

Return to:  
Rocky Mountain Power  
Lisa Louder/Robin Anderson  
1407 West North Temple Ste. 110  
Salt Lake City, UT 84116  
*ORT-17233445R + 1722469SR*

ENT 88366:2017 PG 1 of 8  
**Jeffery Smith**  
**Utah County Recorder**  
2017 Sep 08 03:55 PM FEE 36.00 BY CS  
RECORDED FOR Old Republic Title (Draper)  
ELECTRONICALLY RECORDED

### BLANKET EASEMENT

For good and valuable consideration, Boardwalk Industries, LLC, a Utah limited liability company, Lakeview Fields Cottages, LLC, a Utah limited liability company, and Gold Stream Partners 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 Utah County, State of Utah, more particularly described as follows:

**See Exhibit "A" attached hereto and by reference incorporated herein**

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 7<sup>th</sup> day of September, 2017.

GRANTOR:

BOARDWALK INDUSTRIES, LLC

By: [Signature]  
Jeff Mansell, Manager

LAKEVIEW FIELDS COTTAGES, LLC

By its Manager, BOARDWALK INDUSTRIES, LLC  
By: [Signature]  
Jeff Mansell, Manager

GOLD STREAM PARTNERS LLC

by its Manager NORTH AMERICAN MANAGEMENT LLC

By: [Signature]  
James R. Petersen, Manager

Acknowledgment by a Corporation, LLC, or Partnership:

STATE OF Utah )  
County of Salt Lake ) ss.

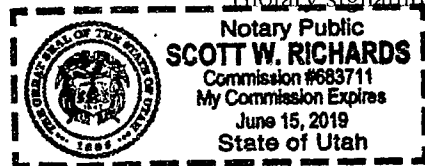
On this 7<sup>th</sup> day of September, 2017, the undersigned Notary Public in and for said State, before me personally appeared Jeff Mansell, who being by me duly sworn, did say that he, the said Jeff Mansell, is the Manager of Boardwalk Industries, LLC, a Utah limited liability company, and that the within and foregoing instrument was signed on behalf of said limited liability company by authority of its Operating Agreement and/or Articles of Organization, and said limited liability company 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)

Residing at: Sandy, Utah

My Commission Expires: June 15, 2019



STATE OF Utah )  
County of Salt Lake ) ss.

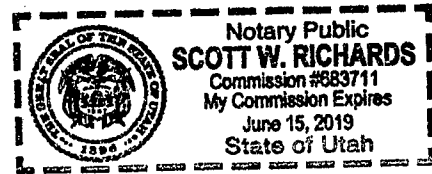
On this 7<sup>th</sup> day of September, 2017, the undersigned Notary Public in and for said State, before me personally appeared Jeff Mansell, who being by me duly sworn, did say that the said Boardwalk Industries, LLC, a Utah limited liability company, is the Manager of Lakeview Fields Cottages, LLC, a Utah limited liability company, and that he, the said Jeff Mansell, is the Manager of Boardwalk Industries, LLC, a Utah limited liability company, and that the within and foregoing instrument was signed on behalf of said limited liability companies by authority of their respective Operating Agreements and/or Articles of Organization, and said limited liability companies 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.

*Scott W. Richards*

(notary signature)

Residing at: Sandy, Utah  
My Commission Expires: June 15, 2019



STATE OF Utah )  
County of Salt Lake ) ss.

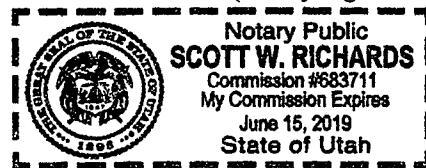
On this 8<sup>th</sup> day of September, 2017, the undersigned Notary Public in and for said State, before me personally appeared James R. Petersen, who being by me duly sworn, did say that the said North American Management LLC, a Utah limited liability company, is the Manager of Gold Stream Partners, LLC, a Utah limited liability company, and that he, the said James R. Petersen, is the Manager of North American Management LLC, a Utah limited liability company, and that the within and foregoing instrument was signed on behalf of said limited liability companies by authority of their respective Operating Agreements and/or Articles of Organization, and said limited liability companies 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.

