

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

ENT 62703:2018 PG 1 of 5
Jeffery Smith
Utah County Recorder
2018 Jul 03 01:41 PM FEE 18.00 BY BA
RECORDED FOR Cottonwood Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED

BLANKET EASEMENT

For good and valuable consideration, Belle Street Investment 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 attached hereto and by this reference made a part hereof:

Legal Description: 58:044:0081

COM AT W 1/4 COR. SEC. 13, T5S, R2W, SLB&M.; N 88 DEG 43' 46" E 8.12 FT; N 35.99 FT; N 265.9 FT; N 77 DEG 47' 34" E 258.42 FT; N 66 DEG 13' 25" E 50 FT; ALONG A CURVE TO L (CHORD BEARS: N 14 DEG 49' 59" W 147.69 FT, RADIUS = 475 FT); N 77 DEG 24' 24" E 231.06 FT; N 0 DEG 11' 16" E 81.84 FT; S 89 DEG 48' 26" E 419.75 FT; S 188.05 FT; ALONG A CURVE TO L (CHORD BEARS: S 44 DEG 54' 13" E 21.18 FT, RADIUS = 15 FT); S 89 DEG 48' 26" E 33.85 FT; S 0 DEG 11' 34" W 306.46 FT; N 89 DEG 48' 26" W 219.08 FT; S 275.65 FT; W 17.18 FT; S 0 DEG 11' 34" W 194.29 FT; S 27 DEG 7' 4" W 300.58 FT; N 89 DEG 48' 26" W 358.88 FT; S 102.66 FT; W 242.76 FT; N 1 DEG 7' 13" E 697.5 FT TO BEG.

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 2nd day of July, 2018.

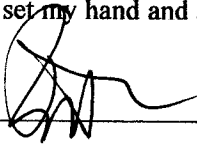


BELLE STREET INVESTMENT LLC, GRANTOR

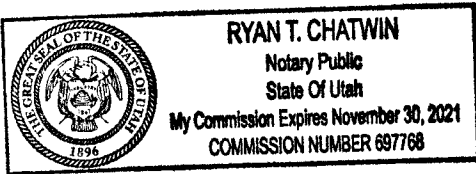
STATE OF Utah)
County of Utah) ss.

On this 2 day of July, 2018, before me, the undersigned Notary Public in and for said State, personally appeared Scott Hazard (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.



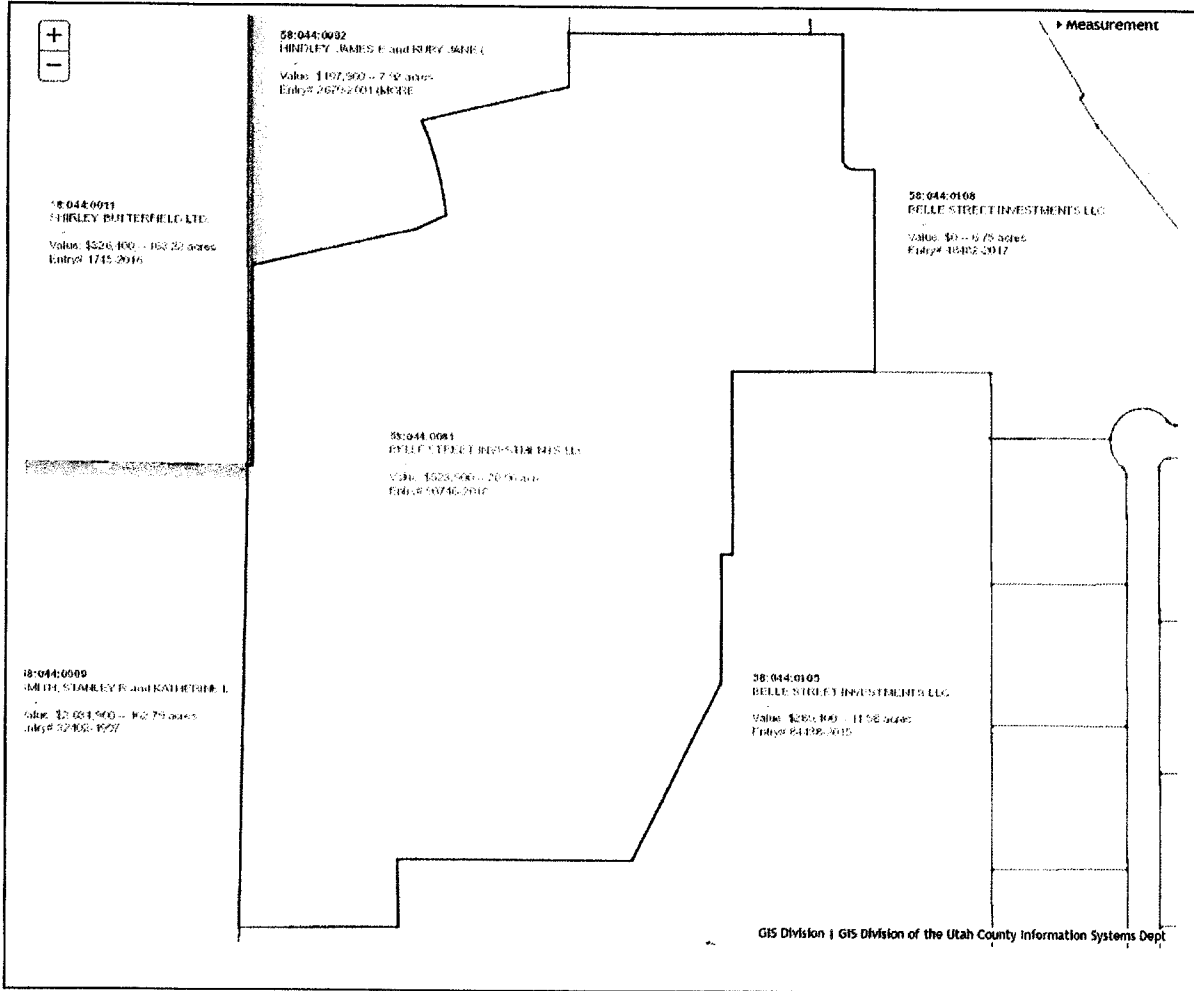
(notary signature)



