

WHEN RECORDED MAIL TO:  
Questar Regulated Services Company  
P.O. Box 45360, Right-of-way  
Salt Lake City, UT 84145-0360

1139broc.ie  
RW01

## RIGHT-OF-WAY AND EASEMENT GRANT

UT 19323

E 139080 B 0594 P 0630  
Date 26-OCT-1999 12:51pm  
Fee: 16.00 Check  
CALLEEN B. PESHELL, Recorder  
Filed By RGL  
For QUESTAR GAS  
TOOELE COUNTY CORPORATION

ROGER R. BROCKBANK, LEDA BROCKBANK, NATHAN A. BROCKBANK  
and EMILY N. BROCKBANK

"Grantor(s)", do(es) hereby convey and warrant to QUESTAR GAS COMPANY, a corporation of the State of Utah, "Grantee", its successors and assigns, for the sum of ONE DOLLAR (\$1.00) in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, a right-of-way and easement (referred to in this Grant as the "Easement") to lay, maintain, operate, repair, inspect, protect, remove and replace pipelines, valves, valve boxes and other gas transmission and distribution facilities (referred to in this Grant collectively as "Facilities") as follows: Eight feet on each side of the centerlines shown on the attached plat, designated Exhibit "A", and by reference made a part of this Grant, which centerlines are within that certain development known as OVERPASS POINT MANUFACTURED HOUSING PARK, in the vicinity of 1550 North Pine Canyon Road, Tooele, Tooele County, Utah, which development is more particularly described as:

Land of the Grantor located in Section 16, Township 3 South, Range 4 West, Salt Lake Base and Meridian:

12-82-1

BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 16, SAID POINT BEING S89°37'18"W 30.00 FEET ALONG SAID QUARTER SECTION LINE FROM THE EAST QUARTER CORNER OF SAID SECTION 16, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE COUNTY BASE AND MERIDIAN; THENCE NORTH 30.00 FEET; THENCE N89°37'18"E 29.939 FEET; THENCE N89°53'05"E 350.784 FEET; THENCE NORTH 1747.808; THENCE N65°42'49"W 470.462 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THAT PARTICULAR PRESCRIPTIVE EASEMENT OF PINE CANYON ROAD AND A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY FENCE THE FOLLOWING THREE (4) COURSES ALONG SAID RIGHT-OF-WAY (1) S45°06'03"W 38.037 FEET; (2) THENCE S43°06'32"W 556.984 FEET; (3) THENCE S41°12'43"W 43.361; (4) THENCE S46°39'03"E 10.604 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF THAT PARTICULAR RIGHT OF WAY ALONG A COUNTY ROAD AS DESCRIBED IN ENTRY #336054 BOOK 179 PAGES 775-777 AND DATED FEBRUARY 01,1980 TOOELE COUNTY RECORDERS OFFICE; THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID RIGHT OF WAY (1) SOUTHERLY 330.711 FEET ALONG THE ARC OF A 532.960 FOOT RADIUS CURVE TO THE LEFT THRU A CENTRAL ANGLE OF 35°33'11" (CENTER BEARS S46°39'03"E) TO A POINT OF TANGENCY; (2) THENCE S07°47'46"W 167.292 FEET; THENCE EAST 292.483 FEET; THENCE SOUTH 407.543 FEET; THENCE EAST 65.225 FEET; THENCE SOUTH 396.457 FEET; THENCE WEST 459.977 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF SAID COUNTY ROAD AND A POINT ON THE ARC OF A 1105.920 FOOT RADIUS CURVE; THENCE SOUTHERLY 40.496 FEET ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 02°05'23" (CENTER BEARS S88°59'10"E); THENCE EAST 446.727 FEET; THENCE SOUTH 197.00 FEET; THENCE N89°37'18"E 295.230 FEET ALONG THE QUARTER SECTION LINE TO THE POINT OF BEGINNING.

