

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

BLANKET EASEMENT Cold Spring Ranch Backbone 3600 West (Old Ranch Road)

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 portion of Section 11, Township 5 South, Range 1 West, Salt Lake Base & Meridian, located in Lehi, Utah and being more particularly described as follows:

Beginning at a point located S89°51'47"W along the section line 276.19 feet and North 1573.13 feet from the Southeast Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base & Meridian. thence N89°41'41"W 29.81 feet; thence along the arc of a 45.00 foot radius non-tangent curve (radius bears: N89°41'41"W) to the left 70.93 feet through a central angle of 90°18'19" (chord: N44°50'51"W 63.81 feet); thence West 903.83 feet; thence along the arc of a 26.00 foot radius curve to the left 40.86 feet through a central angle of 90°02'00" (chord: S44°59'00"W 36.78 feet); thence N89°58'19"W 62.00 feet; thence along the arc of a 26.00 foot radius non-tangent curve (radius bears: S89°58'00"W) to the left 40.83 feet through a central angle of 89°58'00" (chord: N45°01'00"W 36.76 feet); thence West 174.65 feet; thence along the arc of a 3500.00 foot radius curve to the left 433.90 feet through a central angle of 7°06'11" (chord: S86°26'55"W 433.62 feet); thence along the arc of a 26.00 foot radius curve to the left 43.01 feet through a central angle of 94°46'41" (chord: S35°30'29"W 38.27 feet); thence S85°08'49"W 62.47 feet; thence along the arc of a 26.00 foot radius non-tangent curve (radius bears: S78°07'08"W) to the left 39.53 feet through a central angle of 87°06'23" (chord: N55°26'03"W 35.83 feet); thence along the arc of a 3500.00 foot radius curve to the left 279.27 feet through a central angle of 4°34'18" (chord: S78°43'36"W 279.19 feet); thence S76°26'27"W 669.89 feet; thence along the arc of a 19.00 foot radius curve to the left 6.02 feet through a central angle of 18°09'28" (chord: S67°21'43"W 6.00 feet) to the East line of Redwood Road; thence N10°19'26"W along said line 93.09 feet; thence N76°26'27"E 90.62 feet; thence N80°05'27"E 251.32 feet; thence N76°26'27"E 329.12 feet; thence along the arc of a 3576.00 foot radius curve to the right 255.85 feet through a central angle of 4°05'58" (chord: N78°29'26"E 255.80 feet); thence S9°27'35"E 15.00 feet; thence along the arc of a 3561.00 foot radius non-tangent curve (radius bears: S9°27'35"E) to the right 587.94 feet through a central angle of 9°27'35" (chord: N85°16'12"E 587.27 feet); thence East 174.59 feet; thence along the arc of a 26.00 foot radius curve to the left 40.86 feet through a central angle of 90°02'00" (chord: N44°59'00"E 36.78 feet); thence S89°58'19"E 62.00 feet; thence along the arc of a 26.00 foot radius non-tangent curve (radius bears: N89°58'00"E) to the left 40.83 feet through a central angle of 89°58'00" (chord: S45°01'00"E 36.76 feet); thence East 904.70 feet; thence along the arc of a 45.00 foot radius curve to the left 70.45 feet through a central angle of 89°41'41" (chord: N45°09'09"E 63.47 feet); thence S89°41'41"E 29.81 feet; thence S0°18'19"W 151.00 feet to the point of beginning.

Contains: ±4.50 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 31 day of August, 2018.

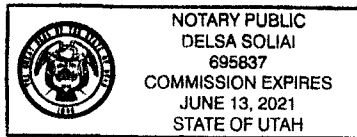


D R Horton, Inc. GRANTOR

STATE OF UTAH)
 : ss.
COUNTY OF Utah)

The foregoing instrument was acknowledged before me this 31 day of August, 2018, by Jonathan S. Thornley, in his/her capacity as Grantor/Trustee CFO of D.R. Horton, Inc.

SEAL:





Notary Public

SURVEYOR'S CERTIFICATE

I, DANA K. WELLS, SURVEYOR, LICENSE NO. 26273, DO HEREBY CERTIFY THAT I AM THE REGISTERED SURVEYOR OF RECORD FOR THE SUBDIVISION DESCRIBED IN THE FOREGOING. I HAVE PERSONALLY CONDUCTED THE SURVEY AND THE RECORDING OF THIS INSTRUMENT IS IN ACCORDANCE WITH THE CONSTITUTION AND LAWS OF THE STATE OF UTAH. I HAVE PERSONALLY CONDUCTED THE SURVEY AND THE RECORDING OF THIS INSTRUMENT IS IN ACCORDANCE WITH THE CONSTITUTION AND LAWS OF THE STATE OF UTAH. I HAVE PERSONALLY CONDUCTED THE SURVEY AND THE RECORDING OF THIS INSTRUMENT IS IN ACCORDANCE WITH THE CONSTITUTION AND LAWS OF THE STATE OF UTAH.

