political subdivision of the State of Utah ("Grantor"), located at 47 S. Main Street, Tooele, Utah 84074, hereby grants to Mt. Wheeler Power Inc., a Nevada domestic nonprofit cooperative corporation ("Grantee"), located at 1600 Great Basin Blvd., Ely, NV 89301, an easement for the construction, operation, maintenance, repair, replacement, enlargement, and removal of overhead electric power transmission, distribution and communication lines and all necessary or desirable accessories and appurtenances thereto, above the surface of Grantor's real property in Tooele County, Utah, more particularly described as follows and as depicted in Exhibit A:

Parcel 14-021-0-0001 -- Easement Area A

A strip of land 30 feet in width situate in southeast 1/4 of southeast 1/4 of Section 16 Township 9 South Range 19 West. Said strip being 15 feet perpendicularly distant each side of the following described centerline to wit:

Beginning at a point on the south boundary of line of the Tooele County Parcel ID 14-021-0-0001. Said point being 64.08 feet South and 64.97 feet West from the Reference Monument to the Southeast Section Corner of Section 16 Township 9 South, Range 19 West. More or less to the point of beginning in the south boundary line of said parcel and the beginning of a 30-foot easement 15 feet perpendicularly distant from the line described herein, Thence North 01°33'48" West 15 feet more or less to an angle point thence; North 88°39'01" West 236.14 feet more or less to the westerly property line, and the point of termination.

The above-described strip of land contains 7470 square feet or 0.17 acre, more or less.

Parcel 14-021-0-0001 -- Easement Area B

A strip of land 30 feet in width situate in southeast 1/4 of southeast 1/4 of Section 16 Township 9 South Range 19 West. Said strip being 15 feet perpendicularly distant each side of the following described centerline to wit: Beginning at a point on the west boundary of line of the Tooele County Parcel ID 14-021-0-0001. Said point being 344.09 feet North and 477.48 feet West from the Reference Monument to the Southeast Section Corner of Section 16 Township 9 South, Range 19 West. More or less to the point of beginning in the westerly boundary of said parcel and the beginning of a 30-foot easement 15 feet perpendicularly distant from the line described herein, thence North 10°50'06" West 83.11 feet more or less to the westerly property line, and the point of termination.

The above-described strip of land contains 2493 square feet or 0.05 acre, more or less.

Parcel 14-021-0-0002

A strip of land 30 feet in width situate in southeast 1/4 of southeast 1/4 of Section 16 Township 9 South Range 19 West. Said strip being 15 feet perpendicularly distant each side of the following described centerline to wit:

Beginning at a point on the south boundary of line of the Tooele County Parcel ID 14-021-0-0002. Said point being 306.87 feet south and 101.51 feet west from the Reference Monument to the Southeast Section Corner of Section 16 Township 9 South, Range 19 West. More or less to the point of beginning in the south boundary line of said parcel and the beginning of a 30-foot easement 15 feet perpendicularly distant from the line described herein, Thence South 01°33'48" West 191.60 feet more or less to the northerly property line and the southerly right of way line of Felt Drive and the point of termination.

The above described strip of land contains 5454 square feet or 0.13 acre, more or less.

This easement is granted pursuant to Tooele County Ordinance 1970-01, wherein Grantee was granted franchise rights for a period of 50 years. This easement includes the right of access from and across Grantor's lands for all activities in connection with the purposes for which this easement is granted. This easement also includes the present and future right to keep the easement clear of all brush, trees, timber, structures, buildings and other hazards which might endanger or impede Grantee's facilities.

All lines, accessories and appurtenances must be designed, constructed and maintained in a manner so as not interfere with Grantor's use of the servient parcels.

DATED this 31st day of August, 2022.

TOOELE COUNTY:

James A. Welch
James A. Welch,
Tooele County Manager

STATE OF UTAH)
) ss.
COUNTY OF TOOELE)

On the 31st day of August, 2022, personally appeared before me James A. Welch, known to me to be the Tooele County Manager, who acknowledged to me that he executed the foregoing instrument on behalf of Tooele County.

