

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

14374343 B: 11565 P: 5106 Total Pages: 5
04/22/2025 10:09 AM By: Jattermann Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: PACIFICORP- LLOUDER
1407 W NORTH TEMPLESALT LAKE CITY, UT 841163187

BLANKET EASEMENT

For good and valuable consideration, BACH LAND AND 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: 27-03-476-053-0000
BEG N 0°01'25" E 996.70 FT & S 89°56'48" W 40 FT FR SE COR OF SEC 3, T3S, R1W, SLM; S 0°01'25" W 86.73 FT; SW'LY ALG 20 FT RADIUS CURVE TO R, 31.39 FT (CHD S 44°59'07" W); S 89°56'48" W 80.25 FT; N 0°03'12" W 106.70 FT; N 89°56'48" E 100.37 FT 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 6 day of April, 2025.


BACH LAND AND DEVELOPMENT, LLC, GRANTOR

Shon Rindlisbacher

, GRANTOR

**** (CHOOSE APPROPRIATE ACKNOWLEDGEMENT AND DELETE THE OTHERS) *******
(to delete have to unprotect by going to Review tab, and selecting the Restrict Editing icon in the Protect box. In the dialogue box that opens, click on Stop Protection. When unwanted acknowledgements are deleted as well as this text, if you want to save the form so you can tab to the fields click on Yes, Start Enforcing Protection, and click on OK in the pop up box – no need to enter a password.)

Acknowledgement by an Individual Acting on His Own Behalf:

STATE OF _____)
) ss.
County of _____)

On this _____ day of _____, 20____, before me, the undersigned Notary Public in and for said State, personally appeared _____ (name), known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that (he/she/they) 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 _____ (state)

Residing at: _____ (city, state)

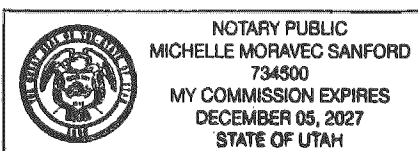
My Commission Expires: _____ (d/m/y)

Acknowledgment by a Corporation, LLC, or Partnership:

STATE OF Utah)
) ss.
County of Salt Lake)

On this 8th day of April, 2025, before me, the undersigned Notary Public in and for said State, personally appeared Shon Rindlisbacher (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.



Michelle Moravec Sanford
(notary signature)

NOTARY PUBLIC FOR Utah (state)

Residing at: West Valley, UT (city, state)

My Commission Expires: 12/05/2027 (d/m/y)

Acknowledgment by Trustee, or Other Official or Representative Capacity:

STATE OF _____)
) ss.
County of _____)

On this ____ day of _____, 20____, before me, the undersigned Notary Public in and for said State, personally appeared _____ (representative's name), known or identified to me to be the person whose name is subscribed as _____ (title/capacity in which instrument is executed) of _____ and acknowledged to me that (he/she/they) 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 _____ (state)

Residing at: _____ (city, state)

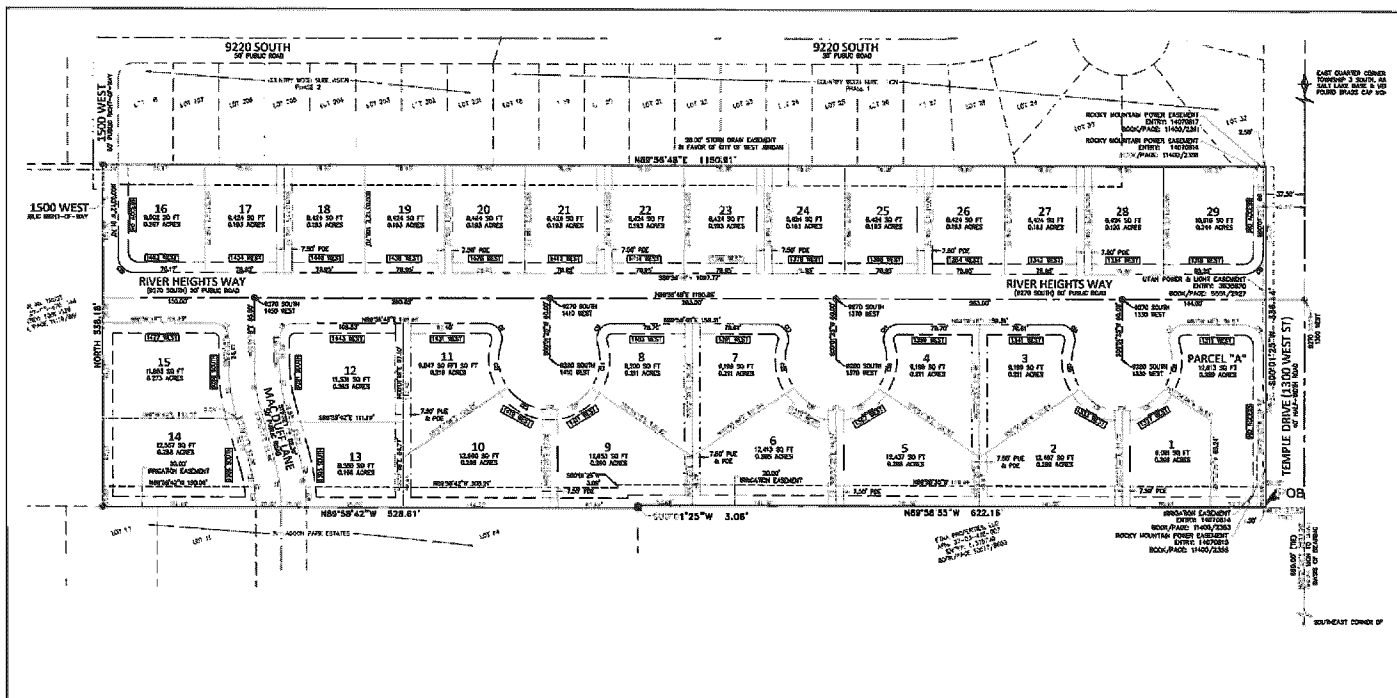
My Commission Expires: _____ (d/m/y)

Property Description

Quarter: SE Quarter: SE Section: 3 Township 3S, Range 1W, Salt Lake Base and Meridian

County: Salt Lake State: UT

Parcel Number: 27-03-476-053-0000



CC#: 11431 WO#: 7321416

Landowner Name: BACH LAND AND

DEVELOPMENT, LLC

Drawn by: P48218

EXHIBIT A

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.



NOT TO SCALE