*Scott W. Richards*

(notary signature)

Residing at: Sandy, Utah  
My Commission Expires: June 15, 2019



## EXHIBIT A

File No.: 1723344SR

## LEGAL DESCRIPTION

## Proposed Plat A

Beginning at a point located North 89°31'44" West along section line 2073.88 feet and North 111.80 feet from the Southeast corner of Section 28, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence North 01°17'00" West, a distance of 569.93 feet; thence North 42°56'36" East, a distance of 49.89 feet; thence North 77°07'36" East, a distance of 131.44 feet; thence along the arc of a 116.00 feet curve to the right through a central angle of 03°53'36" for 7.88 feet (chord bears South 56°11'39" East 7.88 feet); thence South 54°14'51" East, a distance of 48.91 feet; thence North 35°45'09" East, a distance of 68.00 feet; thence North 14°58'50" East, a distance of 69.54 feet; thence North 68°58'31" East, a distance of 114.57 feet; thence North 36°15'12" East, a distance of 111.68 feet; thence North, a distance of 241.25 feet; thence along a fence line North 88°41'15" East, a distance of 264.02 feet; thence along a fence line North 84°27'44" East, a distance of 39.63 feet; thence South 26°51'00" East, a distance of 344.56 feet; thence South 27°48'10" East, a distance of 1,032.46 feet; thence South 77°01'58" West, a distance of 15.06 feet; thence North 27°35'14" West, a distance of 989.41 feet; thence South 69°58'06" West, a distance of 98.86 feet; thence South 39°40'27" West, a distance of 30.36 feet; thence South 62°24'46" West, a distance of 7.00 feet; thence South 09°41'32" East, a distance of 36.41 feet; thence South 19°22'17" West, a distance of 24.59 feet; thence South 62°24'46" West, a distance of 142.39 feet; thence North 12°45'27" West, a distance of 38.14 feet; thence West, a distance of 85.87 feet; thence South 70°52'14" West, a distance of 7.00 feet; thence South 67°12'23" West, a distance of 28.07 feet; thence South 71°37'35" West, a distance of 7.00 feet; thence South 29°15'07" West, a distance of 20.88 feet; thence South 76°45'50" West, a distance of 63.24 feet; thence South 01°17'00" East, a distance of 344.16 feet; thence South 88°43'00" West, a distance of 98.17 feet; thence South 01°17'00" East, a distance of 66.47 feet; thence South 88°43'00" West, a distance of 42.00 feet; thence North 46°17'00" West, a distance of 14.14 feet; thence South 88°43'00" West, a distance of 93.05 feet; thence South 16°34'39" West, a distance of 52.14 feet; thence South 51°52'21" West, a distance of 172.54 feet; thence South 88°43'00" West, a distance of 57.36 feet to the point of beginning.

Being the legal description of the proposed PLAT "A", LAKEVIEW FIELDS, a Planned Residential Development.

## Proposed Plat B

Beginning at a point located North 89°31'44" West along section line 1204.51 feet and South 1.70 feet from the Southeast corner of Section 28, Township 6 South, Range 2 East, Salt Lake Base and Meridian;

Thence along a fence line called out in a boundary line agreement recorded as Entry 122779:2009 in the office of the Utah County Recorder the following three courses and distances: 1) North 89°58'43" West, a distance of 179.12 feet, 2) South 01°01'14" West, a distance of 27.45 feet and 3) South 89°08'51" West,

a distance of 686.26 feet; thence North 01°17'00" West, a distance of 158.28 feet; thence North 88°43'00" East, a distance of 57.36 feet; thence North 51°52'21" East, a distance of 172.54 feet; thence North 16°34'39" East, a distance of 52.14 feet; thence North 88°43'00" East, a distance of 93.05 feet; thence South 46°17'00" East, a distance of 14.14 feet; thence North 88°43'00" East, a distance of 42.00 feet; thence North 01°17'00" West, a distance of 66.47 feet; thence North 88°43'00" East, a distance of 98.17 feet; thence North 01°17'00" West, a distance of 344.16 feet; thence North 76°45'50" East, a distance of 63.24 feet; thence North 29°15'07" East, a distance of 20.88 feet; thence North 71°37'35" East, a distance of 7.00 feet; thence North 67°12'23" East, a distance of 28.07 feet; thence North 70°52'14" East, a distance of 7.00 feet; thence East, a distance of 85.87 feet; thence South 12°45'27" East, a distance of 38.14 feet; thence South 01°17'00" East, a distance of 504.81 feet; thence North 89°48'22" East, a distance of 153.18 feet; thence South 36°37'39" East, a distance of 63.35 feet; thence South 25°59'02" East, a distance of 45.13 feet; thence South 00°01'17" West, a distance of 99.72 feet to the point of beginning.

