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RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
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Return to:
Rocky Mountain Power
Lisa Louder/ Cheryl Beauchaine (Garden Park Lakeside, Phase 2)
1407 West North Temple Ste. 110
Salt Lake City, UT 84116

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 Salt Lake 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: **SEE EXHIBIT A DESCRIPTION**

Beginning at a point that lies South 00°00'12" West 13.048 feet along the section line and South 89°59'48" East 4971.975 feet from the Northwest corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along the East line of Garden Park Lakeside Phase I Subdivision the following three (3) courses, 1) North 53°27'06" East 116.582 feet; 2) thence North 17°05'37" East 61.953 feet; 3) thence North 20°59'13" East 335.841 feet to a point on the North line of Lot A-3, Kennecott Daybreak Oquirrh Lake Plat the following fifteen (15) courses; 1) thence South 68°23'19" East 7.227 feet to a point on a 150.658 foot radius tangent curve to the right, (radius bears South 21°36'41" West); 2) thence along the arc of said curve 124.498 feet through a central angle of 47°20'50"; 3) thence South 21°02'29" East 24.948 feet to a point on a 193.397 foot radius tangent curve to the left, (radius bears North 68°57'31" East); 4) thence along the arc of said curve 98.294 feet through a central angle of 29°05'25"; 5) thence South 50°07'54" East 30.270 feet to a point on a 223.731 foot radius tangent curve to the right, (radius bears South 39°52'06" West); 6) thence along the arc of said curve 134.134 feet through a central angle of 34°21'03"; 7) thence South 15°46'52" East 26.763 feet to a point on a 176.654 foot radius tangent curve to the left, (radius bears North 74°13'08" East); 8) thence along the arc of said curve 28.056 feet through a central angle of 09°05'59" to a point of reverse curvature with a 252.363 foot radius tangent curve to the right, (radius bears South 65°07'09" West); 9) thence along the arc of said curve 37.742 feet through a central angle of 08°34'08" to a point of compound curvature with a 66.031 foot radius tangent curve to the right, (radius bears South 73°41'18" West); 10) thence along the arc of said curve 27.589 feet through a central angle of 23°56'22" to a point of compound curvature with a 115.645 foot radius tangent curve to the right, (radius bears North 82°22'20" West); 11) thence along the arc of said curve 87.174 feet through a central angle of 43°11'24"; 12) thence South 50°49'04" West 22.518 feet to a point on a 22.992 foot radius tangent curve to the left, (radius bears South 39°10'56" East); 13) thence along the arc of said curve 33.361 feet through a central angle of 83°08'00"; 14) thence South 32°18'56" East 66.147 feet; 15) thence South 34°37'44" East 95.311 feet to a point on the East line of said Lot A-3; thence South 53°26'03" West along said East line of Lot A-3 289.014 feet to a point on the North right-of-way line of Kestrel Rise Road; thence North 36°32'54" West along said North right-of-way line 521.379 feet to the point of beginning.

Tax Id No.: 26-13-476-028

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 9TH day of April, 2019.



IVORY DEVELOPMENT, GRANTOR

Kevin Anglesey, Secretary

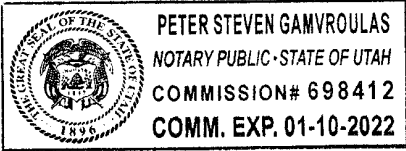
Acknowledgment by a Corporation, LLC, or Partnership:

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

On this 9TH day of APRIL, 2019, before me, the undersigned Notary Public in and for said State, personally appeared KEVIN B 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.

