



ENT 12889:2017 PG 1 of 5
JEFFERY SMITH
UTAH COUNTY RECORDER
2017 Feb 07 11:33 am FEE 18.00 BY SS
RECORDED FOR D R HORTON

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

BLANKET EASEMENT LEGACY FARMS PLAT 3 B

For good and valuable consideration, D R Horton, Inc, a Delaware Corporation, (“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:; 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:

A parcel of land lying and situate in the Southeast Quarter of Section 26, Township 5 South, Range 1 West, Salt Lake Base and Meridian, said parcel being more particularly described as follows: Beginning at a point which is South 00°33'28" West 820.12 feet, along the Section Line, and West 417.37 feet from the East Quarter Corner of said Section 26, and running thence South 11°18'32" East 40.79 feet; thence South 00°00'08" West 28.20 feet to a point on a 291.00 foot radius curve to the left; thence Southerly 12.16 feet along said curve, through a central angle of 02°23'42", (chord bears South 01°11'59" West 12.16 feet); thence South 02°23'50" West 42.68 feet to a point on a 209.00 foot radius curve to the right; thence Southerly 8.74 feet along said curve, through a central angle of 02°23'42", (chord bears South 01°11'59" West 8.74 feet); thence South 00°00'08" West 143.42 feet; thence South 45°58'04" East 7.07 feet; thence North 89°58'04" East 4.00 feet; thence South 00°00'08" West 54.00 feet; thence South 89°58'04" West 4.00 feet; thence South 44°59'06" West 7.07 feet; thence South 00°00'08" West 491.00 feet; thence North 89°59'52" West 74.00 feet; thence South 00°00'08" West 5.00 feet; thence South 44°58'33" West 7.07 feet; thence South 89°56'57" West 651.00 feet to the east boundary line of Legacy Farms Plat 2A; thence along said east boundary line the following three (3) courses: (1) South 89°56'57" West 5.00 feet, (2) North 45°01'27" West 7.07 feet, (3) North 00°00'08" East 191.25 feet to the east boundary line of Legacy Farms Plat 2B; thence along said east boundary line of Legacy Farms Plat 2B the following ten (10) courses: (1) North 00°00'08" East 458.75 feet, (2) North 44°58'33" East 7.07 feet, (3) North 89°56'57" East 10.00 feet, (4) North 00°00'08" East 36.00 feet, (5) South 89°56'57" West 8.02 feet, (6) North 21°22'15" West 10.92 feet, (7) North 00°00'08" East 67.60 feet, (8) North 26°33'14" East 11.18 feet, (9) North 89°56'07" East 7.00 feet, (10) North 00°00'08" East 36.00 feet; thence North 89°56'07" East 648.22 feet; thence North 44°58'09" East 7.08 feet, thence North 00°00'08" East 15.22 feet, thence South 89°59'49" East 66.00 feet to the Point of Beginning.

Containing 606,571 square feet / 13.92 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 reasonable 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 limited right of access to the right of way from adjacent lands of Grantor as reasonably necessary 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 at Grantee's expense 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 1 day of February, 2017.



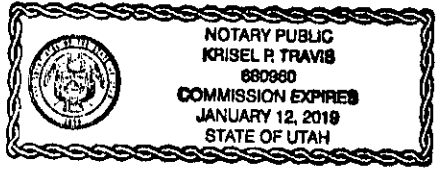
 D R Horton, Inc. GRANTOR

STATE OF UTAH)
COUNTY OF Salt Lake : ss.

