


20/6
Return to:
Rocky Mountain Power
Lisa Louder/ Blake Ashcroft
1407 West North Temple Ste. 110
Salt Lake City, UT 84116



ENT 23336:2018 PG 1 of 6
JEFFERY SMITH
UTAH COUNTY RECORDER
2018 Mar 12 1:56 pm FEE 20.00 BY CS
RECORDED FOR PACIFICORP

WO#6463176

BLANKET EASEMENT

For good and valuable consideration, **Fieldstone Oak Hollow 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,B,C** attached hereto and by this reference made a part hereof:

Legal Description: **58:040:0491**
COM S 263.95 FT & E 250.03 FT FR NW COR. SEC. 28, T5S, R1W, SLB&M.; N 89 DEG 59' 54" E 1067.05 FT; S 0 DEG 35' 5" W 786.3 FT; W 140.94 FT; N 6.7 FT; W 85 FT; N 176.28 FT; N 242.28 FT; E 17.26 FT; N 138 FT; W 733.26 FT; N 89 DEG 59' 57" W 36.74 FT; N 0 DEG 0' 1" W 85 FT; N 53 FT; W 54.68 FT; ALONG A CURVE TO L (CHORD BEARS: S 86 DEG 22' 21" W 25.69 FT, RADIUS = 203 FT); N 86.59 FT TO BEG. AREA 8.089 AC.

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 27 day of February, 2018.

 Travis Stolk Assistant Secretary
FIELDSTONE OAK HOLLOW LLC, GRANTOR

Acknowledgment by a Corporation, LLC, or Partnership:

STATE OF Utah)
County of Salt Lake) ss.

On this 27th day of February, 2018, before me, the undersigned Notary Public in and for said State, personally appeared TRAVIS Stolk (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.

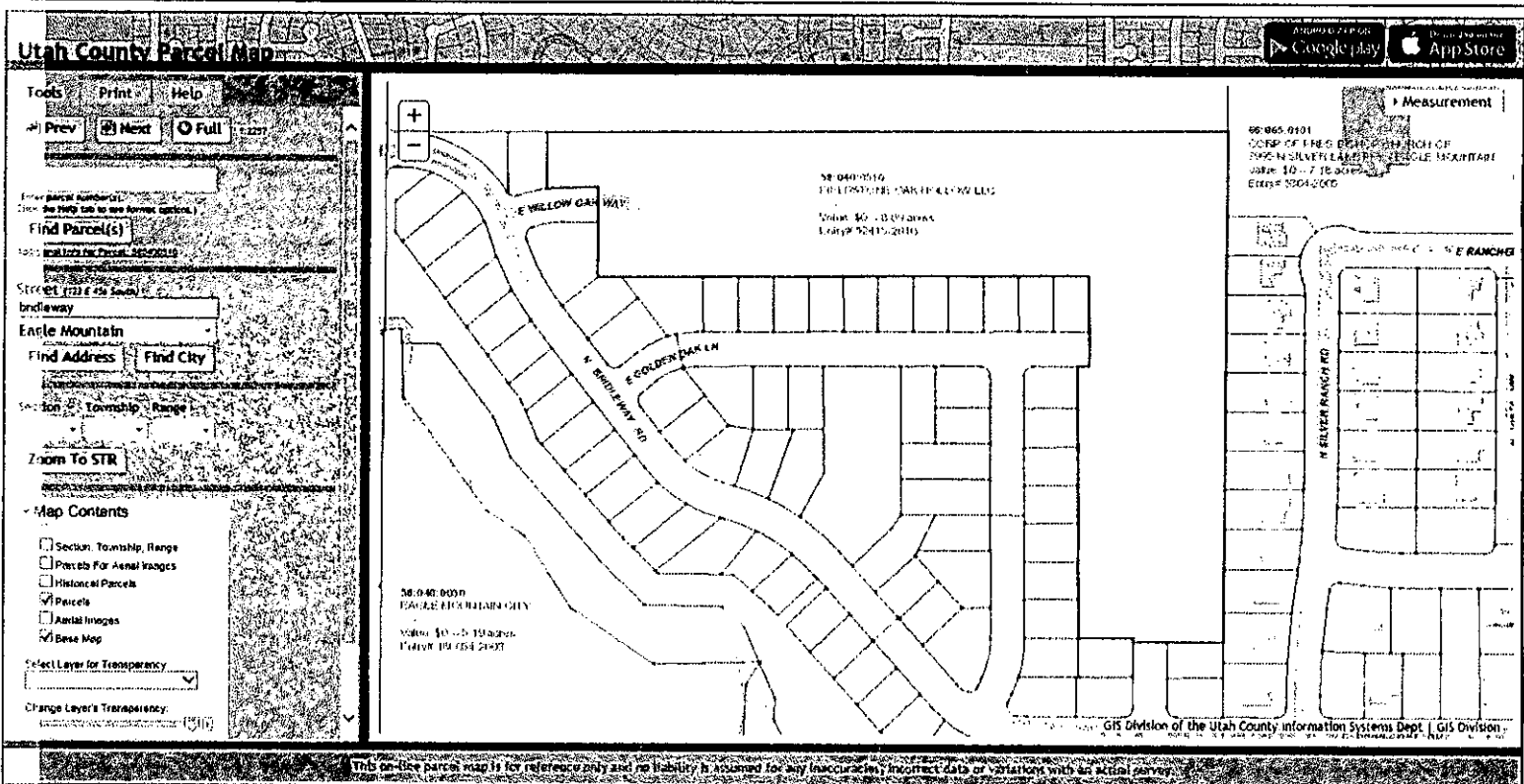
Stephanie Talbot
(notary signature)



