

14304217 B: 11527 P: 3680 Total Pages: 4
10/23/2024 01:52 PM By: csummers Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

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

CTIA 176041-~~G.D.F~~
Mud

BLANKET EASEMENT

For good and valuable consideration, Dimple Dell Orchards 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 301.88 FT & E 2141.15 FT FR NW COR OF SEC 14, T 3S, R 1E, S L M; S 01°35' E 30.01 FT; W 193.78 FT; S 11°12'50" W 307.96 FT; W 547.47 FT; N 01°40' W 83.100 FT; N 73°17' 103 FT; N 10°25' E 94.06 FT; E 223.32 FT; N 126.87 FT; E 661.04 FT TO BEG. 4.38 AC M OR L. 5172-242 6638-1395

T1N: ~~28-14-126-001, 28-14-126-013, 28-14-126-002, 28-14-126-012~~

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 23RD day of OCTOBER, 2024.

BML gmm

DIMPLE DELL ORCHARDS LLC, GRANTOR

BRETT LOUELL, MANAGER
, GRANTOR

Acknowledgment by a Corporation, LLC, or Partnership:

STATE OF UTAH)

) ss.

County of SALT LAKE)

On this 23 day of October, 2024, before me, the undersigned Notary Public in and for said State, personally appeared BRETT LOVELL (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.

Cortlund G. Ashton

(notary signature)



NOTARY PUBLIC FOR UTAH (state)

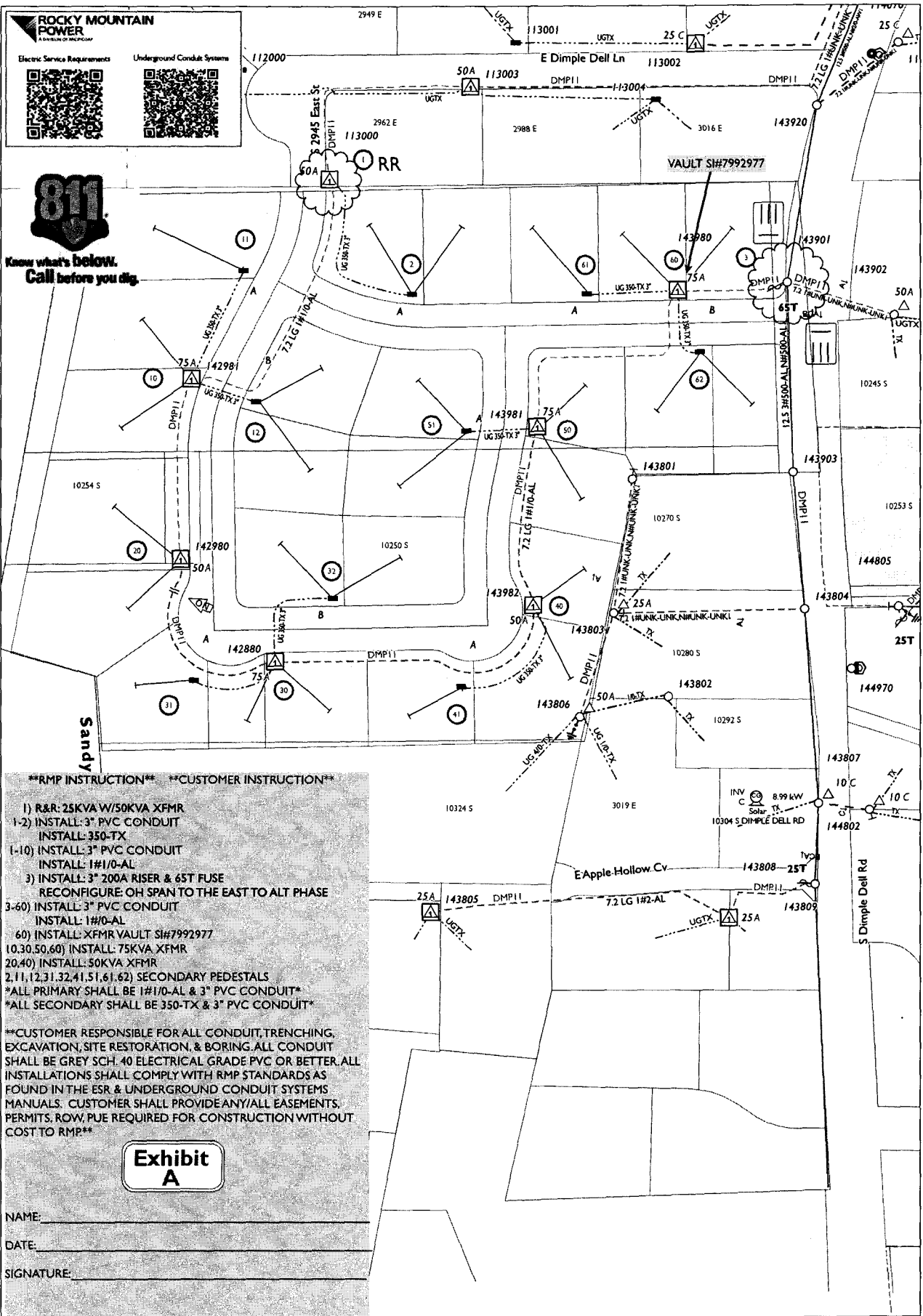
Residing at: DRAPER, UT (city, state)

