



ENT 72254:2016 PG 1 of 6
 JEFFERY SMITH
 UTAH COUNTY RECORDER
 2016 Aug 03 10:11 am FEE 21.00 BY DA
 RECORDED FOR SKOUSEN, THOMAS

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

BLANKET EASEMENT

For good and valuable consideration, Thomas Skousen, (“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:

of Exhibit B¹ (engineered plans)
 of Exhibit C (legal description)

Legal Description: 12:002:0005 & 12:002-0006

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.

* This assumes that Exhibit A will be reconciled to Exhibit B. Specifically, that power is provided to the irrigation box that waters the landscape area ~~of~~ bordering Alpine Highway. (UT Nov 2015)
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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 ⁷⁵~~8/3~~ day of AUGUST, 2016.



THOMAS SKOUSEN, GRANTOR

, GRANTOR

Acknowledgement by an Individual Acting on His Own Behalf:

STATE OF Utah)
) ss.
County of Utah)

On this 3rd day of August, 2016, before me, the undersigned Notary Public in and for said State, personally appeared Thomas Skousen (name), known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that (he/she/they) executed the same. Thomas Skousen 8/3/16

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

Carol Thomsen

(notary signature)



NOTARY PUBLIC FOR Utah (state)

Residing at: Provo, UT (city, state)

My Commission Expires: 7/31/2018 (d/m/y)

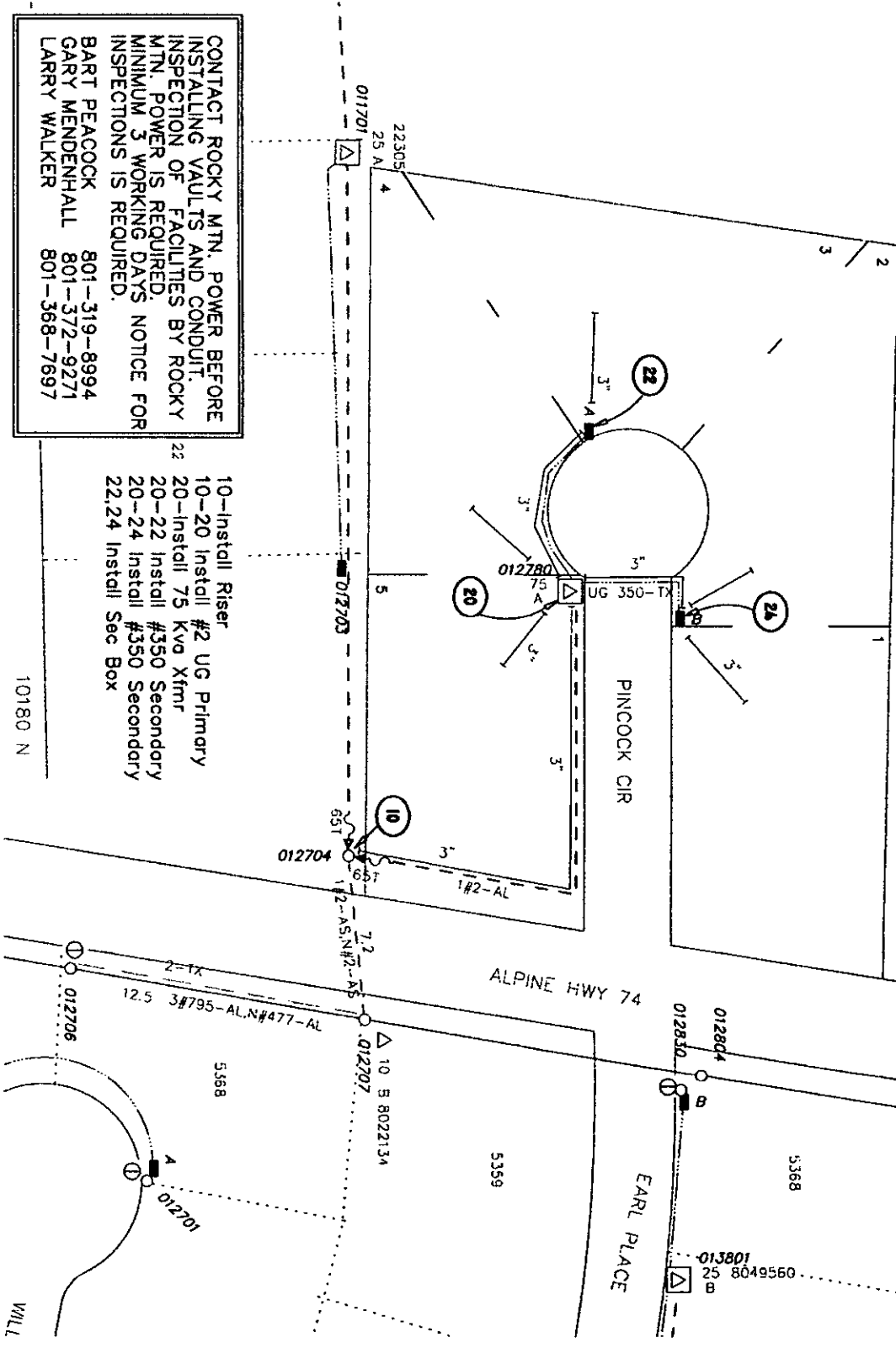
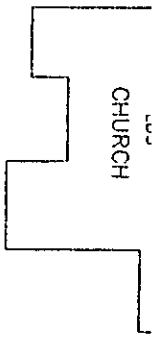
EXHIBIT "A"

