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

3669 Vill. le

1/21/98

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ENT 22848 BK 4557 PG 386
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
1998 Mar 11 9:03 am FEE 16.00 BY SS
RECORDED FOR QUESTAR REGULATED SERVICES

RIGHT-OF-WAY AND EASEMENT GRANT

UT 19120

1998 Mar 11

VILLAGE SQUARE AT PLEASANT GROVE, L.L.C., A Utah Limited Liability Company, "Grantor", does 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 condominium or mobile home project or development known as Village Square at Pleasant Grove, in the vicinity of 750 South State Street, Pleasant Grove, Utah County, Utah, which development is more particularly described as:

Land of Grantor located in Section 29, Township 5 South, Range 2 East, Salt Lake Base and Meridian and Section 28, Township 5 South, Range 2 East, Salt Lake Base and Meridian;

Beginning at a point on the Southwesterly Line of State Highway 89 being 541.81 feet South 0°22'25" East along the Quarter Section Line from the East Quarter corner of said Section 29; and running thence South 42°05'24" East 277.58 feet along the Southwesterly Line of said State Highway; thence South 55°07'49" West 136.90 feet; thence South 65°18'36" East 4.71 feet; thence South 23°57'17" West 136.85 feet; thence South 24°19'54" West 130.71 feet to an existing boundary line fence; thence along existing boundary line fences the following nine courses: North 89°52'56" West 37.72 feet to an existing fence corner; thence South 4°49'39" East 171.98 feet to an existing fence corner; thence North 86°53'56" West 68.54 feet; thence North 89°34'10" West 79.06 feet; thence North 89°49'15" West 164.46 feet; thence North 89°41'45" East 133.56 feet; thence South 84°44'11" West 30.09 feet; thence North 89°41'59" West 9.86 feet; thence North 7°21'14" East 376.56 feet; thence North 82°07'27" West 10.31 feet; thence North 8°31'00" East 8.48 feet; thence North 2°09'00" West 309.31 feet; thence North 47°54'36" West 133.56 feet; thence South 42°05'54" East 136.32 feet; thence North 63°46'00" East 260.93 feet to a point on the Southwesterly Line of State Highway 89; thence South 42°05'24" East 130.98 feet along said Southwesterly Line to the point of beginning;

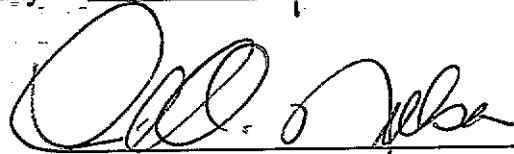
TO HAVE AND TO HOLD the same unto its successors and assigns, so long as Grantee shall require with the right of ingress and egress to and from the Easement to maintain, operate, repair,

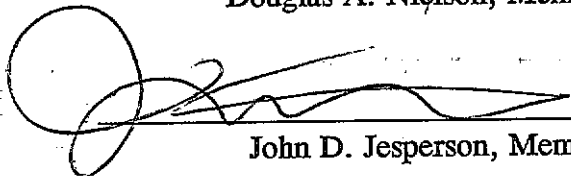
inspect, protect, remove and replace the Facilities. During temporary periods, Grantee may use such portion of the property along and adjacent to the Easement as may be reasonably necessary in connection with construction, maintenance, repair, removal or replacement of the Facilities. Grantor(s) shall 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.

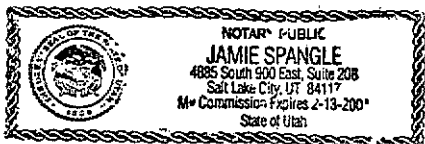
19 98 WITNESS the execution hereof this 21 day of January


Douglas A. Nielson, Member


John D. Jespersen, Member

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

On the 21 day of January, 1998, personally appeared before me Douglas A. Nielson and John D. Jespersen who, being duly sworn, did say that they are Members of Village Square At Pleasant Grove, L.L.C., and that the foregoing instrument was signed on behalf of said company by authority of its Articles of Organization or its Operating Agreement.