Cylee A. Pressley
NOTARY PUBLIC

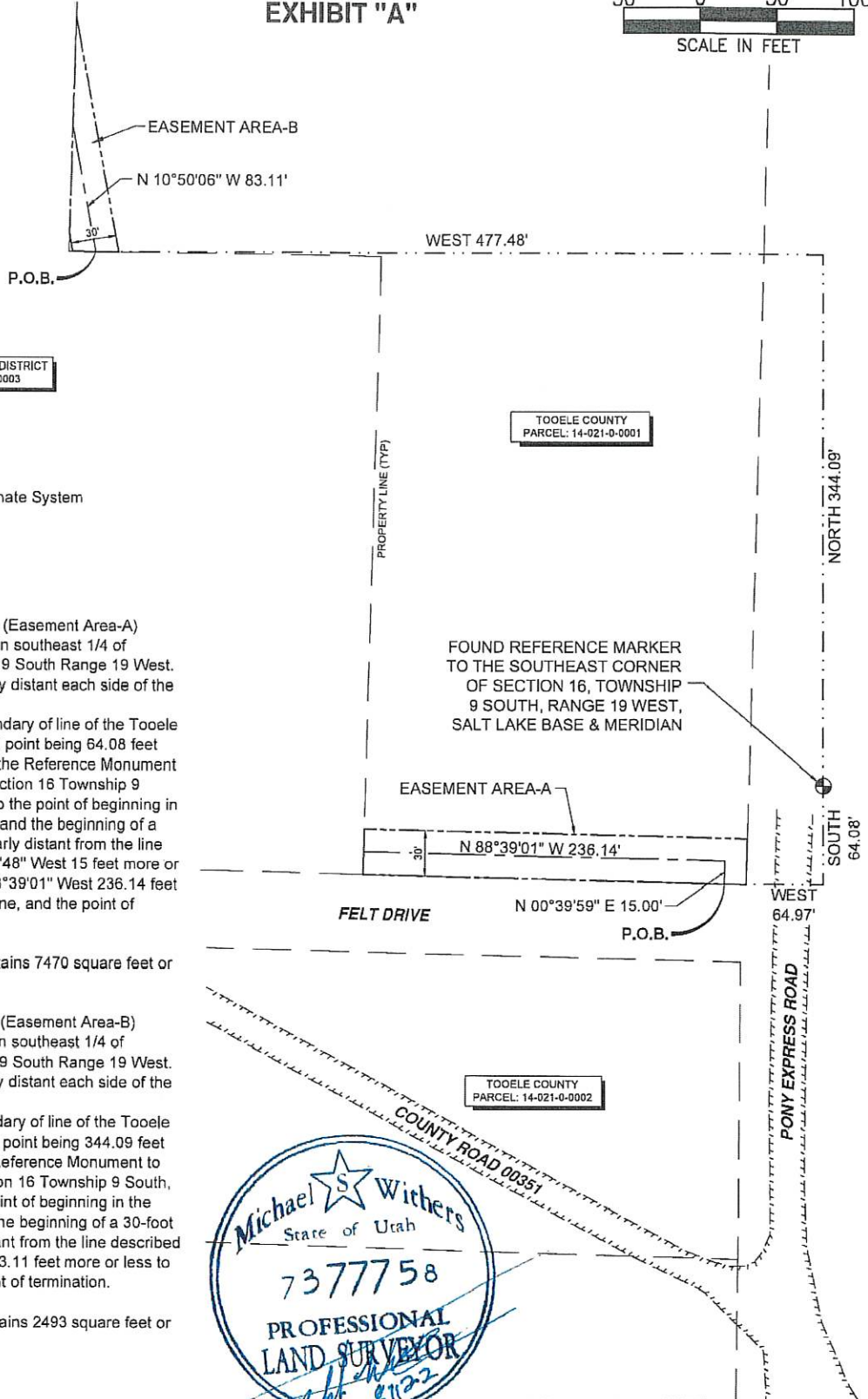
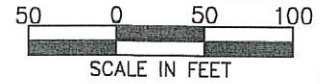


