

RIGHT-OF-WAY AND EASEMENT GRANT

MILLCREEK MANOR HOMEOWNERS ASSOCIATION, "Grantor," does hereby convey and warrant to MOUNTAIN FUEL SUPPLY COMPANY, a corporation of the State of Utah, "Grantee," its successors and assigns, for the sum of ONE DOLLAR (\$1.00) 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 MILLCREEK MANOR CONDOMINIUMS, in the vicinity of Lincoln Avenue and 13th Street, Ogden, Weber County, State of Utah, which development is more particularly described as:

PLATTED  
INDEXED  
MICROFILMED  
VERIFIED

Part of the Northeast Quarter and the Northwest Quarter of Section 20, Township 6 North, Range 1 West, Salt Lake Base and Meridian; beginning at a point located South 89°13'00" East 352.72 feet and North 0°58'00" East 56.57 feet from the Southwest Corner of the Northeast Quarter of said Section 20; point of beginning being on the West line of Lincoln Avenue; thence North 89°02'00" West 4.77 feet to an existing fence line; thence along existing fence lines the following nine courses: North 40°35'52" West 51.03 feet; North 15°58'41" West 28.92 feet; North 84°29'44" West 39.82 feet; South 80°44'12" West 88.52 feet; North 83°29'43" West 136.47 feet; South 46°23'30" West 58.04 feet; South 54°45'45" West 15.80 feet; South 78°47'49" West 94.88 feet; South 46°14'32" West 77.57 feet; thence North 89°13'00" West 34.77 feet; thence North 01°26'51" East 511.32 feet; thence North 87°50'07" East 193.40 feet; thence North 0°56'14" East 51.68 feet; thence South 89°10'00" East 213.18 feet; thence North 0°56'14" East 141.42 feet, more or less, to the centerline of Mill Creek; thence along the centerline of Mill Creek the following four courses: South 65°52'53" East 33.25 feet; South 57°06'10" East 28.46 feet; South 62°41'38" East 45.65 feet; North 57°28'18" East 25.31 feet to the West line of Lincoln Avenue; thence along said West line the following five courses: Right along the arc of a 1184.28 foot radius curve a distance of 155.49 feet (chord bears South 2°47'40" East 155.38 feet); South 0°58'00" West 111.30 feet; left along the arc of an 843.52 foot radius curve a distance of 89.31 feet (chord bears South 2°04'00" East 89.27 feet); right along the arc of a 763.52 foot radius curve a distance of 80.84 feet (chord bears South 2°04'00" East 80.81 feet); South 0°58'00" West 186.55 feet to the point of beginning.

EX 1091613  
DOUG CROFTS, WEBER COUNTY RECORDER  
1989 OCT 17 8:13 AM FEE 11.50 DEP NH  
REC FOR MOUNTAIN FUEL SUPPLY

TO HAVE AND TO HOLD the same unto its successors and assigns, so long as Grantee shall Prequire, 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



RETURN TO  
MOUNTAIN FUEL SUPPLY COMPANY  
P.O. BOX 11368  
SALT LAKE CITY, UT 84139  
ATTENTION: RIGHT-OF-WAY  
GO 306

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 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 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 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 30 day of AUGUST, 1989.

MILLCREEK MANOR HOMEOWNERS ASSOCIATION

By: Michael J. Adams President

STATE OF UTAH )  
COUNTY OF WEBER ) ss.

On the 30<sup>th</sup> day of AUGUST, 1989, personally appeared before me Michael J. Adams, who, being duly sworn, did say that he/she is the President of Millcreek Manor Homeowners Association and that the foregoing instrument was signed on behalf of said association by authority of its bylaws, and said Michael J. Adams acknowledged to me that said association duly executed the same.