BOUNDARY DESCRIPTION

A PORTION OF SECTIONS 11 & 12, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASIN, MERIDIAN, LOCATED IN LEHI, UTAH, ACCORDANCE WITH TITLE 36, CHAPTER 2, OF UTAH STATE CODE. I, DANA K. WELLS, SURVEYOR, LICENSE NO. 26273, DO HEREBY CERTIFY THAT I AM THE REGISTERED SURVEYOR OF RECORD FOR THE SUBDIVISION DESCRIBED IN THE FOREGOING. I HAVE PERSONALLY CONDUCTED THE SURVEY AND THE RECORDING OF THIS INSTRUMENT IS IN ACCORDANCE WITH THE CONSTITUTION AND LAWS OF THE STATE OF UTAH.

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE FOREGOING PROPERTY HAVE VOLUNTARILY DEDICATED TO THE PUBLIC THE PORTION OF THE FOREGOING PROPERTY DESCRIBED IN THE FOREGOING FOR THE PURPOSES OF THE PUBLIC.

ACCEPTANCE BY LEGISLATIVE BODY

THE COUNTY OF UTAH, APPROVES THE SUBDIVISION AND ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND RIGHTS OF WAY SHOWN ON THIS INSTRUMENT FOR THE PERPETUAL USE OF THE PUBLIC.

PLANNING COMMISSION APPROVAL

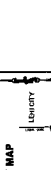
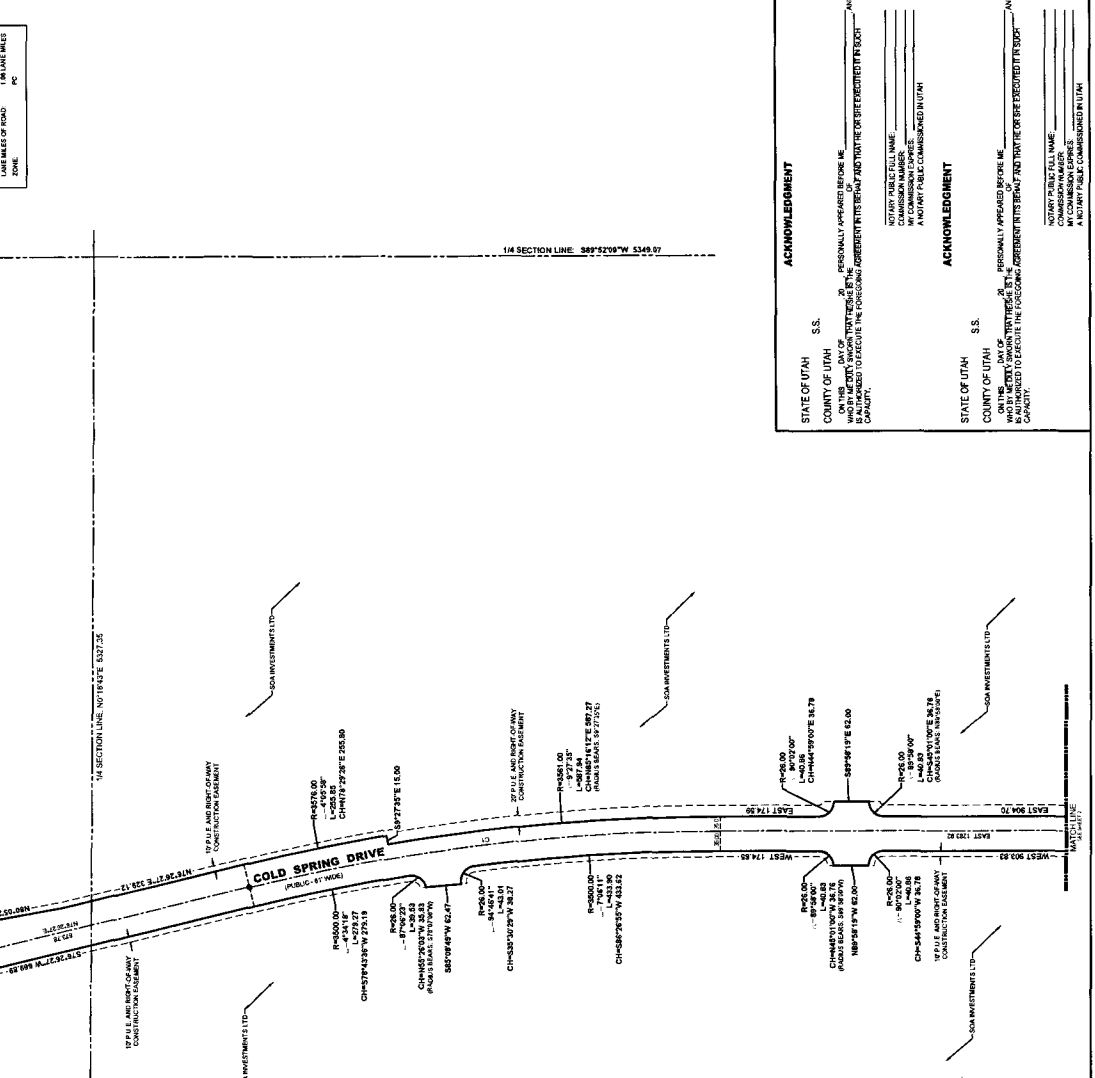
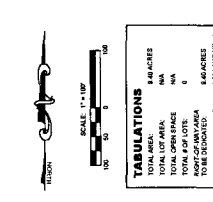
APPROVED THIS _____ DAY OF _____, 2018, BY THE PLANNING COMMISSION.

