

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

ENT 576: 2025 PG 1 of 4
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Jan 03 03:08 PM FEE 40.00 BY CS
RECORDED FOR Cottonwood Title Insurance
ELECTRONICALLY RECORDED

12-004-0070

BLANKET EASEMENT

For good and valuable consideration, Ivory 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 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:

BOUNDARY DESCRIPTION

A part of the Southeast Quarter and Northeast Quarter of Section 1, Township 5 South, Range 1 East, Salt Lake Base & Meridian, located in Highland City, Utah County, Utah, being more particularly described as follows:

Beginning at a point located on the northerly subdivision line of Ridgeview Plat I, recorded as Entry #14647:2023 on March 9, 2023 on file with the Utah County Recorder's Office, said point also being located N0°06'11"W 2015.86 feet along the Section line and S89°53'49"W 1308.26 feet from the Southeast Corner of Section 1, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence along said subdivision West 209.92 feet to an easterly subdivision line of Ridgeview Plat K, recorded as Entry #2010:2024 on January 11, 2024 of official records; thence along said subdivision the following four (4) courses: (1) North 166.00 feet; thence (2) West 32.61 feet; thence (3) Westerly along the arc of a curve to the left having a radius of 1,100.00 feet a distance of 16.74 feet through a central angle of 00°52'18" Chord: S89°33'51"W 16.74 feet; thence (4) N00°00'01"E 624.96 feet; thence N89°54'26"W 58.96 feet; thence N00°05'34"E 110.00 feet; thence N89°54'26"W 18.98 feet; thence N00°05'34"W 144.00 feet; thence S89°54'26"E 400.00 feet to the a westerly subdivision line of Ridgeview Plat J, recorded as Entry # 2009:2024 on January 11, 2024 of official records; thence along said subdivision the following ten (10) courses: (1) S00°05'34"E 88.00 feet; thence (2) N89°54'26"W 35.05 feet; thence (3) S00°05'34"W 56.00 feet; thence (4) South 302.08 feet; thence (5) Southerly along the arc of a non-tangent curve to the left having a radius of 616.00 feet (radius bears: S79°09'21"E) a distance of 116.59 feet through a central angle of 10°50'39" Chord: S05°25'20"W 116.41 feet; thence (6) S00°00'01"W 318.03 feet; thence (7) S01°09'05"W 44.01 feet; thence (8) S08°01'32"W 53.29 feet; thence (9) S09°19'42"W 35.70 feet; thence (10) S04°37'56"W 32.47 feet to the point of beginning.

Contains: 7.00 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 3RD day of JANUARY, 2025.

[Signature]
IVORY DEVELOPMENT, LLC, GRANTOR

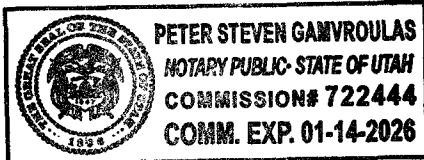
KEVIN ANGLESEY, Secretary
, GRANTOR

Acknowledgment by a Corporation, LLC, or Partnership:

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

On this 3RD day of JANUARY, 2025, before me, the undersigned Notary Public in and for said State, personally appeared KEVIN ANGLESEY (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: SALT LAKE COUNTY (city, state)

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

Exhibit A