Rory Butcher Notary Public  
Residing at North Salt Lake, Utah

My Commission Expires:  
OCTOBER 4, 1992



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**BOUNDARY DESCRIPTION**

PART OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 20, T8N, R10E, S12E BEGINNING AT A POINT LOCATED 889'12"00" E 382'72" FEET AND N4°58'00" E 58.87 FEET FROM THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 20, T8N, R10E, S12E, POINT OF BEGINNING BEING ON THE WEST LINE OF LINCOLN AVENUE; THENCE S89°52'00" W 4.77 FEET TO AN EXISTING FENCE LINE; THENCE ALONG EXISTING FENCE LINES THE FOLLOWING NINE COURSES: N40°35'52" W 51.03 FEET, N18°56'41" W 26.98 FEET, N87°29'44" W 39.82 FEET, S80°44'42" W 66.82 FEET, N83°29'43" W 136.49 FEET, S44°23'30" W 88.04 FEET, S54°48'45" W 186.80 FEET, S76°47'49" W 94.88 FEET, S46°14'58" W 77.87 FEET, THENCE N89°15'00" W 34.77 FEET, THENCE N0°06'51" E 51.32 FEET, THENCE N87°40'07" E 108.40 FEET, THENCE N0°56'14" E 81.88 FEET, THENCE S70°10'00" E 51.18 FEET, THENCE N0°56'14" E 141.42 FEET MORE OR LESS TO THE CENTERLINE OF MILL CREEK, THENCE ALONG THE CENTERLINE OF MILL CREEK THE FOLLOWING FOUR COURSES, S67°52'57" E 33.25 FEET, S87°06'10" E 28.46 FEET, S62°41'30" E 46.68 FEET, N87°28'18" E 25.31 FEET, TO THE WEST LINE OF LINCOLN AVE., THENCE ALONG SAID WEST LINE THE FOLLOWING FIVE COURSES, RIGHT ALONG THE ARC OF A 1184.28 FOOT RADIUS CURVE A DISTANCE OF 186.49 FEET, (CHORD BEARS S2°47'40" E 186.58 FEET), S0°58'00" W 111.39 FEET, LEFT ALONG THE ARC OF A 845.82 FOOT RADIUS CURVE A DISTANCE OF 69.31 FEET (CHORD BEARS S2°04'00" E 88.27 FEET), RIGHT ALONG THE ARC OF A 763.82 FOOT RADIUS CURVE A DISTANCE OF 80.84 FEET (CHORD BEARS S2°04'00" E 80.81 FEET), S0°58'00" W 186.58 FEET TO THE POINT OF BEGINNING.

**OWNER'S DEDICATION**

KNOW ALL MEN BY THESE PRESENT THAT THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO UNITS TO BE HEREAFTER KNOWN AS MILLCREEK MANOR CONDOMINIUMS. IN WITNESS WHEREOF WE HAVE HEREON SET OUR SIGNATURE THIS 21<sup>ST</sup> DAY OF DECEMBER 1981.

RECORDER'S MEMO  
Legibility of Writing, Typing  
or Printing in this document  
Satisfactory for recording  
when received

ASAO TSUKAMOTO	MINER INVESTMENT
DITSO TSUKAMOTO	CHARLES T. TSUKAMOTO
	FRANCIS TSUKAMOTO
C.O.S. INVESTMENT	WAYNE TAYLOR

**ACKNOWLEDGEMENT**

STATE OF UTAH  
COUNTY OF WEBER  
ON THIS 21<sup>ST</sup> DAY OF DECEMBER, 1981, PERSONALLY APPEARED BEFORE ME THE OWNER'S OF THE ABOVE DESCRIBED TRACT OF LAND, 8 IN NUMBER WHO BEING BY ME DULY SWORN, DID SAY THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION FREELY AND WILLINGLY OF THEIR OWN HAND.

