



W2769268

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

E# 2769268 PG 1 OF 7
LEANN H KILTS, WEBER COUNTY RECORDER
11-DEC-15 102 PM FEE \$22.00 DEF JKE
REC FOR: MIDLAND PARTNERS ONE LLC

BLANKET EASEMENT

For good and valuable consideration, Midland Partners One 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 Weber 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:

pd 08-028-0079/CM

UB

Legal Description: ~~08-028-0079~~ THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY WITHIN THENORTHWEST QUARTER OF SECTION 2, AND WITHIN THE TAYLOR WESTWEBER WATER SEWER IMPROVEMENT DISTRICT, SAID FOLLOWINGDESCRIBED PROPERTY ALSO ABUTS PARCEL 08-028-0080 ON THE EAST,AND FRONTS ALONG MIDLAND DRIVE AS APPEARING JANUARY 2015: PART OF THE WEST HALF OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST,SALT LAKE BASE & MERIDIAN, US SURVEY, DESCRIBED AS FOLLOWS:BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OFMIDLAND DRIVE, SAID POINT BEING NORTH 00D51'40" EAST 891.01FEET AND SOUTH 89D08'20" EAST 2417.79 FEET FROM THE WESTQUARTER CORNER OF SAID SECTION 2, THENCE SOUTH 44D09'52" EAST344.87 FEET, THENCE SOUTH 00D41'05" WEST 695.65 FEET TO THENORTHERLY RIGHT OF WAY LINE OF HINKLEY DRIVE (SR 79), THENCEALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3)COURSES: (1) SOUTH 34D21'17 WEST 6.08 FEET (2) SOUTH 77D38'44"WEST 206.47 FEET, AND (3) SOUTH 86D00'00" WEST 204.79 FEET,THENCE NORTH 04D00'00" WEST 82.80 FEET, THENCE SOUTH 86D40'43"WEST 19.63 FEET, THENCE NORTH 03D19'17" WEST 26.64 FEET,THENCE SOUTH 85D22'02" WEST 41.76 FEET, THENCE NORTH 00D31'13"WEST 118.73 FEET, THENCE NORTH 03D19'17" WEST 155.07 FEET.THENCE ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF130.55 FEET, A RADIUS OF 188.00 FEET, A CHORD BEARING OF NORTH23D12'55" WEST AND A CHORD LENGTH OF 127.94 FEET, THENCE SOUTH46D53'29" WEST 28.84 FEET, THENCE NORTH 45D04'30" WEST 152.26FEET TO THE EASTERLY RIGHT OF WAY LINE OF MIDLAND DRIVE

THENCENORTH 45D50'00" EAST ALONG SAID EASTERLY RIGHT OF WAY
LINE606.90 FEET TO THE POINT OF BEGINNING.

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.

****~~(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.

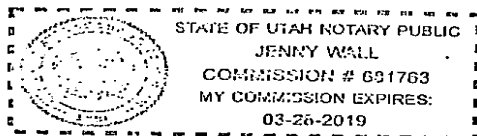
(notary signature)
NOTARY PUBLIC FOR _____ (state)
Residing at: _____ (city, state)
My Commission Expires: _____ (d/m/y)

Acknowledgment by a Corporation, LLC, or Partnership:

STATE OF UT)
) ss.
County of Davis)

On this 11 day of December, 2015, before me, the undersigned Notary Public in and for said State, personally appeared Tyrell J. Wall (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.



Jenny Wall
(notary signature)
NOTARY PUBLIC FOR Utah (state)
Residing at: Layton, UT (city, state)

My Commission Expires: 3/20/19 (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)