NOTARY PUBLIC FOR Utah (state)
Residing at: Draper, UT (city, state)

Property Description

Quarter: NW 1/4 Quarter: NW 1/4 Section: 28 Township 5S, Range 1W,
 Salt Lake Base & Meridian
 County: Utah State: Utah
 Parcel Number: 58:040:0491



CC#:11421 WO#: 6463176
 Landowner Name: Fieldstone Oak Hollow LLC
 Drawn by: p35153

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

EXHIBIT A



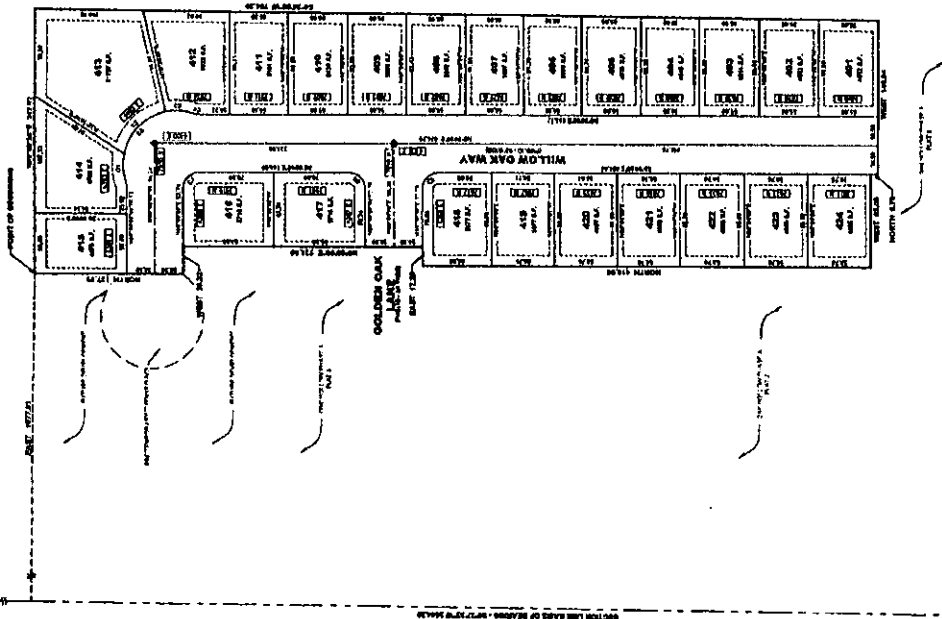
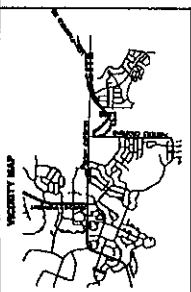
SCALE: Not To Scale

