

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



ENT 17638:2020 PG 1 of 4
JEFFERY SMITH
UTAH COUNTY RECORDER
2020 Feb 11 4:05 pm FEE 40.00 BY SW
RECORDED FOR SCOTT

BLANKET EASEMENT

For good and valuable consideration, Fieldstone Scenic Mountain 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 Utah 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: COM N 2158.57 FT & W 1139.56 FT FR S 1/4 COR. SEC. 16, T5S, R1W, SLB&M.; S 89 DEG 59' 40" E 20.44 FT; N 12 DEG 1' 44" W .18 FT; S 89 DEG 59' 40" E 286.27 FT; S 12 DEG 0' 0" E 371.08 FT; S 78 DEG 3' 0" W 300 FT; N 12 DEG 0' 0" W 434.44 FT TO BEG. AREA 2.773 AC.

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 5 day of ~~January~~ February, 2020.

[Signature]
FIELDSTONE SCENIC MOUNTAIN LLC, GRANTOR

Acknowledgment by a Corporation, LLC, or Partnership:

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

On this 5 day of February, 2020, before me, the undersigned Notary Public in and for said State, personally appeared Travis Stolk (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.

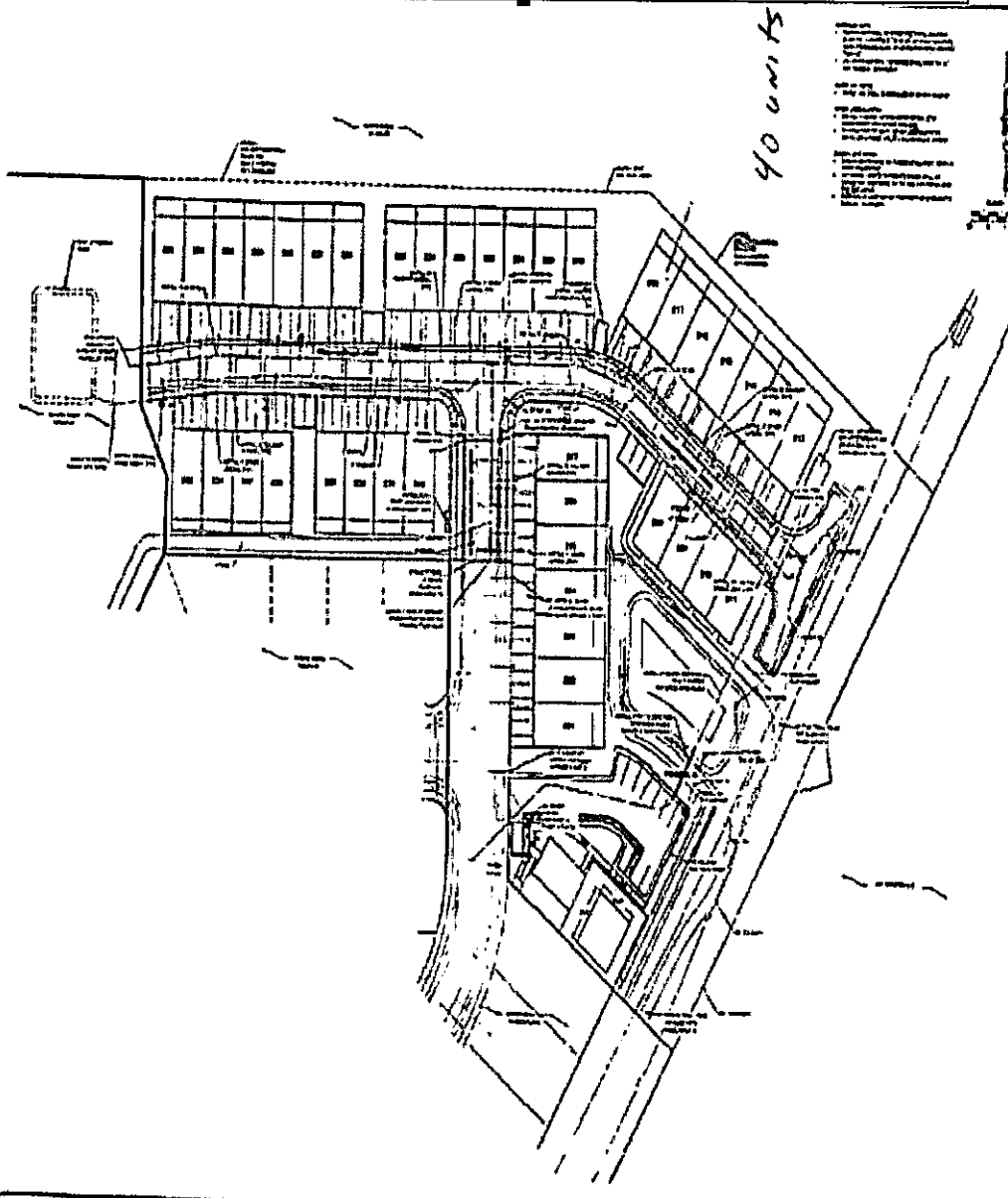
[Signature]
(notary signature)

NOTARY PUBLIC FOR Utah (state)
Residing at: Alpine, UT (city, state)
My Commission Expires: 10/24/22 (d/m/y)



Property Description

Quarter: _____ Quarter: _____ Section: 16 Township 5S (N or S),
Range 1W (E or W), _____ Salt Lake Base - 11 _____ Meridian
County: Utah State: Utah
Parcel Number: 58:033:0473



NOT TO SCALE
THIS DRAWING IS 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.