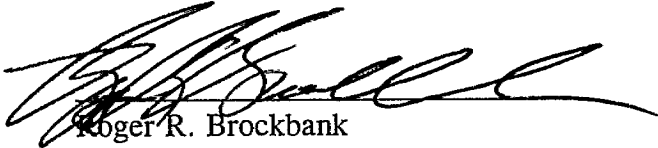
E 139080 B 0594 P 0630

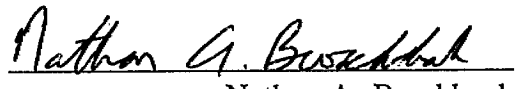
TO HAVE AND TO HOLD the same unto its successors and assigns, so long as Grantee shall require with the right of ingress and egress to and from the Easement to maintain, operate, repair, inspect, protect, remove and replace the Facilities. During temporary periods, Grantee may use such portion of the property along and adjacent to the Easement as may be reasonably necessary in connection with construction, maintenance, repair, removal or replacement of the Facilities. Grantor(s) shall have the right to use the surface of the Easement except for the purposes for which this Easement is granted provided such use does not interfere with the Facilities or any other rights granted to Grantee by this Grant.

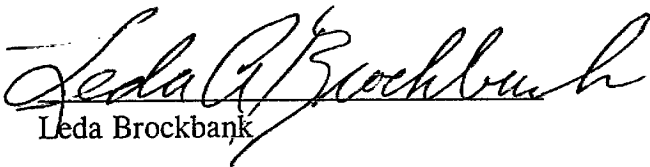
Grantor(s) shall not build or construct, nor permit to be built or constructed, any building or other improvement over or across the Easement, nor change the contour thereof, without written consent of Grantee. This Grant shall be binding upon the successors and assigns of Grantor(s) and may be assigned in whole or in part by Grantee without further consideration.

It is hereby understood that any person(s) securing this Grant on behalf of Grantee are without authority to make any representations, covenants or agreements not expressed in this Grant.

WITNESS the execution hereof this 20<sup>TH</sup> day of OCTOBER, 1999.

