



ENT 97767:2022 PG 1 of 6
 ANDREA ALLEN
 UTAH COUNTY RECORDER
 2022 Sep 06 2:58 pm FEE 40.00 BY CS
 RECORDED FOR ROCKY MOUNTAIN POWER

Return to:
 Rocky Mountain Power
 Lisa Louder/ Mark Steele - WO#8009429 Wildflower R-6
 1407 West North Temple Ste. 110
 Salt Lake City, UT 84116

BLANKET EASEMENT

For good and valuable consideration, //Nathan Shipp//, (“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:

VILLAGE 2 PLAT R6 P.U.E. ALONG SOUTH SIDE OF CHIANTI STREET
 Located in the Southwest Quarter of Section 10 and the Northwest Quarter of Section 15, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as

follows:

Beginning at a point located N00°20’24”E along the Section Line 367.76 feet and East 407.94 feet from the Southwest Corner of Section 10, Township 5 South, Range 1 West, Salt Lake

Base and Meridian; thence S84°56’56”E 10.00 feet; thence along the arc of a non-tangent curve to

the left 741.33 feet with a radius of 447.50 feet through a central angle of

94°55’00”;, chord:

S42°24’39;26”E 659.42 feet; thence S89°51’39;57”E 456.21 feet; thence

along the arc of a curve to the

right 18.85 feet with a radius of 12.00 feet through a central angle of

89°59’39;55”;, chord:

S44°51’39;59”E 16.97 feet; thence N89°52’39;02”W 10.00 feet; thence

along the arc of a non-tangent

curve to the left 3.14 feet with a radius of 2.00 feet through a central angle of

89°59’39;55”;, chord:

N44°51’39;59”W 2.83 feet; thence N89°51’39;57”W 456.21 feet; thence

along the arc of a curve to the

right 757.90 feet with a radius of 457.50 feet through a central angle of

94°55’39;00”;, chord:

N42°24'26"W 674.16 feet to the point of beginning.

Contains: ±0.28 Acres
±12,168 Sq. Ft.

VILLAGE 2 PLAT R6 P.U.E. ALONG NORTH SIDE OF CHIANTI STREET

Located in the Southwest Quarter of Section 10, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located N00°20'24"E along the Section Line 359.84 feet and East 497.64 feet from the Southwest Corner of Section 10, Township 5 South, Range 1 West, Salt Lake

Base and Meridian; thence S84°56'56"E 10.00 feet; thence along the arc of a non-tangent curve to

the left 425.75 feet with a radius of 357.50 feet through a central angle of 68°14'04";, chord:

S29°03'58"E 401.03 feet; thence N89°51'31"W 21.19 feet; thence along the arc of a non-tangent

curve to the right 418.72 feet with a radius of 367.50 feet through a central angle of 65°16'53";,

chord: N27°35'23"W 396.44 feet to the point of beginning.

Contains: ±0.10 Acres
±4,221 Sq. Ft.

VILLAGE 2 PLAT R6 P.U.E. ALONG WEST SIDE OF ASTER DRIVE

Located in the Southwest Quarter of Section 10, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located N00°20'24"E along the Section Line 859.81 feet and East 1702.27 feet from the Southwest Corner of Section 10, Township 5 South, Range 1 West, Salt Lake

Base and Meridian; thence N72°14'36"E 116.82 feet to the west right-of-way line of Mountain

View Corridor; thence S12°37'19"E along said right-of-way line 10.04 feet; thence S72°14'36"W

115.93 feet; thence along the arc of a curve to the left 681.51 feet with a radius of 541.50 feet

through a central angle of 72°06'38";, chord: S36°11'17"W 637.42 feet; thence S00°07'58"W

338.88 feet; thence N89°51'55"W 10.00 feet; thence

N00°07'58"E 338.88 feet; thence along the

arc of a curve to the right 694.10 feet with a radius of 551.50 feet through a central angle of

72°06'38";, chord: N36°11'17"E 649.19 feet to the point of beginning.

Contains: ±0.26 Acres
±11,431 Sq. Ft.

VILLAGE 2 PLAT R6 P.U.E. ALONG EAST SIDE OF ASTER DRIVE

Located in the Southwest Quarter of Section 10 and the Northwest Quarter of Section 15, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as

follows:

Beginning at a point located N00°20'24"E along the Section Line 774.10 feet and East 1730.23 feet from the Southwest Corner of Section 10, Township 5 South, Range 1 West, Salt Lake

Base and Meridian; thence N72°14'36"E 108.74 feet to the west right-of-way line of Mountain

View Corridor; thence S12°37'19"E along said right-of-way line 10.04 feet; thence S72°14'36"W

107.84 feet; thence along the arc of a curve to the left 568.24 feet with a radius of 451.50 feet

through a central angle of 72°06'38", chord: S36°11'17"W 531.47 feet; thence S00°07'58"W

468.94 feet; thence N89°52'02"W 10.00 feet; thence

N00°07'58"E 468.94 feet; thence along the

arc of a curve to the right 580.83 feet with a radius of 461.50 feet through a central angle of

72°06'38", chord: N36°11'17"E 543.25 feet to the point of beginning.

Contains: ±0.26 Acres

±11,518 Sq. Ft.