ET
EASEMENTS
IDENTIFIED
TABLES
SCENIC MOUNTAIN PHASE B PLAT 1
UTILITY PLAN
C-200

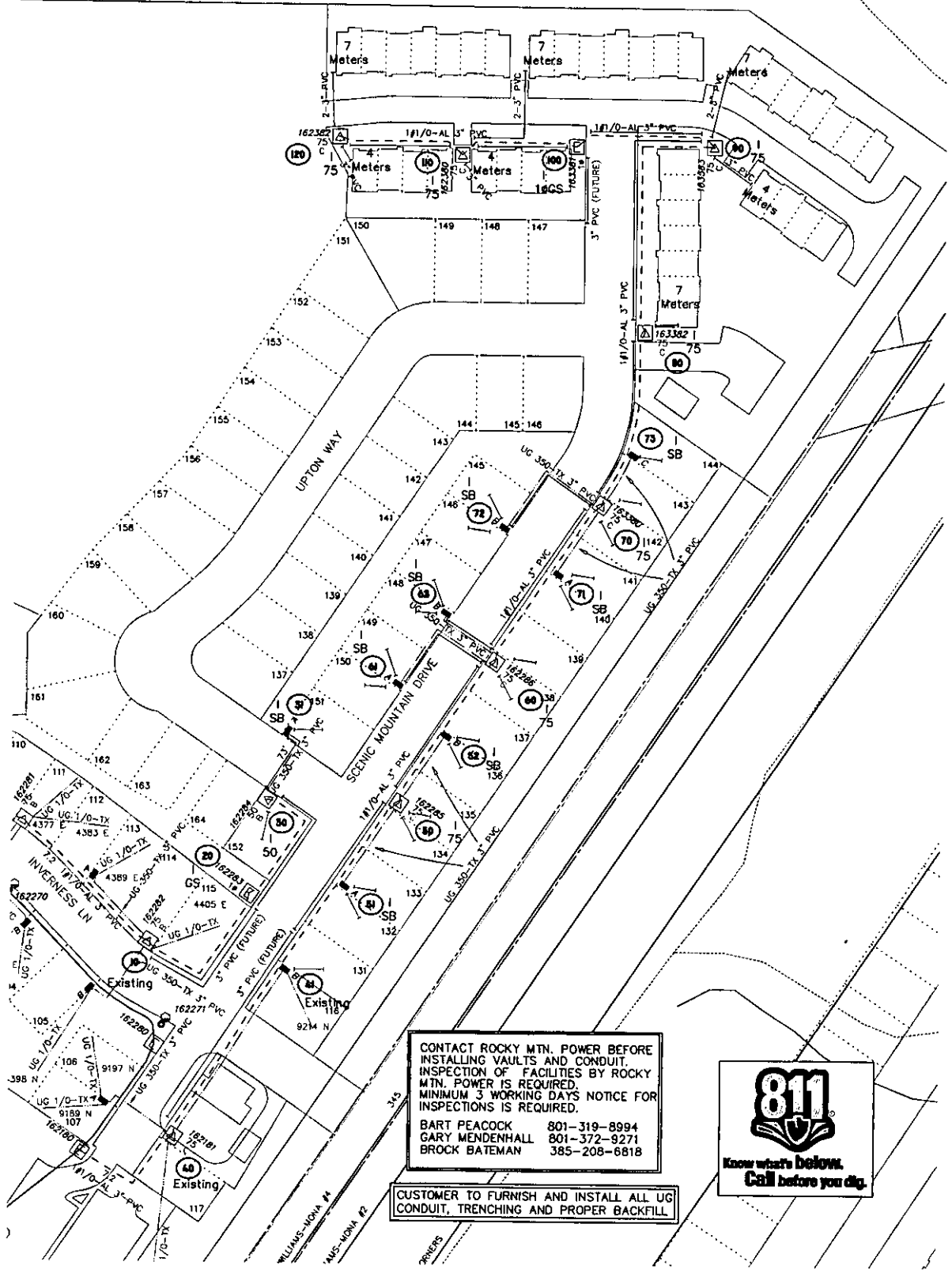
CC#: 11421 WO#: 6733203
Landowner Name: Fieldstone Scenic Mountain L
Drawn by: Jim Evans

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: Not to Scale



CONTACT ROCKY MTN. POWER BEFORE
 INSTALLING VAULTS AND CONDUIT.
 INSPECTION OF FACILITIES BY ROCKY
 MTN. POWER IS REQUIRED.
 MINIMUM 3 WORKING DAYS NOTICE FOR
 INSPECTIONS IS REQUIRED.

BART PEACOCK 801-319-8994
 GARY MENDENHALL 801-372-9271
 BROCK BATEMAN 385-208-6818

CUSTOMER TO FURNISH AND INSTALL ALL UG
 CONDUIT, TRENCHING AND PROPER BACKFILL



Foreman		Emp #	Job Start Date	
CC#	WO# / RED#	Map String	Job Complete Date	
11421	006733203	11305001.0		1 of 1
CUSTOMER : DEV PKD06 SCENIC MOUNTAIN A3/B1 62 UNITS ADDRESS : 9190 N SCENIC MOUNTAIN DR Eagle Mountain		Circuit	Post Jobs	EST ID#
		PKD06	RQI	15461
			Posted	Print Date
				09/23/19
				Scale
				1=100'