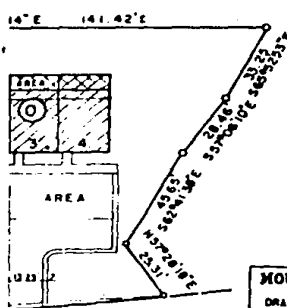
MY COMMISSION EXPIRES: APRIL 20, 1982  
RESIDENCE: Ogden, Utah  
Notary Public

**SURVEYOR'S CERTIFICATE**

I, O NEIL SMITH, A REGISTERED LAND SURVEYOR IN THE STATE OF UTAH, LICENSE NO. 2337, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED TRACT OF LAND BASED ON DATA OBTAINED FROM THE WEBER COUNTY RECORDER'S OFFICE.  
I FURTHER CERTIFY THAT THE ABOVE DESCRIPTION CORRECTLY DESCRIBED THE LAND SURFACE UPON WHICH HAS BEEN, OR WILL BE, CONSTRUCTED THE MILLCREEK MANOR CONDOMINIUMS IN ACCORDANCE WITH THE UTAH CONDOMINIUM OWNERSHIP ACT.  
I FURTHER CERTIFY THAT THE REFERENCE MARKERS AS SHOWN ON THIS PLAT ARE, OR WILL BE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY RETRACE OR RE-ESTABLISH THIS SURVEY.  
I FURTHER CERTIFY THAT THE BUILDING SPECIFICATIONS OF ALL BUILDINGS ON THIS PLAT OF THE MILLCREEK MANOR CONDOMINIUMS ARE OR WILL BE SHOWN ON THIS PLAT.

DATE: DEC. 16, 1981  
O. Neil Smith  
O. NEIL SMITH  
LAND SURVEYOR  
LICENSE NO. 2337

**EXHIBIT A**  
RIGHTS OF WAY TO BE WIDTH, WITH CENTER OF WAY TO BE THE AS PROPOSED GAS.  
**CAUTION:**  
DO NOT INSTALL GAS MAIN OR THAN 8 FT. TO ANY STRUCTURE.  
ILLG. A



**MOUNTAIN FUEL SUPPLY COMPANY**  
DEPT. OF WAY APPLICATION  
DRAWING NO. 21825 UTAH NO. \_\_\_\_\_  
CLEARED BY PROPERTY SECTION  
DATE \_\_\_\_\_ BY \_\_\_\_\_  
PROPOSED MAIN EXTENSION  
SCALE P. 40'  
CITY/CO. OGDEN COUNTY OGDEN  
SUBDIVISION MILLCREEK MANOR  
JOB LOCATION \_\_\_\_\_  
CHECKED BY 0724789 MAMSD DRAWN BY H.C.H.  
DATE \_\_\_\_\_  
PROP. APPROX. 1327 FT. OF 2" P. PPE  
PROP. APPROX. 271 FT. OF 8 1/4" P. PPE  
NO. 122764 O-58

**854232**      **171.00**  
JON FRESTON  
WEBER COUNTY RECORDER  
DEPUTY: Margene E. Cottle  
MAR 24 11:50 AM '82  
FILED AND RECORDED FOR  
AMERICAN TITLE  
IN BOOK 24, PAGES 33,34

MOUNTAIN FUEL SUPPLY COMPANY  
1000 WEST 1000 SOUTH  
OGDEN, UTAH 84403  
PHONE: 788-1000

# MILLCREE PART OF THE OGDEN

N 1° 26' 51" E

RETURN TO:  
MOUNTAIN FUEL SUPPLY COMPANY  
P.O. BOX 11568  
SALT LAKE CITY, UT 84139  
ATTENTION: HIGHWAY DEPT.  
80-354

# 1091613 B1565 R1730

DEDICATION  
ACCEPTED BY  
THIS 11/29

*[Signature]*  
DIRECTOR

*[Signature]*  
AGENCY

ALL INVESTIGATING  
PLAY BRACED THERE-  
AGREE WITH  
IS OFFICE.

