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Return to:
Rocky Mountain Power
Lisa Louder/ Cheryl Beauchaine
1407 West North Temple Ste. 110
Salt Lake City, UT 84116

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03/26/2021 11:30 AM \$40.00
Book - 11144 Pg - 4055-4057
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
ROCKY MOUNTAIN POWER
ATTN: LISA LOUDER
1407 W NORTH TEMPLE STE 110
SLC UT 84116-3171
BY: CBA, DEPUTY - MI 3 P.

BLANKET EASEMENT

For good and valuable consideration, Lennar Homes of Utah, Inc. ("Grantor"), hereby grants to Rocky Mountain Power, an unincorporated division of PacifiCorp, its successors and assigns, ("Grantee"), a blanket easement for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of electric power transmission, distribution and communication lines and all necessary or desirable accessories and appurtenances thereto, including without limitation: supporting towers, poles, props, guys and anchors, including guys and anchors; wires, fibers, cables and other conductors and conduits therefore; and pads, transformers, switches, vaults and cabinets, on, over, 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 A attached hereto and by this reference made a part hereof:

Legal Description: 20-21-276-014

PROPOSED SUNSET HILLS PHASE 5

The property is located in the NE1/4 of Section 21, Township 2 South, Range 2 West, Salt Lake Base and Meridian, The Basis of Bearing for Description is N02°06'W between the East Quarter Corner and the Northeast Corner of said Section 21 as established by the existing monuments currently accepted by the Salt Lake County Surveyor, said boundary line being more particularly described as follows:

Beginning at the northwest corner of Lot 425, SUNSET HILLS P.U.D. PHASE 4 as recorded in the Office of the Salt Lake County Recorder, also being on the westerly boundary as established by a Boundary Line Agreement on file in the Salt Lake County Recorder's office at Entry No.9894214, Book 9374, Page 4102, between Alma E. and Ethel B. Rushton Family Partnership and Kennecott Utah Copper Corporation, said point being N88°58'24"W 1419.17 feet along a monument line as established between existing Salt Lake County Surveyor monuments located at the East Quarter Corner and West Quarter Corner of said Section 21, and along said Boundary Line Agreement, N00°00'23"W 527.87 feet, from the Salt Lake County brass cap monument at the East Quarter Corner of Section 21, Township 2 South, Range 2 West, Salt Lake Base and Meridian, running thence along said Boundary Line Agreement N00°00'23"W 785.12 feet to a Boundary Line Agreement on file in the Salt Lake County Recorder's office at Entry No.13075365, Book 10831, Page 5125, between "Alma E. and Ethel B. Rushton Family Partnership" and TBJ&M L.L.C.; ET.AL.; thence along said Boundary Line Agreement S89°43'50"E 622.18 feet to the northwest corner of SUNSET HILLS P.U.D. PHASE 3 as recorded in the Office of the Salt Lake County Recorder; thence along the line of said SUNSET HILLS P.U.D. PHASE 3

the following eight (8) courses, (1) S00°15'13"W 157.06 feet; thence (2) S89°44'47"E 49.98 feet; thence (3) S00°14'39"W 170.00 feet; thence (4) S00°45'39"W 79.53 feet; thence (5) S09°51'32"W 79.85 feet; thence (6) S24°29'16"W 79.56 feet; thence (7) S28°10'31"W 51.40 feet; thence (8) S08°47'19"W 158.36 feet to the northerly line of said SUNSET HILLS P.U.D. PHASE 4; thence along said SUNSET HILLS P.U.D. PHASE 4 the following three (3) courses, (1) N89°51'03"W 454.00 feet; thence (2) S00°08'57"W 24.00 feet; thence (3) N89°51'03"W 120.42 feet to the point of beginning.

Contains: 11.17 acres+/-

Prior to recording the subdivision plat and extinguishing this Blanket Easement, Grantee shall verify to its sole satisfaction and at the sole cost to Grantor, that the legal description of the public utility easement or easements as shown on the subdivision plat attached on Exhibit A, match the actual location of all facilities installed pursuant to this blanket easement. In the event the actual location of the installed facilities differs from the legal description of the public utility easement(s) on the subdivision plat, Grantor shall: (1) pay all costs to relocate such facilities to areas entirely within the public utility easements as described on the subdivision plat; or (2) modify the public utility easements on the subdivision plat to reflect the actual location of all installed facilities, at sole cost to Grantor; or (3) provide an easement to Grantee at Grantor's sole cost and expense, for the specific location of the installed facilities. If Rocky Mountain Power is satisfied, in its sole discretion, that all facilities installed pursuant to this Blanket Easement are located entirely within the designated utility easements on the subdivision plat, this easement shall be extinguished, at sole cost to Grantor, upon the recording of the subdivision plat map attached hereto as Exhibit A.

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.

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 22 day of March, 2021.



Lennar Homes of Utah, Inc. GRANTOR

Acknowledgment by a Corporation, LLC, or Partnership:

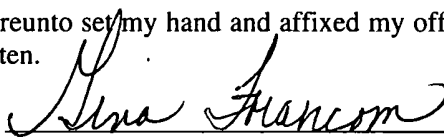
STATE OF Utah)

) ss.

County of Salt Lake)

On this 22 day of March, 2021, before me, the undersigned Notary Public in and for said State, personally appeared Bryson Fish (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.



(notary signature)



NOTARY PUBLIC FOR Utah (state)

Residing at: Salt Lake City, Utah (city, state)

My Commission Expires: 23, 02, 25 (d/m/y)