

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

14343404 B: 11548 P: 5729 Total Pages: 4
02/04/2025 03:05 PM By: vanguyen 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

27-24-328-012

BLANKET EASEMENT

For good and valuable consideration, Vantaggio BW Towns, ("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:

BOUNDARY DESCRIPTION

A part of the Southwest Quarter Section 24, Township 3 South, Range 1 West, Salt Lake Base and Meridian, located in Draper City, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point on the Northerly boundary of Parcel A, according to the official plat thereof recorded January 20, 2022 as Entry 13874054, Book 2022P, Page 034 in the Salt Lake County Recorder's Office, said point being S89°59'36"W 1038.31 feet along the Quarter Section line and S0°00'24"E 35.69 feet from the Center of Section 24, Township 3 South, Range 1 West, Salt Lake Base and Meridian; thence along said Parcel A of said plat the following five (5) courses: (1) Easterly along the arc of a non-tangent curve to the right having a radius of 1,944.86 feet (radius bears: S01°49'32"E) a distance of 117.81 feet through a central angle of 03°28'15" Chord: N89°54'35"E 117.80 feet; thence (2) S88°21'17"E 273.70 feet; thence (3) S05°20'02"W 139.89 feet; thence (4) S08°29'52"W 228.64 feet; thence (5) S05°40'28"W 281.77 feet; thence N84°19'22"W 143.97 feet; thence along the arc of a curve to the left with a radius of 515.50 feet a distance of 52.01 feet through a central angle of 05°46'51" Chord: N87°12'47"W 51.99 feet; thence S89°53'47"W 78.29 feet; thence along the arc of a curve to the right with a radius of 28.00 feet a distance of 14.92 feet through a central angle of 30°31'21" Chord: N74°50'33"W 14.74 feet; thence N25°31'10"E 6.03 feet; thence Northwesterly along the arc of a non-tangent curve to the right having a radius of 22.00 feet (radius bears: N31°45'35"E) a distance of 16.25 feet through a central angle of 42°18'36" Chord: N37°05'07"W 15.88 feet; thence N89°53'47"E 17.17 feet; thence N00°06'13"W 56.00 feet; thence S89°53'47"W 18.00 feet; thence N00°06'13"W 89.41 feet; thence along the arc of a curve to the right with a radius of 22.00 feet a distance of 35.33 feet through a central angle of 92°00'00" Chord: N45°53'47"E 31.65 feet; thence S88°06'13"E 4.00 feet; thence N01°53'47"E 37.00 feet; thence N88°06'13"W 7.47 feet; thence along the arc of a curve to the right with a radius of 28.00 feet a distance of 13.64 feet through a central angle of 27°55'15" Chord: N74°08'35"W 13.51 feet; thence N24°55'04"E 6.03 feet; thence Northwesterly along the arc of a non-tangent curve to the right having a radius of 22.00 feet (radius bears: N31°09'30"E) a distance of 21.32 feet through a central angle of 55°32'06" Chord: N31°04'27"W 20.50 feet; thence Northerly along the arc of a non-tangent curve to the right having a radius of 315.00 feet (radius bears: N83°04'45"E) a distance of 21.49 feet through a central angle of 03°54'31" Chord: N04°57'59"W 21.48 feet; thence N81°58'25"E 18.06 feet; thence N08°01'35"W 65.00 feet; thence S81°58'25"W 18.00 feet; thence N08°01'35"W 39.19 feet; thence Northerly along the arc of a non-tangent curve to the right having a radius of 286.50 feet (radius bears: N81°58'24"E) a distance of 25.74 feet through a central angle of 05°08'48" Chord: N05°27'12"W 25.73 feet; thence Northeasterly along the arc of a non-tangent curve to the right having a radius of 22.00 feet (radius bears: N87°07'12"E) a distance of 36.57 feet through a central angle of 95°15'10" Chord: N44°44'47"E 32.51 feet; thence S87°37'38"E 4.00 feet; thence N02°22'22"E 37.00 feet; thence N87°37'38"W 37.17 feet; thence N02°22'23"E 172.17 feet to the point of beginning.

Containing 4.94 acres +/-
55 Lots
2 Parcels


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 3rd day of February, 2025.



Vantaggio BW Towns, GRANTOR
Porter Openshaw

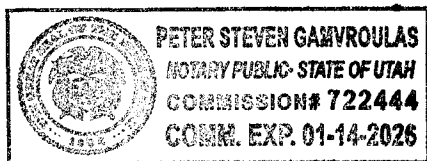
, GRANTOR

Acknowledgment by a Corporation, LLC, or Partnership:

STATE OF UTAH)
) ss.
County of SALT LAKE)

On this 3rd day of FEBRUARY, 2025, before me, the undersigned Notary Public in and for said State, personally appeared PORTER OPENSRAW (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 COUNTY (city, state)

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

14343404 B: 11548 P: 5732 Page 4 of 4