My Commission Expires: 7/25/27 (d/m/y)

ROCKY MOUNTAIN POWER
A DIVISION OF Xcel Energy

Electric Service Requirements Underground Conduit Systems

811
Know what's below.
Call before you dig.



****RMP INSTRUCTION** **CUSTOMER INSTRUCTION****

1) R&R: 25KVA W/50KVA XFMR
1-2) INSTALL: 3" PVC CONDUIT
INSTALL: 350-TX

1-10) INSTALL: 3" PVC CONDUIT
INSTALL: 1#1/0-AL

3) INSTALL: 3" 200A RISER & 6ST FUSE
RECONFIGURE: OH SPAN TO THE EAST TO ALT PHASE

3-60) INSTALL: 3" PVC CONDUIT
INSTALL: 1#1/0-AL

60) INSTALL: XFMR VAULT SH#7992977
(0,30,50,60) INSTALL: 75KVA XFMR
20,40) INSTALL: 50KVA XFMR

2,11,12,31,32,41,51,61,62) SECONDARY PEDESTALS

ALL PRIMARY SHALL BE 1#1/0-AL & 3" PVC CONDUIT

ALL SECONDARY SHALL BE 350-TX & 3" PVC CONDUIT

****CUSTOMER RESPONSIBLE FOR ALL CONDUIT, TRENCHING, EXCAVATION, SITE RESTORATION, & BORING. ALL CONDUIT SHALL BE GREY SCH. 40 ELECTRICAL GRADE PVC OR BETTER. ALL INSTALLATIONS SHALL COMPLY WITH RMP STANDARDS AS FOUND IN THE ESR & UNDERGROUND CONDUIT SYSTEMS MANUALS. CUSTOMER SHALL PROVIDE ANY/ALL EASEMENTS, PERMITS, ROW, PUE REQUIRED FOR CONSTRUCTION WITHOUT COST TO RMP.****

Exhibit A

NAME: _____

DATE: _____

SIGNATURE: _____

Foreman		Emp #		Job Start Date		
CC# 11431		WO# / REQ# 007204551		Map String 11403001.0		
Customer: LOVELL DEVELOPMENT GROUP, LLC Address: 10270 S DIMPLE DELL RD, SANDY UT (ESTIMATOR-IPANTKE)				Circuit DMP11		Post Jobs <input type="checkbox"/> RQII <input type="checkbox"/> Posted <input type="checkbox"/> EST ID# P46167 Print Date 4/2/2024 Scale 1 in = 100'