SIGNED: _____

TITLE: _____

DATE: _____

All Conduit is 3 inch



CONTACT ROCKY MTN. POWER BEFORE INSTALLING VAULTS AND CONDUIT. INSPECTION OF FACILITIES BY ROCKY MTN. POWER IS REQUIRED. MINIMUM 3 WORKING DAYS NOTICE FOR INSPECTIONS IS REQUIRED.

BART PEACOCK 801-319-8994
 GARY MENDENHALL 801-372-9271
 LARRY WALKER 801-368-7697

- 10-Install Riser
- 10-20 Install #2 UG Primary
- 20-Install 75 Kva Xfmr
- 20-22 Install #350 Secondary
- 20-24 Install #350 Secondary
- 22,24 Install Sec Box

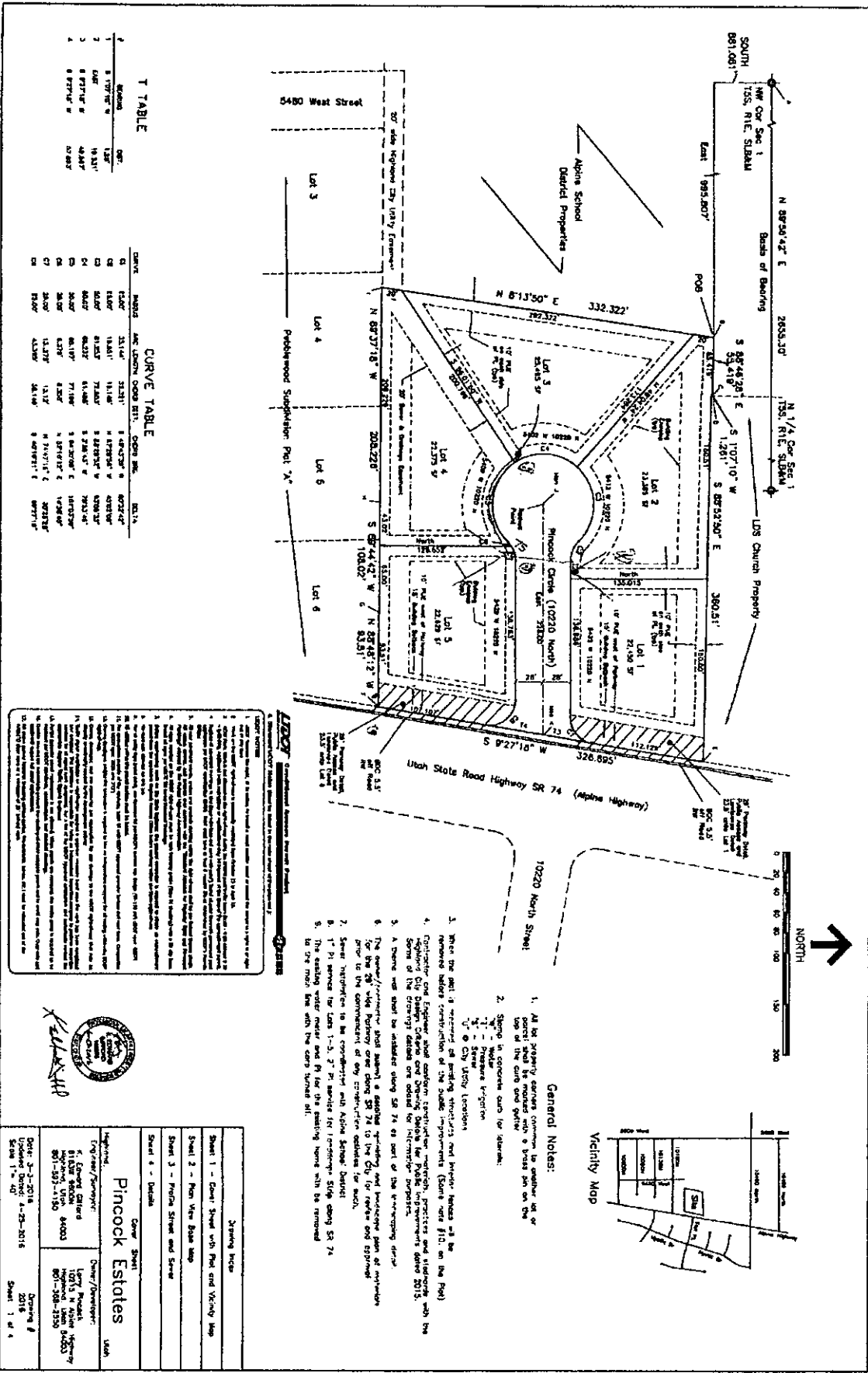
| | | | |
|--|------------|------------|------------------|
| Foreman | | Emp # | Job Start Date |
| CC# | WO# / REQ# | Map String | Job Comp Date |
| 11421 | 006214019 | 11405001.0 | |
| CUSTOMER : Hig16 Skoupal LLC Pincock Est ADDRESS : 10215 N Alpine Hwy Highland, Ut | | | Circuit HIG16 |
| Post Jobs <input type="checkbox"/> RQII <input type="checkbox"/> Posted <input type="checkbox"/> | | | |



1 OF 1

| | | |
|---------|------------|--------|
| EST ID# | Print Date | Scale |
| 07985 | 08/01/16 | 1=100' |

Exhibit B



T TABLE

| NO. | BEARING | DIST. |
|-----|---------------|---------|
| 1 | N 107°10' W | 380.51' |
| 2 | S 89°48'28" E | 332.32' |
| 3 | S 82°52'50" E | 326.89' |
| 4 | S 9°27'10" W | 326.89' |
| 5 | N 8°13'50" E | 332.32' |
| 6 | N 89°37'18" W | 380.51' |