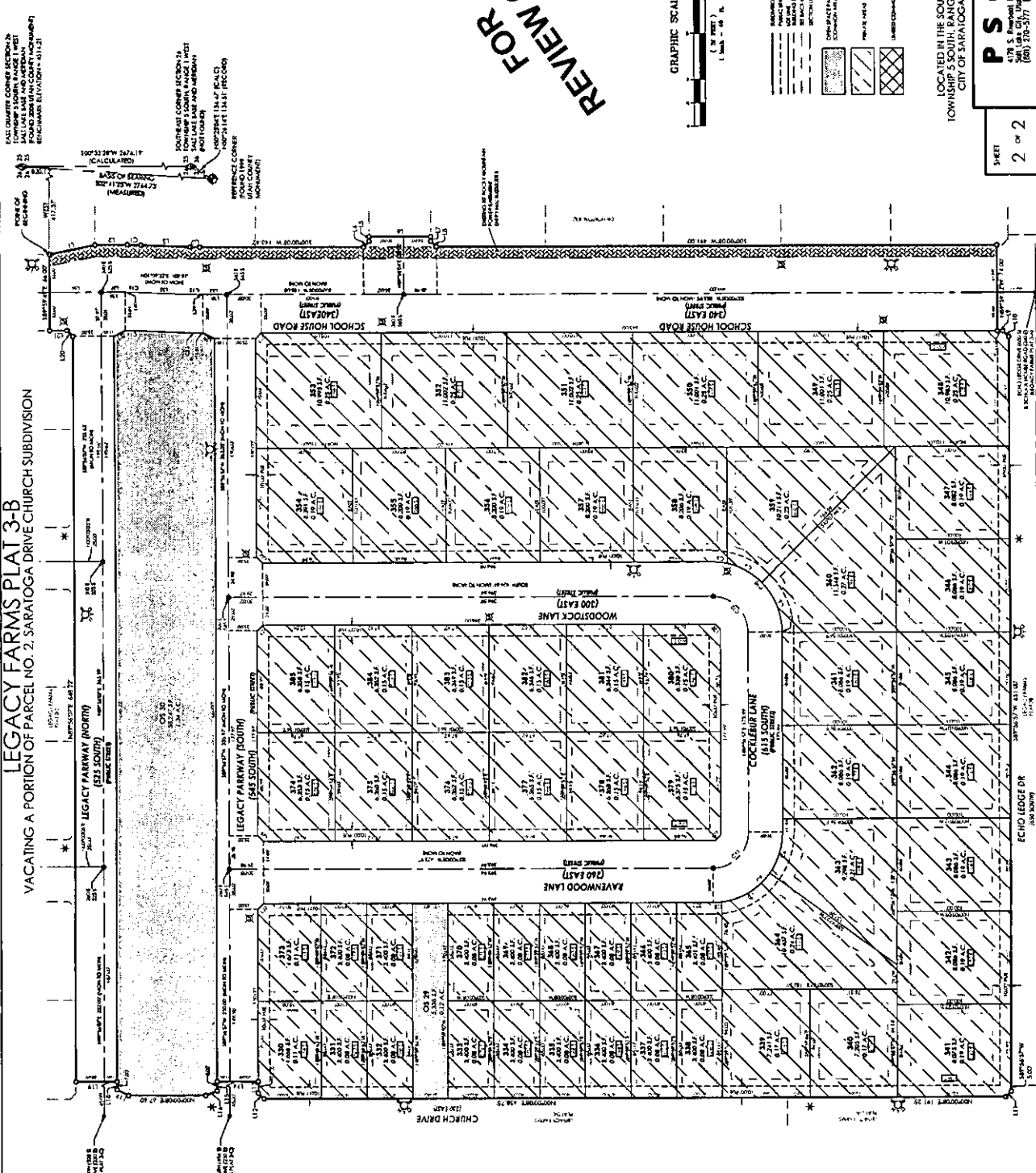
The foregoing instrument was acknowledged before me this 1 day of February 2017, by Boyd A. Martin, in his/her capacity as Vice President of D.R. Horton, Inc.

SEAL:

Krisel R. Travis
Notary Public



LEGACY FARMS PLAT 3-B VACATING A PORTION OF PARCEL NO. 2, SARATOGA DRIVE CHURCH SUBDIVISION

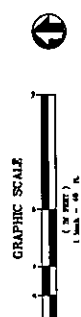


EAST QUARTER CORNER SECTION 26
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE AND MERIDIAN
COUNTY, UTAH
ENCLOSED SURVEY - 01-1-21

SOUTHWEST CORNER SECTION 26
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE AND MERIDIAN
COUNTY, UTAH
ENCLOSED SURVEY - 01-1-21

PARCEL NO.	ACRES	OWNER
320	0.07	LEGACY FARMS
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400	0.07	LEGACY FARMS

REVIEW ONLY



LEGEND

- ROADWAY RIGHT-OF-WAY
- ROADWAY CENTERLINE
- UTILITY RIGHT-OF-WAY
- UTILITY CENTERLINE
- ADJACENT PROPERTY
- ADJACENT LOT
- ADJACENT SECTION
- ADJACENT BLOCK
- ADJACENT QUARTER
- ADJACENT TOWNSHIP
- ADJACENT RANGE
- ADJACENT MERIDIAN
- ADJACENT COUNTY
- ADJACENT STATE
- ADJACENT COUNTRY
- ADJACENT OCEAN
- ADJACENT MOUNTAIN
- ADJACENT PLAIN
- ADJACENT DESERT
- ADJACENT TROPIC
- ADJACENT ARCTIC
- ADJACENT ANTARCTIC

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

PSOMAS
301 S. 400 E. STE. 200
SARATOGA SPRINGS, UTAH 84133
(801) 376-5377 (fax) 376-5788 (fax)

SHEET
2 OF 2