

Return to:  
Rocky Mountain Power  
Lisa Louder/ Mark Steele  
1407 West North Temple Ste. 110  
Salt Lake City, UT 84116  
MTC # 234984

**BLANKET EASEMENT**

For good and valuable consideration, Bach Land and Development, ("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:

A parcel of land situated in the Southwest quarter of Section 11, Township 5 South, Range 1 West, Salt Lake Base & Meridian, in Utah County, Utah. The boundaries of said parcel of land are described as follows:

Beginning at a point 874.21 feet West along the section line from the calculated South quarter corner of said Section 11, said point is also 1791.96 feet east along said section line from the Utah county brass cap marking the Southwest corner of said Section 11, (the basis of bearing for this property. As measured between the South quarter corner and the Southwest corner of said Section 11, is West 2666.17 feet) and running thence West 465.34 feet along said section line; thence N.29°35'00"E. 695.82 feet; thence East 127.93 feet along a line parallel with said section line; thence South 76.00 feet; thence West 20.60 feet; thence South 38.00 feet; thence S.62°25'13"W. 56.41 feet; thence South 125.11 feet; thence S.08°49'24"W. 144.88 feet; thence S.76°00'44"E. 74.09 feet; thence South 44.02 feet to a point on a curve to the right with a radius of 21.00 feet and delta angle of 90°00'00" (chord bears S.45°00'00"W. 29.70 feet); thence Southwesterly along the arc of said curve 32.99 feet; thence South 38.00 feet; thence east 35.77 feet; thence South 76.00 feet to the point of beginning.

SB-023-0097

The above described parcel of land contains 154,327 square feet or 3.543 acres in area, more or less.

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 19<sup>th</sup> day of October, 2015.

**(BACH LAND AND DEVELOPMENT) GRANTOR**

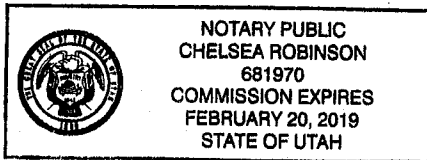
**Acknowledgment by a Corporation, LLC, or Partnership:**

STATE OF Utah )  
 ) ss.  
County of Salt Lake )

On this 19 day of October, 2015, before me, the undersigned Notary Public in and for said State, personally appeared Greg Rindlisbacher (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.

Chelsea Robinson  
(notary signature)



NOTARY PUBLIC FOR Salt Lake Utah (state)  
Residing at: Salt Lake, UT (city, state)  
My Commission Expires: 2/20/19 (d/m/y)