COLD SPRING RANCH
ROADWAY DEDICATION

A PORTION OF THE NORTHEAST QUARTER, SOUTHWEST QUARTER & SOUTHWEST QUARTER OF SECTION 11, AND THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASIN, MERIDIAN (SHEET 1 OF 2)

DATE: _____ COUNTY: UTAH
PROJECT NO: _____ SCALE: 1" = 100'

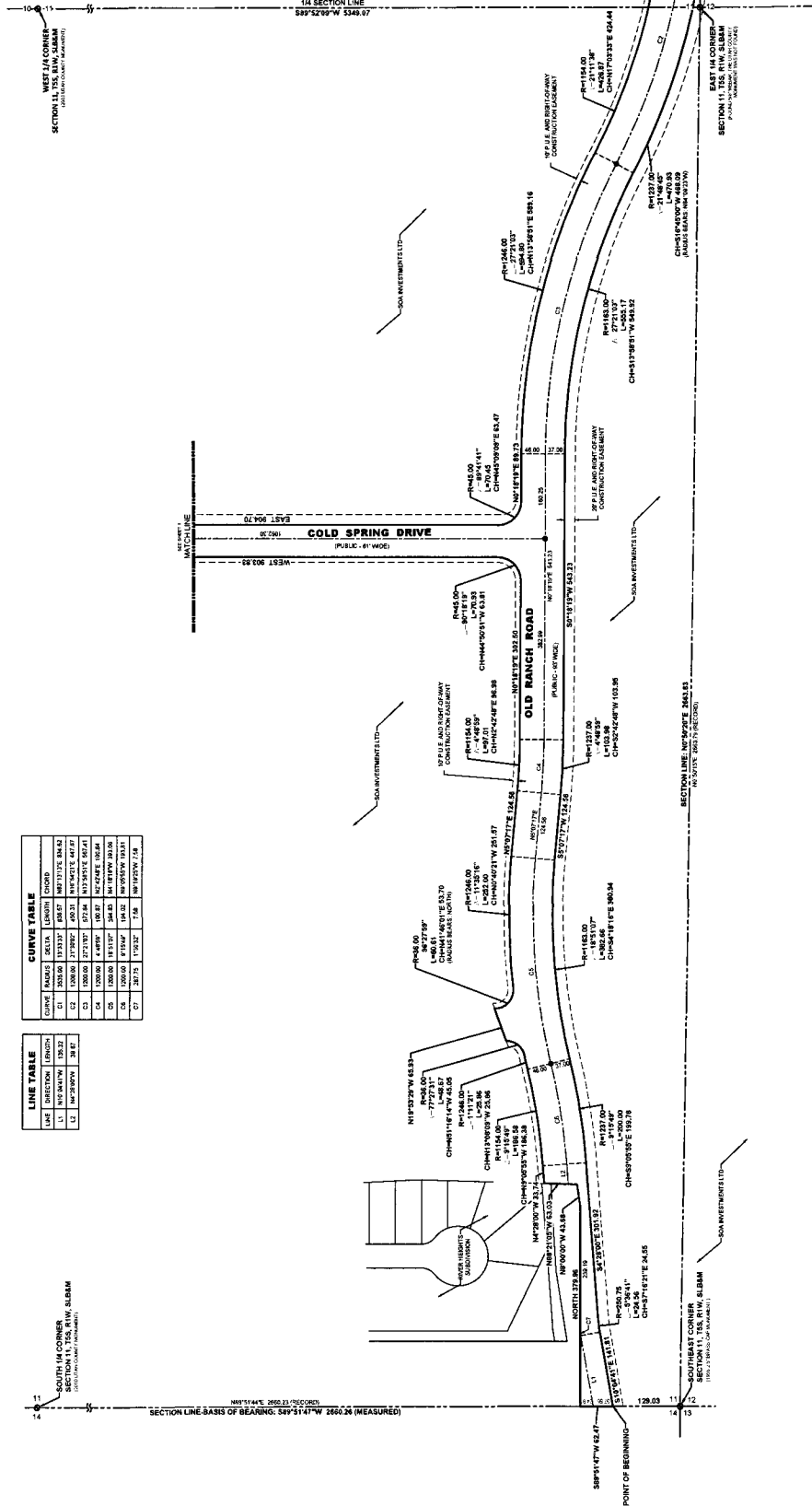
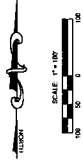
DRAWN BY: _____ CHECKED BY: _____
DESIGNED BY: _____ DATE: _____
DATE: _____