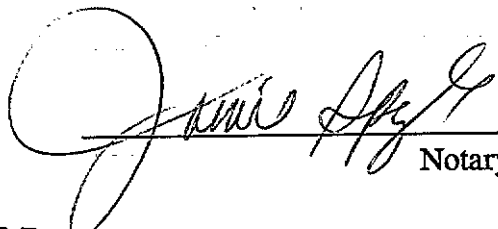
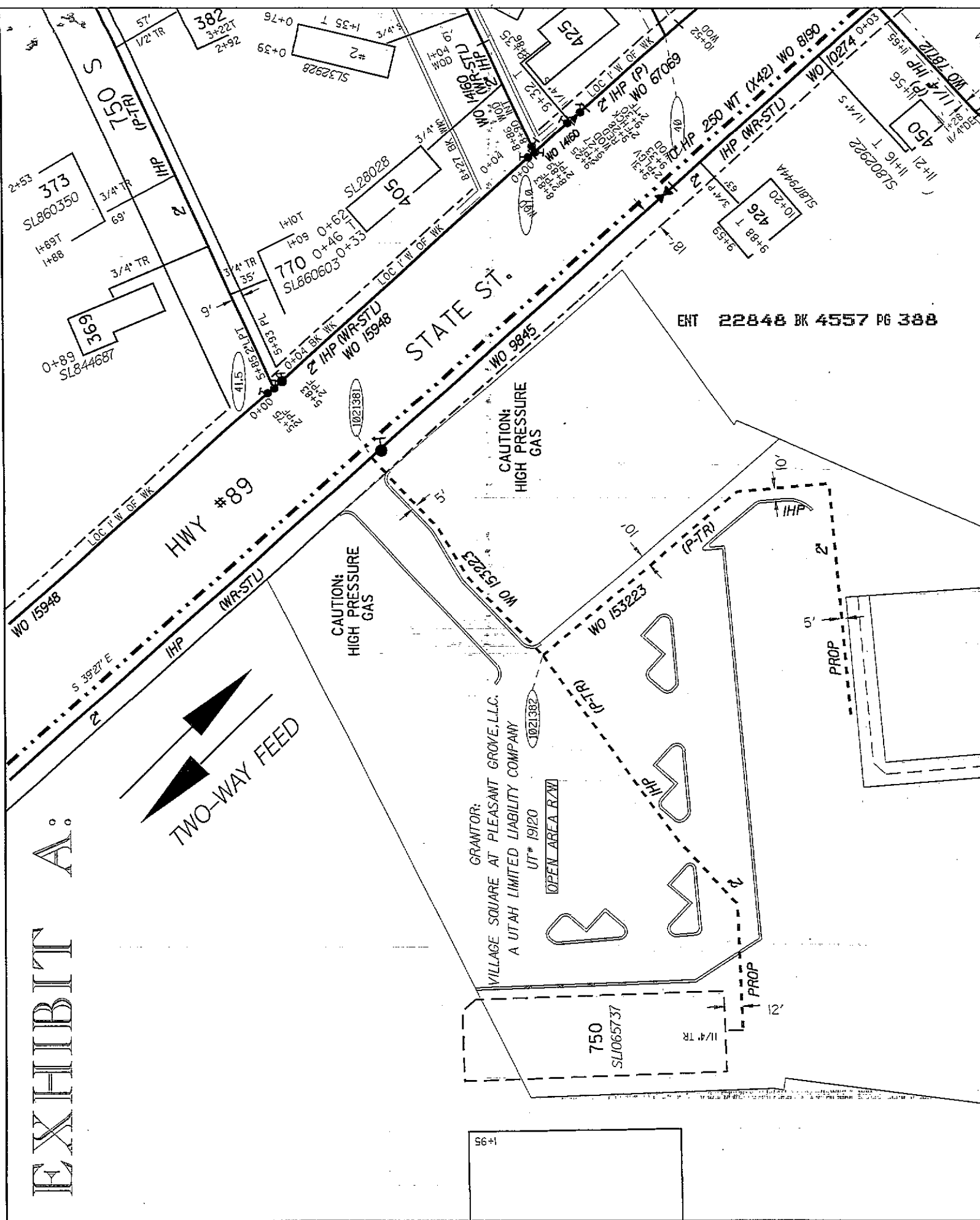

Notary Public

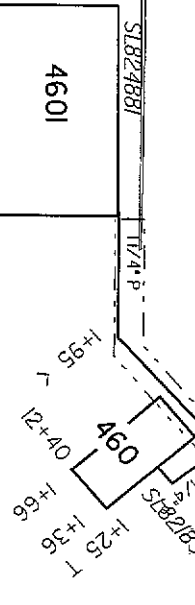
EXHIBIT A:



ENT 22848 BK 4557 PG 388

1-95

ENT 22848 BK 4057 PG 389



Proposed Mountain Fuel IHP Main Extension

RIGHT-OF-WAY APPLICATION

DRAWING NO. _____ UTAH NO. 19120

CLEARED BY PROPERTY SECTION

DATE _____ BY _____

CHECKED BY _____ DRAWN BY DWC

CITY/CO PLEASANT GROVE AREA CENTRAL
 SUBDIVISION VILLAGE SQUARE AT PG
 JOB LOCATION 750 SOUTH STATE STREET

PERMITS

HIGHWAY _____ FT CITY 30 FT

COUNTY _____ FT NONE

PERMIT CODE _____ RAC 332 SERVICES 1

PROP APPROX 1105 FT OF 2" (P-TR) _____ PIPE

TOTAL JOB FOOTAGE _____ FT

WO 153223

PROPOSED MAIN LOCATION

* RUN PROPOSED GAS AS SHOWN IN PROPOSED OPEN AREA MFS CO RIGHT-OF-WAY

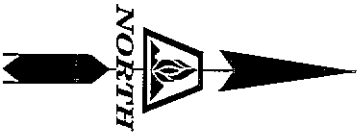
NOTES:

1. CALL BLUE STAKES FOR LOCATION OF UNDERGROUND UTILITIES 532-5000 OR 1-800-662-4111
2. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.

PROJECT CONTACT: JOHN TEBBS
PHONE NO. : 859-5778

CHECKED BY TP DRAWN BY DWC
DATE 12-16-97 MAP(S) 1932-2006

APPROVED BY CORROSION ENGINEER CHRIS MOORE



SCALE 1" = 100'