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 31st day of August, 2022



//NATHAN SHIPP//, GRANTOR

Nathan Shipp, GRANTOR

Acknowledgment by a Corporation, LLC, or Partnership:

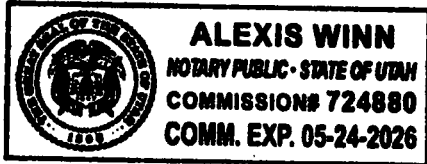
STATE OF UTAH)
) ss.
County of SALT LAKE)

On this 31st day of AUGUST, 2022, before me, the undersigned Notary Public in and for said State, personally appeared NATHAN SHIPP (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.

Alexis Winn

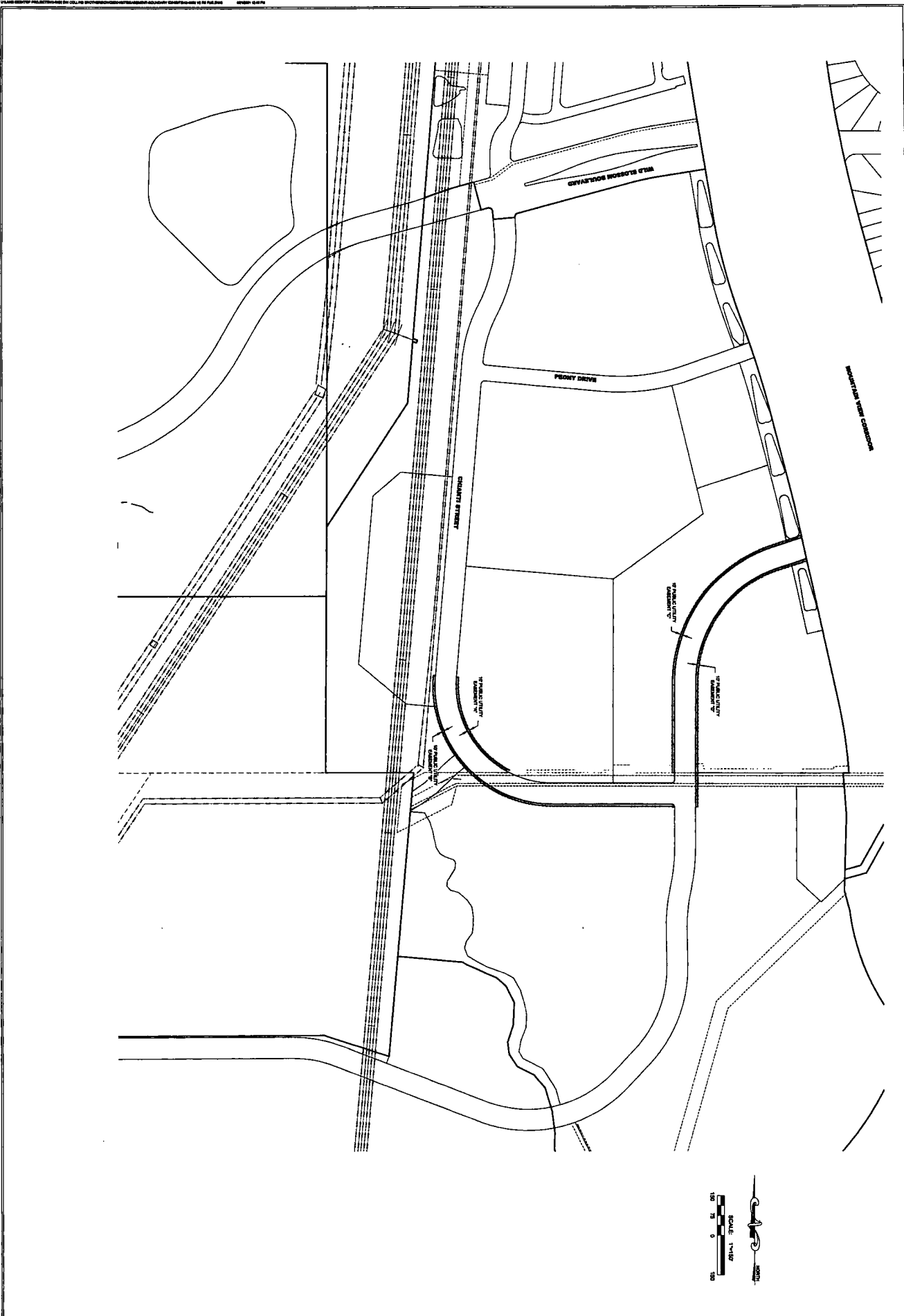
(notary signature)



NOTARY PUBLIC FOR UTAH (state)

Residing at: SALT LAKE CITY, UTAH (city, state)

My Commission Expires: 5/24/26 (d/m/y)



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| <p>DATE: 04/27/2024 TIME: 1:14:07 USER: [unreadable]</p> | <p>WILDFLOWER CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH VILLAGE 2 PLAT R-6 PUBLIC UTILITY EASEMENT</p> | <p>LEI A Utah Corporation ENGINEERS SURVEYORS PLANNERS</p> <p>2025 N. MAIN STREET SALT LAKE CITY, UT 84103 PHONE: (801) 466-8888 FAX: (801) 466-8889 WWW.LEIENGINEERS.COM</p> |
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