

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

14325559 B: 11539 P: 2543 Total Pages: 4
12/16/2024 03:41 PM By: mpalmer Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120 SALT LAKE CITY, UT 84121

27-24-303-019
27-24-302-039

BLANKET EASEMENT

For good and valuable consideration, Ivory Development, 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: A portion of the SW1/4 of Section 24, Township 3 South, Range 1 West, Salt Lake Base and Meridian, Draper, Utah, more particularly described as follows:

Beginning at the Northwest corner of that Real Property as described by Conservator's Deed recorded as Entry No. 13159564 in Book 10879 at Page 5791 in the Office of the Salt Lake County Recorder, said point located S89°59'36"W 1,325.25 feet along the 1/4 Section line and S00°01'23"W 270.27 feet along the 1/16th (40 acre) line from the Center 1/4 Corner of Section 24, T3S, R1W, SLB&M; running thence Southeasterly along the arc of a non-tangent curve to the left having a radius of 280.00 feet (radius bears: N48°28'08"E) a distance of 43.63 feet through a central angle of 08°55'40" Chord: S45°59'42"E 43.59 feet to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 220.00 feet a distance of 193.35 feet through a central angle of 50°21'19" Chord: S25°16'53"E 187.19 feet; thence S00°06'13"E 90.36 feet; thence along the arc of a curve to the right with a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'00" Chord: S44°53'47"W 21.21 feet; thence S00°06'13"E 60.00 feet; thence Southeasterly along the arc of a non-tangent curve to the right having a radius of 15.00 feet (radius bears: S00°06'13"E) a distance of 23.56 feet through a central angle of 90°00'00" Chord: S45°06'13"E 21.21 feet; thence S00°06'13"E 355.18 feet; thence along the arc of a curve to the right with a radius of 1,470.00 feet a distance of 131.36 feet through a central angle of 05°07'12" Chord: S02°27'23"W 131.32 feet; thence S05°00'59"W 15.06 feet to the Northwest corner of lot 215 of BIG WILLOW CREEK PHASE 2 according to the Official Plat thereof recorded as Entry No. 13860639 in Book 2022P at Page 004 in the Office of the Salt Lake County Recorder; thence along said plat S89°53'47"W 374.79 feet; thence N01°02'15"W 550.24 feet; thence N34°10'35"E 129.10 feet to said Real Property described by Conservator's Deed; thence

along said deed the following two (2) courses: (1) S89°58'37"E 206.83 feet; thence (2) N00°01'23"E 225.09 feet to the point of beginning. Contains: 6.13 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 12 day of December, 2024.

Ant P. Ghanvroulas
IVORY DEVELOPMENT, LLC, GRANTOR

, GRANTOR

Acknowledgment by a Corporation, LLC, or Partnership:

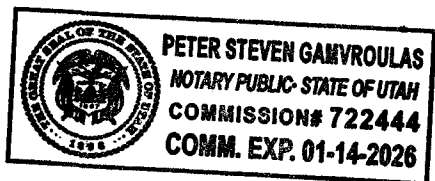
STATE OF UTAH)

) ss.

County of SALT LAKE

On this 12th day of DECEMBER, 2024, before me, the undersigned Notary Public in and for said State, personally appeared Christopher P. Ghanvroulas (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.



[Signature]
(notary signature)

NOTARY PUBLIC FOR UTAH (state)

Residing at: SALT LAKE (city, state)

My Commission Expires: 01-14-2026 (d/m/y)

[illegible]