OAK HOLLOW

Exhibit B

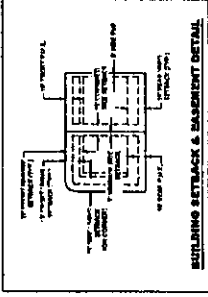
PHASE A PLAT 4

A PORTION OF THE NORTHWEST QUARTER OF SECTION 24, T34S, R17W, S18E,
EAGLE MOUNTAIN, UTAH



OWNER'S TABLE

OWNER	LOT	AREA (SQ. FT.)	AREA (ACRES)
1	410	10,000	0.23
2	411	10,000	0.23
3	412	10,000	0.23
4	413	10,000	0.23
5	414	10,000	0.23
6	415	10,000	0.23
7	416	10,000	0.23
8	417	10,000	0.23
9	418	10,000	0.23
10	419	10,000	0.23
11	420	10,000	0.23
12	421	10,000	0.23
13	422	10,000	0.23
14	423	10,000	0.23
15	424	10,000	0.23



SURVEYOR'S CERTIFICATE

I, the undersigned, being a duly Licensed Surveyor in the State of Utah, do hereby certify that the foregoing is a true and correct copy of the original plat as recorded in my office, and that the same is a true and correct copy of the original plat as recorded in my office, and that the same is a true and correct copy of the original plat as recorded in my office.

BOUNDARY DESCRIPTION

THE BOUNDARY DESCRIPTION IS AS SHOWN ON THE ATTACHED PLAT AND IS SUBJECT TO THE REVISIONS AND CORRECTIONS THEREON.

OWNER'S DECLARATION

I, the undersigned, being the owner of the property described in the foregoing plat, do hereby declare that the same is a true and correct copy of the original plat as recorded in my office, and that the same is a true and correct copy of the original plat as recorded in my office.

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH

COUNTY OF UTAH

I, the undersigned, being the Secretary of the Limited Liability Company named in the foregoing plat, do hereby acknowledge that the same is a true and correct copy of the original plat as recorded in my office, and that the same is a true and correct copy of the original plat as recorded in my office.

ACCEPTANCE BY LEGISLATIVE BODY

I, the undersigned, being the Chairman of the Legislative Body of the County of Utah, do hereby certify that the foregoing plat is a true and correct copy of the original plat as recorded in my office, and that the same is a true and correct copy of the original plat as recorded in my office.

QUESTIONS ACCEPTANCE

I, the undersigned, being the Chairman of the Legislative Body of the County of Utah, do hereby certify that the foregoing plat is a true and correct copy of the original plat as recorded in my office, and that the same is a true and correct copy of the original plat as recorded in my office.

PLAT PHASE A PLAT 4

OAK HOLLOW

SECTION 24

EAGLE MOUNTAIN

PROPERTY INFORMATION

OWNER'S NAME

OWNER'S ADDRESS

OWNER'S PHONE

OWNER'S FAX

OWNER'S E-MAIL

NOTICE TO THE PUBLIC

THIS PLAT IS SUBJECT TO THE REVISIONS AND CORRECTIONS THEREON.