1982

*[Signature]*  
EPA

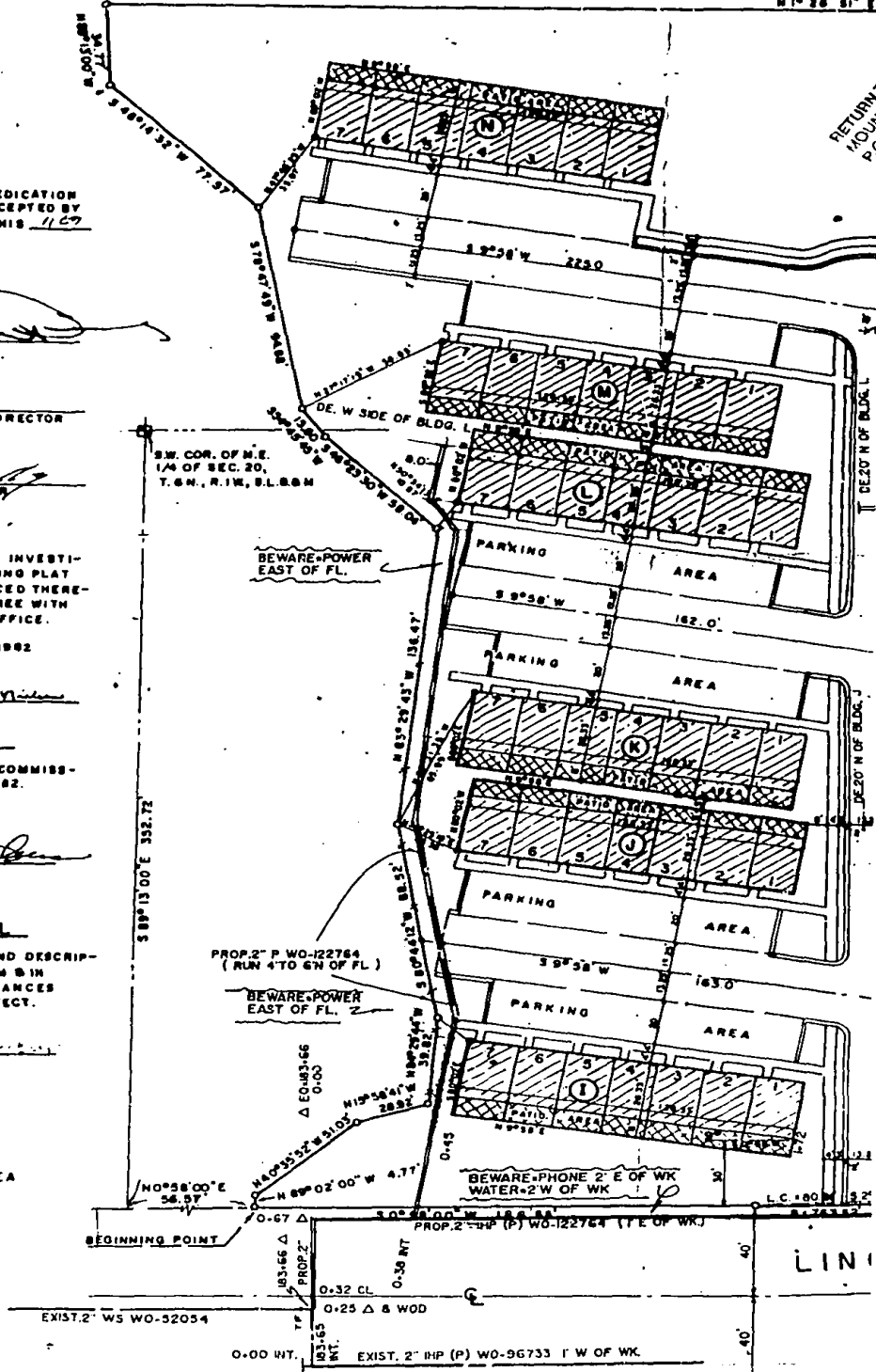
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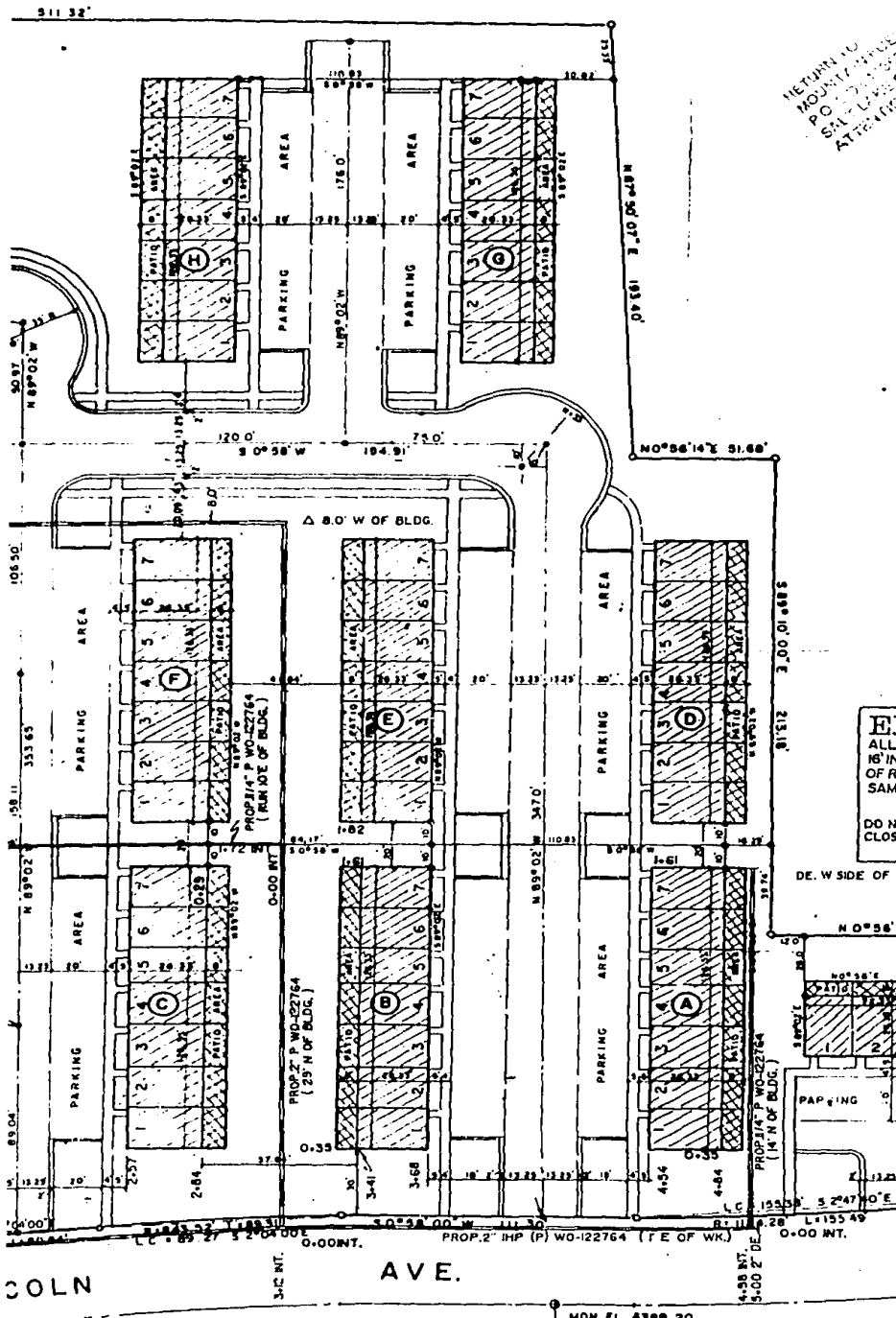
*[Signature]*  
RNEY

M AREA



# BECK MANOR CONDOMINIUM

3/4 N.E. 1/4 OF SEC. 20, T.6N., R.1W., S.L.B. & M.  
 J. CITY - WEBER COUNTY - UTAH



RETURN TO:  
 MOUNTAIN SUPPLY COMPANY  
 P.O. BOX 100  
 SALT LAKE CITY, UT 84111  
 ATTENTION: PROJECTS-100

# 1091613 BK1569 Pg1731

ALL 18" IN  
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 DE. W. SIDE OF E

COLN

AVE.

MON. EL. 4389.20