NOTARY PUBLIC FOR Utah (state)
Residing at: Lewi, UT (city, state)
My Commission Expires: 11/30/21 (d/m/y)

Property Description

W 1/2 Section: 13 Township 5S, Range 2W, Salt Lake Base & Meridian
 County: Utah State: Utah
 Parcel Number: 58:044:0081



CC#: 11421	WO#: 6497172
Landowner Name: Belle Street Investments LLC	
Drawn by: p11710	

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



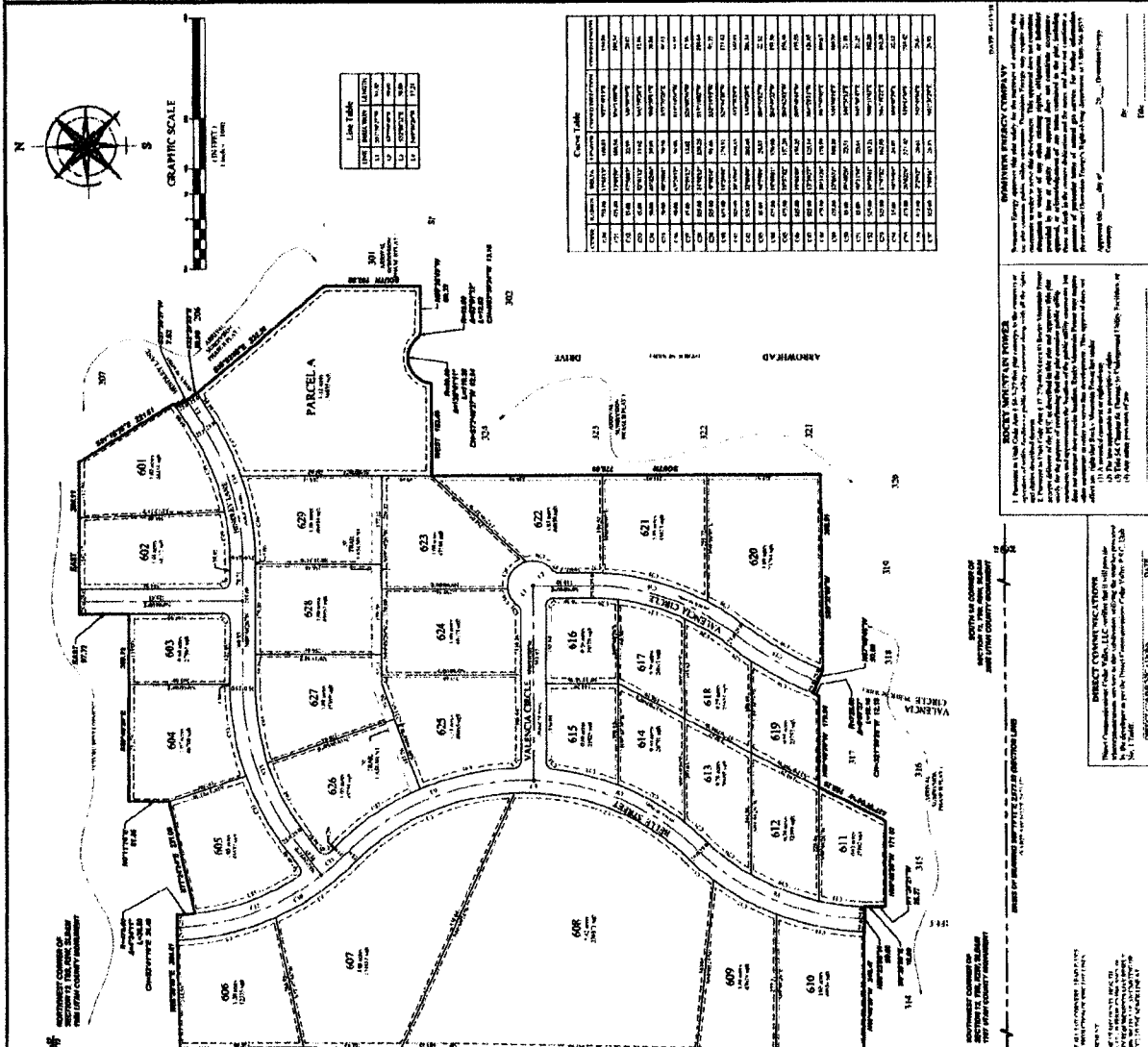
SCALE: NTS

STATEWIDE CERTIFICATES
 THE CITY OF DENVER HAS REVIEWED THIS APPLICATION FOR A SUBDIVISION OF LAND AND HAS DETERMINED THAT THE SUBDIVISION IS IN ACCORDANCE WITH THE CITY OF DENVER SUBDIVISION MAP ACT AND THE CITY OF DENVER SUBDIVISION MAP REGULATIONS. THE CITY OF DENVER HAS REVIEWED THE SUBDIVISION MAP AND HAS DETERMINED THAT THE SUBDIVISION IS IN ACCORDANCE WITH THE CITY OF DENVER SUBDIVISION MAP ACT AND THE CITY OF DENVER SUBDIVISION MAP REGULATIONS. THE CITY OF DENVER HAS REVIEWED THE SUBDIVISION MAP AND HAS DETERMINED THAT THE SUBDIVISION IS IN ACCORDANCE WITH THE CITY OF DENVER SUBDIVISION MAP ACT AND THE CITY OF DENVER SUBDIVISION MAP REGULATIONS.

PROVISIONAL DESCRIPTION