Being the legal description of the proposed PLAT "B", LAKEVIEW FIELDS, a Planned Residential Development.

#### Proposed Plat C

Beginning at a point located North 00°00'34" East 651.61 feet from the South Quarter Corner of Section 28, Township 6 South, Range 2 East, Salt Lake Base and Meridian;

thence North 00°00'34" East along a fence line, a distance of 529.19 feet; thence North 88°33'31" East, a distance of 330.50 feet; thence North 89°17'38" East, a distance of 232.96 feet; thence North 77°04'51" East, a distance of 8.66 feet; thence North 88°41'15" East, a distance of 105.88 feet; thence South 00°42'22" East, a distance of 97.78 feet; thence North 89°17'38" East, a distance of 12.15 feet; thence South 00°42'22" East, a distance of 78.13 feet; thence North 88°42'07" East, a distance of 70.75 feet; thence South 01°17'53" East, a distance of 209.81 feet; thence South 54°14'51" East, a distance of 81.71 feet; thence South 35°45'09" West, a distance of 68.00 feet; thence North 54°14'51" West, a distance of 48.91 feet; thence along the arc of a 116.00 foot curve to the left through a central angle of 03°53'36" for 7.88 feet (chord bears North 56°11'39" West 7.88 feet); thence South 77°07'36" West, a distance of 131.44 feet; thence South 42°56'36" West, a distance of 49.89 feet; thence South 87°33'00" West along a fence line called out in a boundary line agreement recorded as Entry 122779:2009 in the office of the Utah County Recorder a distance of 586.27 feet to the point of beginning.

Being the legal description of the proposed PLAT "C", LAKEVIEW FIELDS, a Planned Residential Development.

#### Proposed Plat E

Beginning at a point located North 89°31'44" West along section line 1173.08 feet and North 320.33 feet from the Southeast corner of Section 28, Township 6 South, Range 2 East, Salt Lake Base and Meridian;

thence North 45°11'38" West, a distance of 14.14 feet; thence North 00°11'38" West, a distance of 319.51 feet; thence along the arc of a 171.00 foot curve to the left through a central angle of 16°36'36" for 49.57 feet (chord bears North 08°29'56" West 49.40 feet); thence North 76°06'34" East, a distance of

96.77 feet; thence South 27°35'14" East, a distance of 393.08 feet; thence South 22°33'10" West, a distance of 14.33 feet; thence South 62°24'46" West, a distance of 50.67 feet; thence along the arc of a 185.33 foot curve to the right through a central angle of 23°34'47" for 76.27 feet (chord bears South 77°46'53" West 75.73 feet); thence South 89°48'22" West, a distance of 133.13 feet to the point of beginning.

**ALSO 1030 WEST ROADWAY:**

Beginning at a point located North 89°31'44" West along section line 1225.12 feet and North 329.73 feet from the Southeast corner of Section 28, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence North 00°11'38" West, a distance of 319.51 feet; thence along the arc of a 129.00 foot curve to the left through a central angle of 27°23'36" for 61.68 feet (chord bears North 13°53'26" West 61.09 feet); thence North 27°35'14" West, a distance of 124.01 feet; thence North 62°24'46" East, a distance of 7.00 feet; thence North 39°40'27" East, a distance of 30.36 feet; thence North 69°58'06" East, a distance of 7.06 feet; thence South 27°35'14" East, a distance of 134.81 feet; thence along the arc of a 171.00 foot curve to the right through a central angle of 27°23'36" for 81.76 feet (chord bears South 13°53'26" East 80.98 feet); thence South 00°11'38" East, a distance of 319.51 feet; thence South 89°48'22" West, a distance of 42.00 feet to the point of beginning.

Being the legal description of the proposed PLAT "E", LAKEVIEW FIELDS, a Planned Residential Development.