PROPERTY INFORMATION

OWNER'S NAME

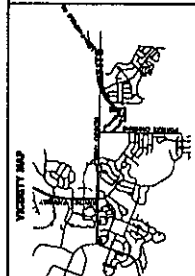
OWNER'S ADDRESS

OWNER'S PHONE

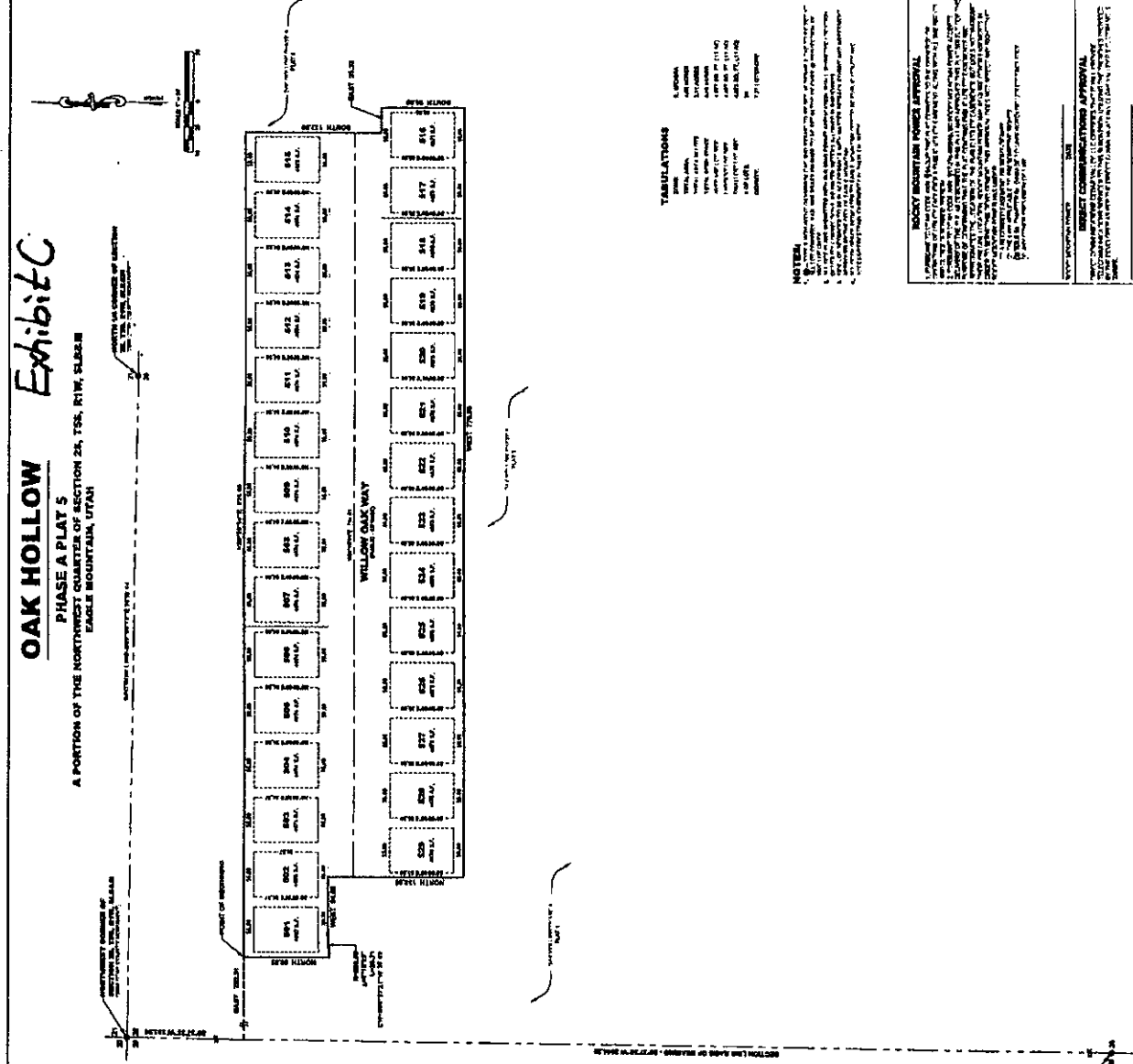
OWNER'S FAX

OWNER'S E-MAIL

OAK HOLLOW



PHASE A PLAT 5
A PORTION OF THE NORTHWEST QUARTER OF SECTION 24, T8S, R1W, S48E
EMBLE MOUNTAIN, UTAH



SURVEYOR'S CERTIFICATE

I, the undersigned, being a duly licensed Surveyor in the State of Utah, do hereby certify that the foregoing is a true and correct copy of the original survey as the same appears on the records of my office.

OWNER'S DECLARATION

I, the undersigned, being the owner of the above described property, do hereby certify that the same is being offered for sale in accordance with the provisions of the Utah Subdivided Lands Act, and that the same is being offered for sale in accordance with the provisions of the Utah Subdivided Lands Act, and that the same is being offered for sale in accordance with the provisions of the Utah Subdivided Lands Act.

ACCEPTANCE BY LEGISLATIVE BODY

I, the undersigned, being the duly authorized representative of the legislative body of the State of Utah, do hereby certify that the foregoing is a true and correct copy of the original survey as the same appears on the records of my office.

QUESTOR'S ACCEPTANCE

I, the undersigned, being the duly authorized representative of the questor, do hereby certify that the foregoing is a true and correct copy of the original survey as the same appears on the records of my office.

UNITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH

PLAT PHASE A PLAT 4

OAK HOLLOW

SECTION 24
EMBLE MOUNTAIN

ROCKY MOUNTAIN POLICE APPROVAL

APPROVED: _____ DATE: _____

EMBLE COMMUNICATIONS APPROVAL

APPROVED: _____ DATE: _____