CURVE TABLE

| NO. | ARC | RADIUS | ARC LENGTH | CHORD BEG. | CHORD END. | DELTA |
|-----|---------|--------|------------|------------|------------|---------|
| 1 | 107.10 | 380.51 | 380.51 | 0.0000 | 0.0000 | 107.10 |
| 2 | 89.4828 | 332.32 | 332.32 | 0.0000 | 0.0000 | 89.4828 |
| 3 | 82.5250 | 326.89 | 326.89 | 0.0000 | 0.0000 | 82.5250 |
| 4 | 9.2710 | 326.89 | 326.89 | 0.0000 | 0.0000 | 9.2710 |
| 5 | 8.1350 | 332.32 | 332.32 | 0.0000 | 0.0000 | 8.1350 |
| 6 | 89.3718 | 380.51 | 380.51 | 0.0000 | 0.0000 | 89.3718 |

LEGEND

1. All lot property corners common to another lot or street shall be marked with a 6" steel pin on the top of the curb and center.

2. Stumps to concrete curb for streets.

3. Preserve vegetation.

4. Preserve vegetation.

5. Preserve vegetation.

6. Preserve vegetation.

7. Preserve vegetation.

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17. Preserve vegetation.

18. Preserve vegetation.

19. Preserve vegetation.

20. Preserve vegetation.

GENERAL NOTES:

1. All lot property corners common to another lot or street shall be marked with a 6" steel pin on the top of the curb and center.
2. Stumps to concrete curb for streets.
3. Preserve vegetation.
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18. Preserve vegetation.
19. Preserve vegetation.
20. Preserve vegetation.

VELOCITY MAP

Pincock Estates

Owner: Pincock Estates

Engineer/Designer: [Signature]

Surveyor: [Signature]

Scale: 1" = 40'

DATE: 3-3-2016

PROJECT: Pincock Estates

SCALE: 1" = 40'

PROJECT: Pincock Estates

OWNER: Pincock Estates

ENGINEER/DESIGNER: [Signature]

SURVEYOR: [Signature]

SCALE: 1" = 40'

DATE: 3-3-2016

PROJECT: Pincock Estates

SCALE: 1" = 40'

PROJECT: Pincock Estates

OWNER: Pincock Estates

ENGINEER/DESIGNER: [Signature]

SURVEYOR: [Signature]

SCALE: 1" = 40'

DATE: 3-3-2016

PROJECT: Pincock Estates

SCALE: 1" = 40'

PROJECT: Pincock Estates

OWNER: Pincock Estates

ENGINEER/DESIGNER: [Signature]

SURVEYOR: [Signature]

SCALE: 1" = 40'

"EXHIBIT  C

PARCEL 1:

COMMENCING SOUTH 45°43' EAST 1398 FEET FROM THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, THENCE NORTH 88°46' EAST 415.92 FEET; THENCE SOUTH 8°12' WEST 210.86 FEET; THENCE SOUTH 88°46' WEST 415.92 FEET; THENCE NORTH 8°12' EAST 210.86 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

COMMENCING AT A POINT SOUTH 45°43' EAST 1398 FEET FROM THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 8°12' EAST 105.43 FEET; THENCE NORTH 88°46' EAST 415.92 FEET, MORE OR LESS TO THE WEST LINE OF A ROAD; THENCE SOUTH 8°12' WEST 105.43 FEET; THENCE SOUTH 88°46' WEST 415.92 FEET TO THE POINT OF BEGINNING, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE UTAH COUNTY RECORDER'S OFFICE.

BOTH PARCELS ARE SUBJECT TO THE FOLLOWING BOUNDARY LINE AGREEMENTS:

BOUNDARY LINE AGREEMENT, RECORDED APRIL 6, 2016, AS ENTRY NO. 29521:2016, OF OFFICIAL RECORDS.

BOUNDARY LINE AGREEMENT, RECORDED APRIL 6, 2016, AS ENTRY NO. 29522:2016, OF OFFICIAL RECORDS.

BOUNDARY LINE AGREEMENT, RECORDED APRIL 6, 2016, AS ENTRY NO. 29523:2016, OF OFFICIAL RECORDS.

BOUNDARY LINE AGREEMENT, RECORDED APRIL 6, 2016, AS ENTRY NO. 29524:2016, OF OFFICIAL RECORDS.