

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

BLANKET EASEMENT

For good and valuable consideration, 4 INDEPENDENCE, LLC, (“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: BEG S 89°32'53" W 1575.60 FT & S 3770.57 FT FR N 1/4 SEC 14, T4S, R1W, SLM; S 7°43'17" E 113.10 FT M OR L; SW'LY ALG 310 FT RADIUS CURVE TO L, 68.66 FT (CHD S 10°03'07" W); SE'LY ALG 310 FT RADIUS CURVE TO L, 52.48 FT (CHD S 0°04'35" E); S 82°00'59" W 29.77 FT; N 85°59'01" W 945.64 FT; S 0°02'32" E 89.99 FT; S 89°42'01" W 9.97 FT; N 1°28'10" E 236.93 FT; NE'LY ALG 61 FT RADIUS CURVE TO R, 98.53 FT (CHD N 47°44'34" E); S 85°59'01" E 497.81 FT; NE'LY ALG 224 FT RADIUS CURVE TO L, 49.82 FT (CHD N 87°38'43" E); N 81°16'27" E 97.67 FT; NE'LY ALG 176 FT RADIUS CURVE TO R, 49.31 FT (CHD N 89°18'04" E); S 82°40'20" E 156.59 FT; NE'LY ALG 99 FT RADIUS CURVE TO L, 26.46 FT (CHD N 89°40'20" E); N 82°00'59" E 18.06 FT; SE'LY ALG 15 FT RADIUS CURVE TO R, 23.63 FT (CHD S 52°51'09" E) TO BEG.

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 25th day of January 2024



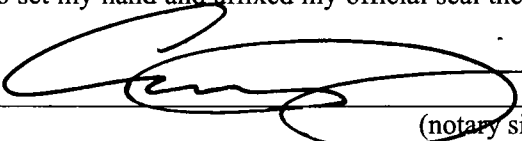
4 INDEPENDENCE, LLC, GRANTOR
Nate Shipp as manager

Acknowledgment by a Corporation, LLC, or Partnership:

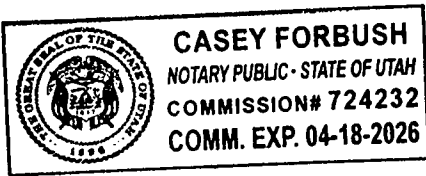
STATE OF Utah)
) ss.
County of Salt Lake

On this 25th day of January, 20 24, before me, the undersigned Notary Public in and for said State, personally appeared Nate Shipp (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.



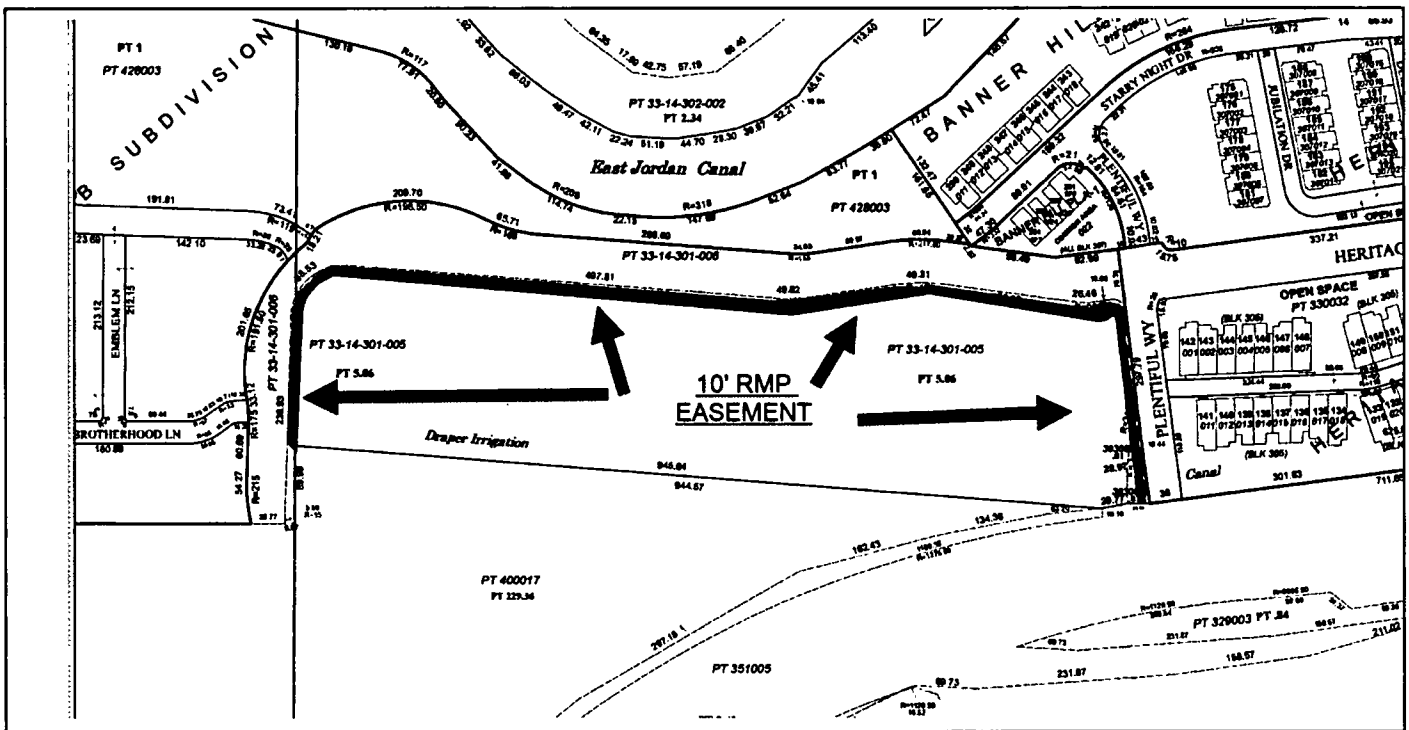
(notary signature)



NOTARY PUBLIC FOR Utah (state)
Residing at: Salt Lake, Utah (city, state)
My Commission Expires: 4/18/26 (d/m/y)

Property Description

SW Quarter of SW Quarter fo Section 14 Township 04 (S),
 Range 001.0 (W), SALT LAKE BASE Meridian
 County: SALT LAKE State: UTAH
 Parcel Number: 334143010050000



CC#: 11431 WO#: 7054886

Landowner Name: 4 INDEPENDENCE

Drawn by: ISAAC PANTKE

This drawing should be used only as a representation of the location of the easement being conveyed. The exact location of all structures, lines and appurtenances is subject to change within the boundaries of the described easement area.

EXHIBIT A



SCALE: N/A