



ENT 30188:2016 PG 1 of 4
JEFFERY SMITH
UTAH COUNTY RECORDER
2016 Apr 07 3:24 pm FEE 16.00 BY EO
RECORDED FOR CLYDES PROPERTIES

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

BLANKET EASEMENT

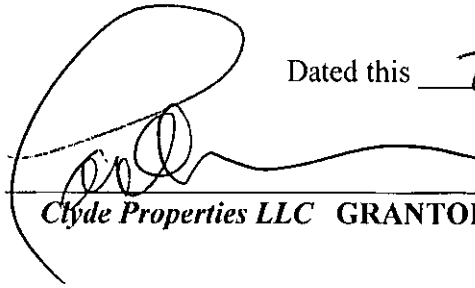
For good and valuable consideration, Clyde Properties LLC, (“Grantor”), hereby grants to PacifiCorp, an Oregon Corporation, d/b/a Rocky Mountain Power its successors and assigns, (“Grantee”), a blanket easement for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, 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 attached hereto and by this reference made a part hereof:

Legal Description: BEGINNING AT A POINT LOCATED SOUTH 00°24’12” WEST ALONG THE SECTION LINE 2083.89 FEET AND EAST 1523.60 FEET FROM THE NORTHWEST CORNER OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 63°00’00” EAST 20.51 FEET; THENCE SOUTH 00°57’07” WEST 10.15 FEET; THENCE ALONG THE ARC OF A 4580.69-FOOT CURVE TO THE RIGHT 42.20 FEET (CHORD BEARS S 64°16’15” E 42.20 FEET); THENCE NORTH 25°53’47” EAST 3.75 FEET; THENCE ALONG THE ARC OF A 4583.63-FOOT CURVE TO THE RIGHT 215.27 FEET (CHORD BEARS S 62°32’01” E 215.25 FEET); THENCE SOUTH 00°59’00” WEST 571.63 FEET; THENCE SOUTH 88°53’00” EAST 465.18 FEET; THENCE SOUTH 12.72 FEET; THENCE EAST 15.63 FEET THENCE SOUTH 00°44’00” WEST 433.40 FEET; THENCE NORTH 89°13’09” WEST 728.46 FEET; THENCE NORTH 00°42’40” EAST 1150.53 FEET TO THE POINT OF BEGINNING.

AREA = 11.1147 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. 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.

Dated this 7 day of April, 2016



Clyde Properties LLC GRANTOR

Clyde Properties LLC GRANTOR

Acknowledgment by a Corporation, LLC, or Partnership:

STATE OF Utah)
) ss.
County of Utah)

On this 7 day of April, 2016, before me, the undersigned Notary Public in and for said State, personally appeared Paul Washburn (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.

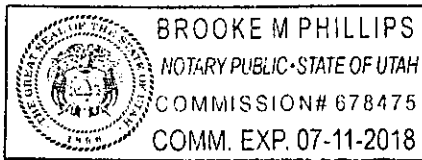
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Brooke Phillips
(notary signature)

NOTARY PUBLIC FOR Utah (state)

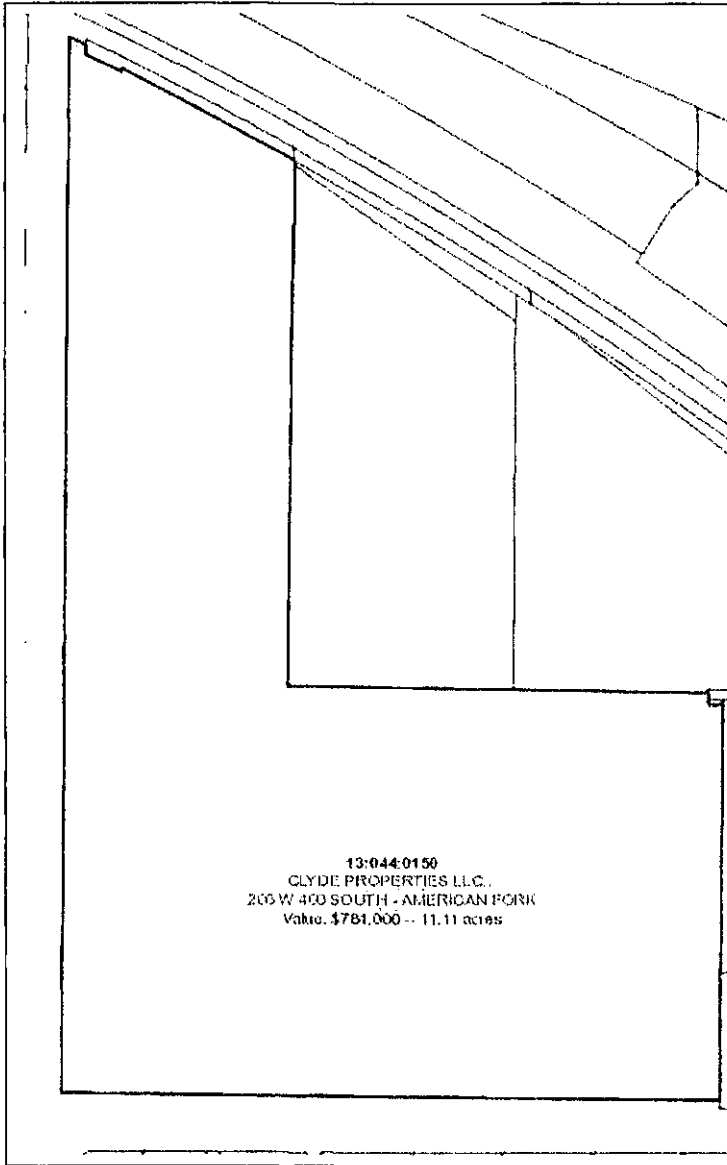
Residing at: Orem, Utah (city, state)

My Commission Expires: 07-11-2018 (d/m/y)



Property Description

Section: 23 Township 5 S, Range 1 E,
Salt Lake Base and Meridian
County: Utah State: Utah
Parcel Number: 13:044:0150



13:044:0150
CLYDE PROPERTIES LLC,
203 W 400 SOUTH - AMERICAN FORK
Value: \$781,000 -- 11.11 acres

CC#11421WO#006139961:

Landowner Name: Clyde Properties LLC

Drawn by: T Walker

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: NTS