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

E 3037679 B 6824 P 995-998  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
08/09/2017 03:24 PM  
FEE \$16.00 Pgs: 4  
DEP RT REC'D FOR ROCKY MOUNTAIN POW  
ER

12-106-0054

**BLANKET EASEMENT**

For good and valuable consideration, Woodside Homes of Utah, LLC. A Utah limited liability company, ("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 Davis 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 SE1/4 of Section 22, Township 4 North, Range 2 West, Salt Lake Base & Meridian, located in Syracuse, Utah, more particularly described as follows:  
Beginning at the Southeast Corner of Section 22, T4N, R2W, S.L.B.& M. (Basis of Bearing: N0°11'36"E along the Section line between the Southwest Corner and the West 1/4 Corner of said Section 22); thence N89°59'08"W along the Section line 970.21 feet; thence N0°12'07"E 33.00 feet; thence N89°59'08"W parallel with, and 33' northerly of the Section line 80.48 feet to the southeast corner of STILL WATER LAKE ESTATES Subdivision Phase 5, according to the Official Plat thereof on file in the Office of the Davis County Recorder; thence N0°12'07"E along said plat and extension thereof 863.68 feet; thence along the extension of, and along that Real Property described in Deed Book 6216 Page 513 of the Official Records of Davis County the following 2 (two) courses and distances: S70°19'15"E 511.70 feet; thence along the arc of a 4,475.00 foot radius curve to the right 620.37 feet through a central angle of 7°56'34" (chord: S66°21'58"E 619.87 feet) to the east line of Section 22; thence S0°15'05"W along the Section line 475.96 feet to the point of beginning.

Contains: 16.85+/- 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 20 day of //month// July, 2017.



\_\_\_\_\_  
**WOODSIDE HOMES OF UTAH, LLC. A UTAH LIMITED LIABILITY  
COMPANY, GRANTOR**

\_\_\_\_\_  
**, GRANTOR**

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**Acknowledgment by a Corporation, LLC, or Partnership:**

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

On this 20<sup>th</sup> day of July, 20 17, before me, the undersigned Notary Public in and for said State, personally appeared Derek Terry (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.

Briary Yeates Capel  
(notary signature)

NOTARY PUBLIC FOR UTAH (state)

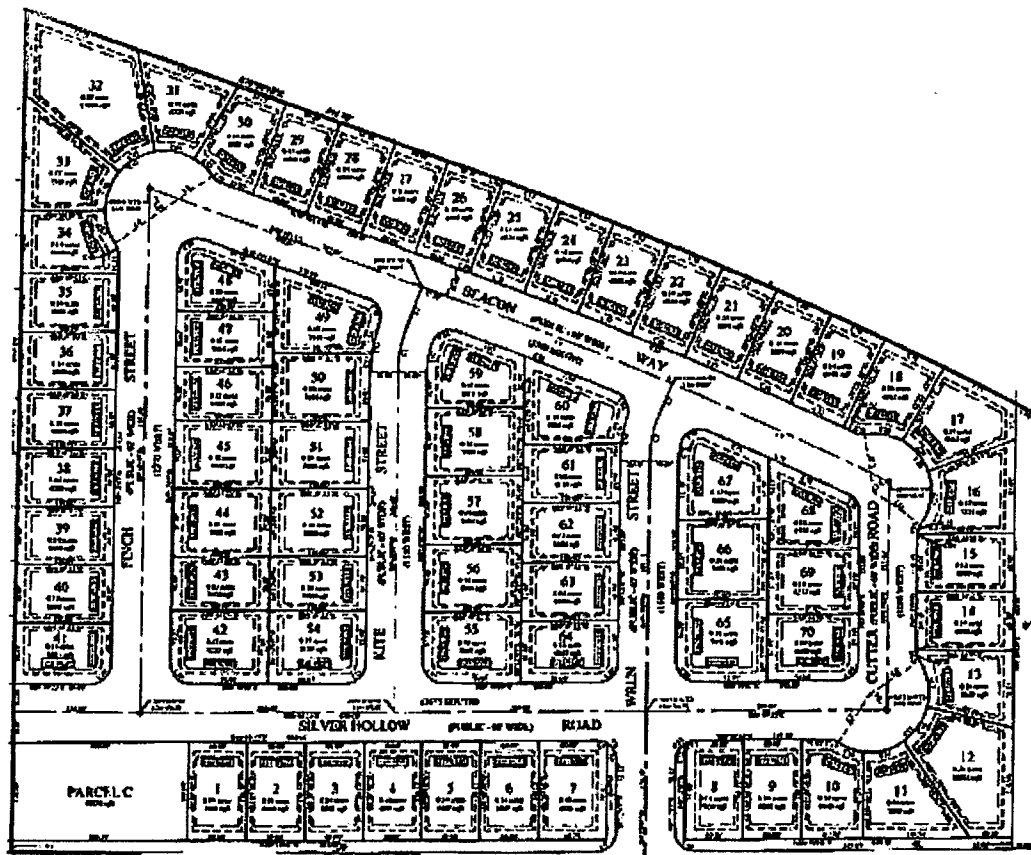
Residing at: Bountiful, UT (city, state)

My Commission Expires: 02/17/2020 (d/m/y)



### Property Description

Quarter: SE Quarter: 1/4 Section: 22 Township 4N Range 2W  
Salt Lake Base & Meridian  
County: Davis State: Utah  
Parcel Number: 121060054



CC#: 11456      WO#: 6349046  
Landowner Name: Woodside Homes of Utah, LLC  
Drawn by: Kristy Harris

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: \_\_\_\_\_