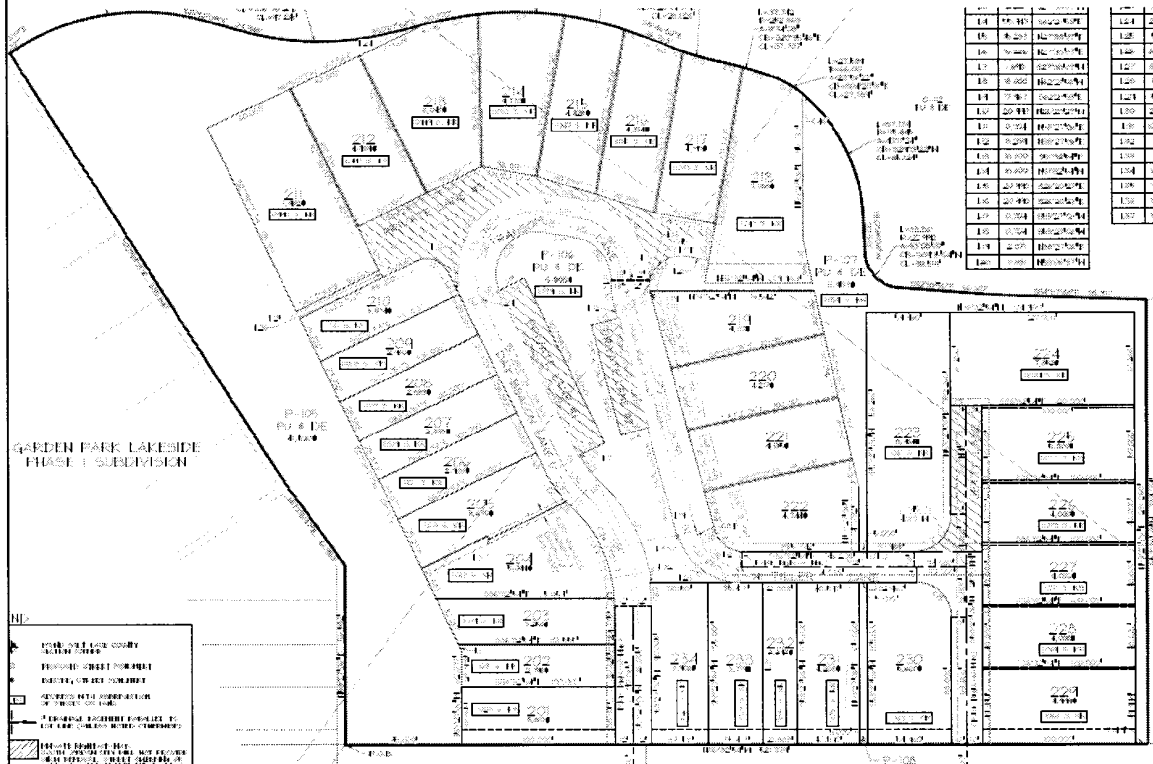

(notary signature)



NOTARY PUBLIC FOR UTAH (state)
Residing at: SALT LAKE CITY (city, state)
My Commission Expires: 01-10-2022 (d/m/y)

PROPERTY DESCRIPTION

In the Southeast quarter of Section 13, Township 3S, Range 2W
of the Salt Lake Base and Meridian, Salt Lake County, State of Utah.
Map / Tax Lot or Assessor's Parcel No.:



CC#: 11431 WO#: 6540261 ROW#:

Landowner: Ivory Homes

Drawn by: Cheryl Beauchaine

EXHIBIT A

This drawing should be used only as a representation of the location of the easement area. The exact location of all structures, lines and appurtenances is subject to change within the boundaries of the described easement area.



**EXHIBIT A
PROPERTY DESCRIPTION**

Proposed GARDEN PARK LAKESIDE PHASE 2 SUBDIVISION, being more particularly described as follows:

Beginning at a point that lies South 00°00'12" West 13.048 feet along the section line and South 89°59'48" East 4971.975 feet from the Northwest corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along the East line of Garden Park Lakeside Phase I Subdivision the following three (3) courses, 1) North 53°27'06" East 116.582 feet; 2) thence North 17°05'37" East 61.953 feet; 3) thence North 20°59'13" East 335.841 feet to a point on the North line of Lot A-3, Kennecott Daybreak Oquirrh Lake Plat the following fifteen (15) courses; 1) thence South 68°23'19" East 7.227 feet to a point on a 150.658 foot radius tangent curve to the right, (radius bears South 21°36'41" West); 2) thence along the arc of said curve 124.498 feet through a central angle of 47°20'50"; 3) thence South 21°02'29" East 24.948 feet to a point on a 193.597 foot radius tangent curve to the left, (radius bears North 68°57'31" East); 4) thence along the arc of said curve 98.294 feet through a central angle of 29°05'25"; 5) thence South 50°07'54" East 30.270 feet to a point on a 223.731 foot radius tangent curve to the right, (radius bears South 39°52'06" West); 6) thence along the arc of said curve 134.134 feet through a central angle of 34°21'03"; 7) thence South 15°46'52" East 26.763 feet to a point on a 176.654 foot radius tangent curve to the left, (radius bears North 74°13'08" East); 8) thence along the arc of said curve 28.056 feet through a central angle of 09°05'59" to a point of reverse curvature with a 252.363 foot radius tangent curve to the right, (radius bears South 65°07'09" West); 9) thence along the arc of said curve 37.742 feet through a central angle of 08°34'08" to a point of compound curvature with a 66.031 foot radius tangent curve to the right, (radius bears South 73°41'18" West); 10) thence along the arc of said curve 27.589 feet through a central angle of 23°56'22" to a point of compound curvature with a 115.645 foot radius tangent curve to the right, (radius bears North 82°22'20" West); 11) thence along the arc of said curve 87.174 feet through a central angle of 43°11'24"; 12) thence South 50°49'04" West 22.518 feet to a point on a 22.992 foot radius tangent curve to the left, (radius bears South 39°10'56" East); 13) thence along the arc of said curve 33.361 feet through a central angle of 83°08'00"; 14) thence South 32°18'56" East 66.147 feet; 15) thence South 34°37'44" East 95.311 feet to a point on the East line of said Lot A-3; thence South 53°26'03" West along said East line of Lot A-3 289.014 feet to a point on the North right-of-way line of Kestrel Rise Road; thence North 36°32'54" West along said North right-of-way line 521.379 feet to the point of beginning.

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