 A portion of the land and all of the right, title and interest therein, together with all the improvements thereon, situated in the City and County of Denver, State of Colorado, and more particularly described as follows: [Detailed description of the land and improvements]

ACKNOWLEDGMENT
 I, the undersigned, being duly qualified and sworn, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the office of the City and County of Denver, State of Colorado, and that the same is in accordance with the original as the same appears in the office of the City and County of Denver, State of Colorado.

ACCEPTANCE BY LEGISLATIVE BODY
 THE CITY OF DENVER HAS REVIEWED THIS APPLICATION FOR A SUBDIVISION OF LAND AND HAS DETERMINED THAT THE SUBDIVISION IS IN ACCORDANCE WITH THE CITY OF DENVER SUBDIVISION MAP ACT AND THE CITY OF DENVER SUBDIVISION MAP REGULATIONS. THE CITY OF DENVER HAS REVIEWED THE SUBDIVISION MAP AND HAS DETERMINED THAT THE SUBDIVISION IS IN ACCORDANCE WITH THE CITY OF DENVER SUBDIVISION MAP ACT AND THE CITY OF DENVER SUBDIVISION MAP REGULATIONS.



PROJECT LOCATION

NEIGHBORHOOD MAP

TYPICAL BUILDING SETBACKS

DEAL CALCULATIONS

NOTES

PREPARED BY

FOCUS ENGINEERING & SURVEYING, LLC