APPROVED AS TO FORM:

Colin Winchester 08/31/2022
Colin R. Winchester
Deputy Tooele County Attorney

Jerry Houghton, Tooele County County Recorder

EXHIBIT "A"



BOARD OF TC SCHOOL DISTRICT
 PARCEL: 14-021-0-0003

TOOELE COUNTY
 PARCEL: 14-021-0-0001

TOOELE COUNTY
 PARCEL: 14-021-0-0002

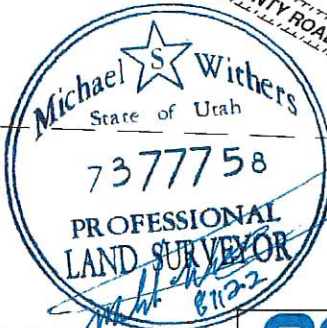
NOTE
 Bearings are Utah State Plane Coordinate System
 Central Zone - NAD 83 (#4302)

DESCRIPTIONS
 Tooele County Parcel. 14-021-0-0001 (Easement Area-A)
 A strip of land 30 feet in width situate in southeast 1/4 of southeast 1/4 of Section 16 Township 9 South Range 19 West. Said strip being 15 feet perpendicularly distant each side of the following described centerline to wit:
 Beginning at a point on the south boundary of line of the Tooele County Parcel ID 14-021-0-0001. Said point being 64.08 feet from South and 64.97 feet West from the Reference Monument to the Southeast Section Corner of Section 16 Township 9 South, Range 19 West. More or less to the point of beginning in the south boundary line of said parcel and the beginning of a 30-foot easement 15 feet perpendicularly distant from the line described herein, Thence North 01°33'48" West 15 feet more or less to an angle point thence; North 88°39'01" West 236.14 feet more or less to the westerly property line, and the point of termination.

The above-described strip of land contains 7470 square feet or 0.17 acre, more or less.

Tooele County Parcel. 14-021-0-0001 (Easement Area-B)
 A strip of land 30 feet in width situate in southeast 1/4 of southeast 1/4 of Section 16 Township 9 South Range 19 West. Said strip being 15 feet perpendicularly distant each side of the following described centerline to wit:
 Beginning at a point on the west boundary of line of the Tooele County Parcel ID 14-021-0-0001. Said point being 344.09 feet North and 477.48 feet West from the Reference Monument to the Southeast Section Corner of Section 16 Township 9 South, Range 19 West. More or less to the point of beginning in the westerly boundary of said parcel and the beginning of a 30-foot easement 15 feet perpendicularly distant from the line described herein, thence North 10°50'06" West 83.11 feet more or less to the westerly property line, and the point of termination.

The above-described strip of land contains 2493 square feet or 0.05 acre, more or less.



SURVEYOR'S CERTIFICATE
 I, Michael Withers, a Professional Surveyor, hereby certify that the attached drawing is a true and accurate representation of the attached easement description and is subject to all notes and qualifying statements.

Michael Withers
 Michael Withers - PLS 7377758
 Date: 8.11.22

PEPG CONSULTING L.L.C.
 9270 SOUTH 300 WEST • SANDY, UT 84070
 PHONE: (801) 562-2521 • FAX: (801) 562-2551

TOOELE COUNTY - PARCEL 14-021-0-0001
OVERHEAD ELECTRIC EASEMENT SKETCH

1485.2110 PROJECT NUMBER	EXHIBIT_14-021-0-0001 FILE NAME	AUGUST 10, 2022 DATE
-----------------------------	------------------------------------	-------------------------