**Proposed Plat F**

Beginning at a point located North 89°31'44" West along section line 970.99 feet and North 0.13 feet from the Southeast corner of Section 28, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence North 89°58'43" West, a distance of 233.51 feet; thence North 00°01'17" East, a distance of 99.72 feet; thence North 25°59'02" West, a distance of 45.13 feet; thence North 36°37'39" West, a distance of 63.35 feet; thence North 64°43'27" East, a distance of 41.28 feet; thence North 00°11'38" West, a distance of 122.85 feet; thence North 89°48'22" East, a distance of 42.00 feet; thence South 45°11'38" East, a distance of 14.14 feet; thence North 89°48'22" East, a distance of 133.13 feet; thence along the arc of a 185.33 foot curve to the left through a central angle of 23°34'47" for 76.27 feet (chord bears North 77°46'53" East 75.73 feet); thence North 62°24'46" East, a distance of 50.67 feet; thence North 22°33'10" East, a distance of 14.33 feet; thence South 27°35'14" East, a distance of 72.24 feet; thence North 78°07'03" West, a distance of 14.25 feet; thence South 62°24'46" West, a distance of 51.83 feet; thence South 81°10'04" West, a distance of 45.24 feet; thence along the arc of a 221.00 foot curve to the right through a central angle of 08°38'18" for 33.32 feet (chord bears South 85°29'13" West 33.29 feet); thence South 37°43'33" East, a distance of 78.61 feet; thence South 00°11'38" East, a distance of 218.21 feet to the point of beginning.

Being the legal description of the proposed PLAT "F", LAKEVIEW FIELDS, a Planned Residential Development.

**Proposed Plat G**

Beginning at a point located North 89°31'44" West along section line 971.05 feet and North 17.11 feet

from the Southeast corner of Section 28, Township 6 South, Range 2 East, Salt Lake Base and Meridian;

Thence, N 00° 11' 38" W for a distance of 201.23 feet to a point on a line.

Thence, N 37° 43' 33" W for a distance of 78.61 feet to the beginning of a non-tangential curve,

Said curve turning to the left through an angle of 08° 38' 18", having a radius of 221.00 feet and a length of 33.32 feet, and whose long chord bears N 85° 29' 13" E for a distance of 33.29 feet.

Thence, N 81° 10' 04" E for a distance of 45.24 feet to a point on a line.

Thence, N 62° 24' 46" E for a distance of 51.83 feet to a point on a line.

Thence, S 78° 07' 03" E for a distance of 14.25 feet to a point on a line.

Thence, S 27° 35' 14" E for a distance of 338.13 feet to a point on a line.

Thence, S 89° 44' 42" W for a distance of 80.83 feet to the beginning of a curve,

Said curve turning to the right through 04° 41' 28", having a radius of 2014.00 feet and a length of 164.90 feet, and whose long chord bears N 87° 54' 34" W for a distance of 164.85 feet to the point of beginning.

Being the legal description of the proposed PLAT "G", LAKEVIEW FIELDS, a Planned Residential Development.

(The following is for informational purposes only: Tax ID No. 19:036:0091, 0092 & 0093)

**EXHIBIT A**

**LEGAL DESCRIPTION**

**West Plat D**

Beginning at a point located North 89°31'44" West along section line 1225.12 feet and North 329.73 feet from the Southeast corner of Section 28, Township 6 South, Range 2 East, Salt Lake Base and Meridian;

thence South 00°11'38" East, a distance of 122.85 feet; thence South 64°43'27" West, a distance of 41.28 feet; thence South 89°48'22" West, a distance of 153.18 feet; thence North 01°17'00" West, a distance of 504.81 feet; thence North 62°24'46" East, a distance of 142.39 feet; thence North 19°22'17" East, a distance of 24.59 feet; thence North 09°41'32" West, a distance of 36.41 feet; thence South 27°35'14" East, a distance of 124.01 feet; thence along the arc of a 129.00 feet curve to the right through a central angle of 27°23'36" for 61.68 feet (chord bears South 13°53'26" East 61.09 feet); thence South 00°11'38" East, a distance of 319.51 feet to the POINT OF BEGINNING.

**East Plat D**

Beginning at a point located North 89°31'44" West along section line 1191.50 feet and North 698.51 feet from the Southeast corner of Section 28, Township 6 South, Range 2 East, Salt Lake Base and Meridian;

Thence at the beginning of a curve to the left, of which the radius point lies South 73°11'46" West, a radial distance of 171.00 feet; thence Northerly along the arc, through a central angle of 10°46'59", a distance of 32.18 feet (chord bears North 22°11'44" West 32.14 feet) ; thence North 27°35'14" West, a distance of 134.81 feet; thence North 69°58'06" East, a distance of 91.80 feet; thence South 27°35'14" East, a distance of 177.65 feet; thence South 76°06'34" West, a distance of 96.77 feet to the POINT OF BEGINNING.

Being the proposed plat of PLAT "D", LAKEVIEW FIELDS, a Planned Residential Development.

(The following is for informational purposes only: Tax ID No. 19:036:0030; 19:036:0034 & 19:036:0073)