ENT 88485: 2018 PG 3 of 4

- NOTES**
1. EVIDENCE OF THE BOUNDARIES OF THE FOREGOING PROPERTY SHALL BE AS SHOWN ON THIS INSTRUMENT, THE REQUIRED QUANTITY FOR THESE PURPOSES AS SHOWN ON THE INSTRUMENT, THE REQUIRED QUANTITY FOR THESE PURPOSES AS SHOWN ON THE INSTRUMENT, THE REQUIRED QUANTITY FOR THESE PURPOSES AS SHOWN ON THE INSTRUMENT.
 2. THE EVIDENCE OF THE BOUNDARIES OF THE FOREGOING PROPERTY SHALL BE AS SHOWN ON THIS INSTRUMENT, THE REQUIRED QUANTITY FOR THESE PURPOSES AS SHOWN ON THE INSTRUMENT, THE REQUIRED QUANTITY FOR THESE PURPOSES AS SHOWN ON THE INSTRUMENT.
 3. THE EVIDENCE OF THE BOUNDARIES OF THE FOREGOING PROPERTY SHALL BE AS SHOWN ON THIS INSTRUMENT, THE REQUIRED QUANTITY FOR THESE PURPOSES AS SHOWN ON THE INSTRUMENT, THE REQUIRED QUANTITY FOR THESE PURPOSES AS SHOWN ON THE INSTRUMENT.
 4. THE EVIDENCE OF THE BOUNDARIES OF THE FOREGOING PROPERTY SHALL BE AS SHOWN ON THIS INSTRUMENT, THE REQUIRED QUANTITY FOR THESE PURPOSES AS SHOWN ON THE INSTRUMENT, THE REQUIRED QUANTITY FOR THESE PURPOSES AS SHOWN ON THE INSTRUMENT.





CURVE TABLE

CURVE	BEARING	LENGTH	CHORD
C1	N 89° 52' 55.685" W	5325.685'	5325.685'
C2	S 89° 52' 55.685" W	5325.685'	5325.685'
C3	N 89° 52' 55.685" W	5325.685'	5325.685'
C4	S 89° 52' 55.685" W	5325.685'	5325.685'
C5	N 89° 52' 55.685" W	5325.685'	5325.685'
C6	S 89° 52' 55.685" W	5325.685'	5325.685'
C7	N 89° 52' 55.685" W	5325.685'	5325.685'

LINE TABLE

LINE	BEARING	LENGTH
L1	N 89° 52' 55.685" W	5325.685'
L2	S 89° 52' 55.685" W	5325.685'
L3	N 89° 52' 55.685" W	5325.685'

SOUTH 1/4 CORNER
SECTION 11, T5S, R1W, S18M
(SECTION 11, T5S, R1W, S18M)

SECTION LINE BASIS OF BEARING: S89°51'41" W 2666.34 (MEASURED)

COLD SPRING RANCH

ROADWAY DEDICATION
A PORTION OF THE NORTHEAST QUARTER, SOUTHEAST QUARTER & SOUTHWEST QUARTER
OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
(SHEET 2 OF 2)
LEHI
UTAH COUNTY, UTAH
SCALE: 1" = 80'