EXHIBIT A MIDLAND DRIVE

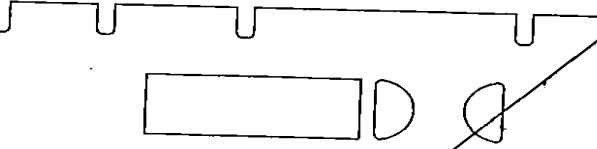
Parcel 8028-0078

BUILDING 3

BUILDING 2

BUILDING 5

BUILDING

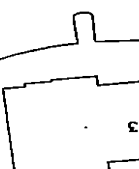


BUILDING 4

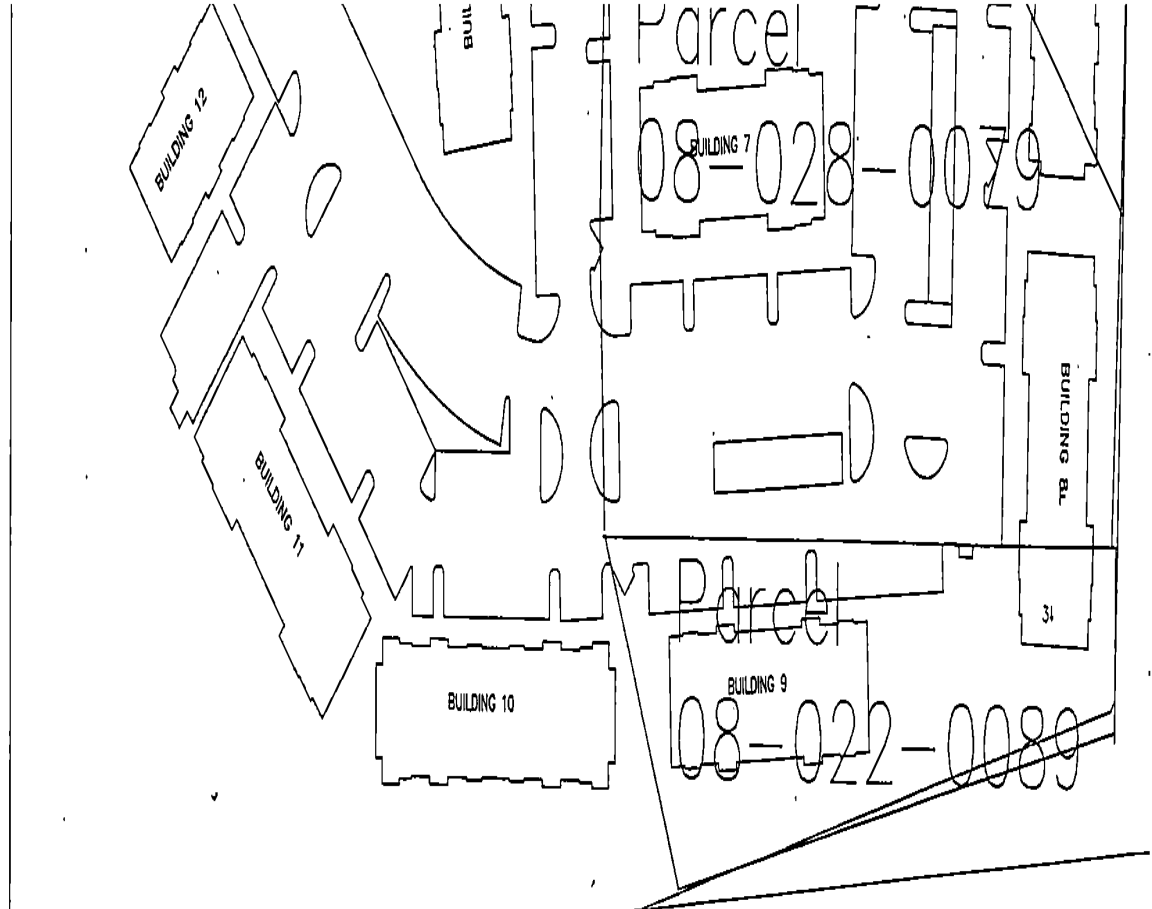
CLUBHOUSE

BUILDING 1

BUILDING 14



0249710 3




HINCKELY DR

HINCKELY DR

3 10 Δ
024400 Q

BANKED FC ?

Foreman		Emp #	Job Start Date		 <p>A BERKSHIRE HATHAWAY ENERGY COMPANY</p> <p>1 OF 1</p>
CC#	WO# / REQ#	Map String	Job Complete Date		
11461	OEXHIBITA	11205002.0			
CUSTOMER : Midland Partners One LLC ADDRESS : 3500 W Midland Drive West Haven, Ut			Circuit	Post Jobs <input type="checkbox"/>	EST ID#
			WOG12	RQII <input type="checkbox"/>	11015
				Posted <input type="checkbox"/>	Print Date
					12/10/15
					Scale
					1=100'

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