  
Roger R. Brockbank

  
Nathan A. Brockbank

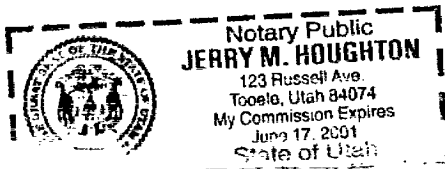
  
Leda Brockbank

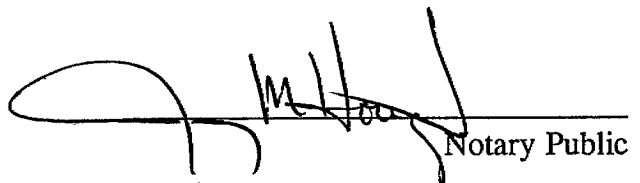
  
Emily N. Brockbank

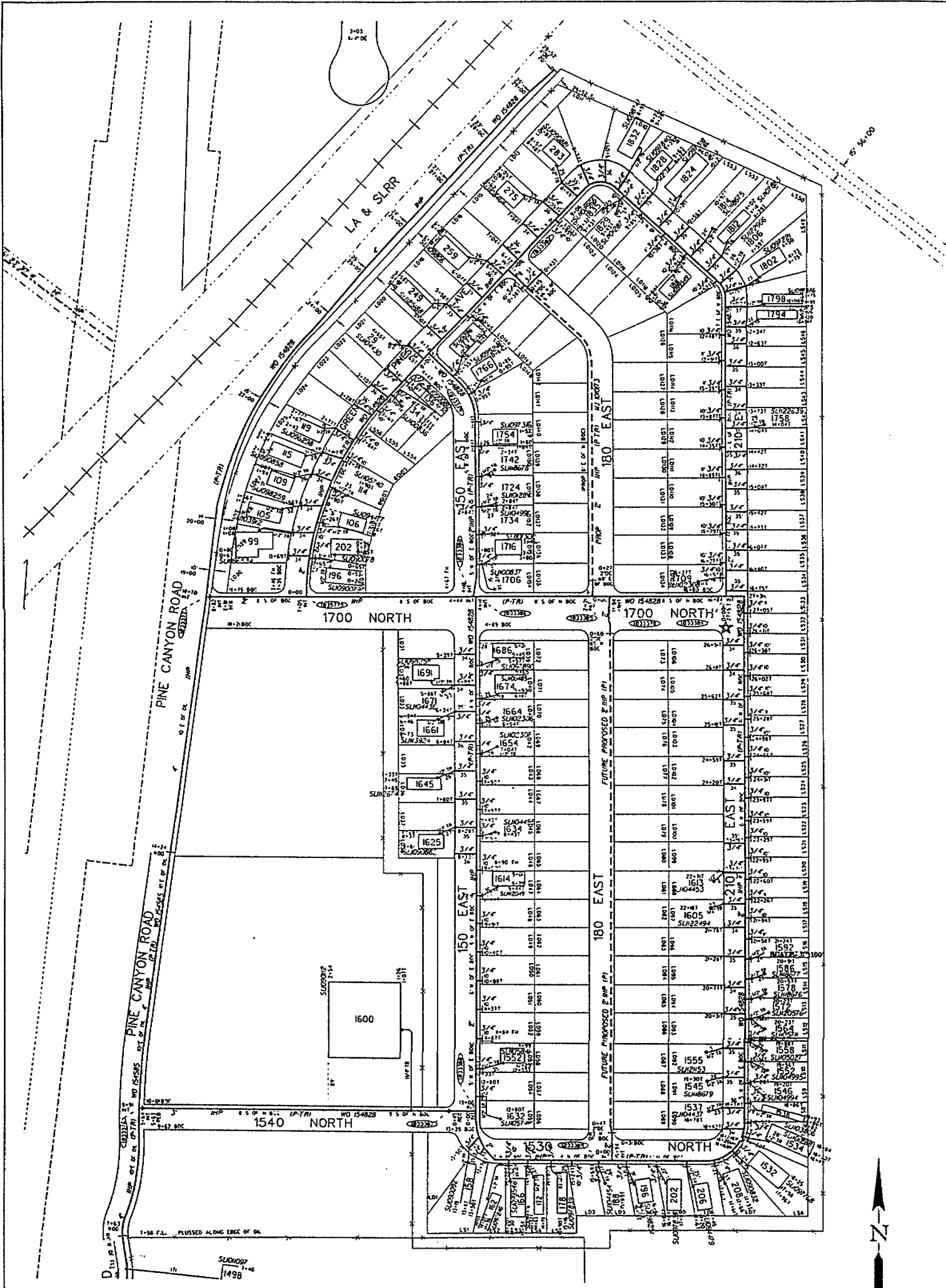
STATE OF UTAH )  
 ) ss.  
COUNTY OF TOOELE )

On the 20<sup>TH</sup> day of OCTOBER, 1999, personally appeared before me  
ROGER R. BROCKBANK, NATHAN A. BROCKBANK, LEDA BROCKBANK  
EMILY N. BROCKBANK.

the signer(s) of the foregoing instrument, who duly acknowledged to me that he/she/they executed the same.

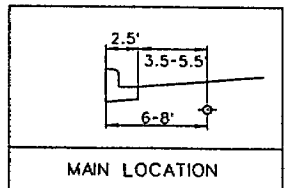


  
Notary Public



**EXHIBIT "A"**  
 ALL RIGHTS OF WAY TO BE 16' IN WIDTH, WITH CENTER OF RIGHT-OF-WAY TO BE THE SAME AS PROPOSED GAS AND FUTURE PROPOSED GAS.

**CAUTION:**  
 DO NOT INSTALL GAS MAIN CLOSER THAN 8' TO ANY STRUCTURE.



**EXHIBIT "A" R/W**  
 GRANTOR'S:  
 ROGER R. LENDA BROCKBANK  
 NATHAN A. & EMILY BROCKBANK  
 UTAH \*  
 QUESTAR 16' R/W

MJ 1010173  
 OVERPASS POINTE  
 180 EAST 1800 NORTH  
 TOOELE  
 RAC: 701  
 MAP: 1776-2084  
 INSTALL 535' OF 2" (P)

RIGHT-OF-WAY APPLICATION	
DRAWING NO.	UTAH NO.
CLEANED BY PROPERTY SECTION	
DATE	BY

AS CONSTRUCTED FIELD NOTES	DATE:	NO. SERVICE	INSPECTOR:
NOTES:	CONTRACTOR:	FOOTAGE:	
	FOREMAN:	CUTS:	