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RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
QUESTAR GAS CO.
PO BOX 45360
RIGHT OF WAY
SALT LAKE CITY UT 84145
BY: ADA, DEPUTY - WI 7 P.

WHEN RECORDED MAIL TO:
Questar Gas Company
P.O. Box 45360, Right-of-way
Salt Lake City, UT 84145-0360
VPDaybreak/bn

Space above for County Recorder's use
PARCEL I.D.#26133010030000

RIGHT-OF-WAY AND EASEMENT GRANT

VP Daybreak Operations LLC, a Delaware limited liability company, "Grantor", does hereby convey and warrant to QUESTAR GAS COMPANY dba Dominion Energy Utah, 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 non-exclusive right-of-way and easement to construct, lay, maintain, operate, repair, alter, inspect, protect, make connections to, remove and replace pipelines, valves, valve boxes and install cathodic monitoring and mitigation facilities and other gas transmission and distribution facilities (hereinafter collectively called "Facilities"), through and across the following described land and premises situated in the County of Salt Lake, State of Utah, as shown on Exhibit "A" attached hereto and by this reference made a part hereof and more particularly described as follows, to-wit:

Utility Easement #1

Beginning at the intersection of the South Right-of-Way Line of Lake Run Road and the East Line of an existing 5.00 foot P.U.E. as shown on the Daybreak Village 10 North Plat 3, recorded as Entry No. 13638563 in Book 2021P at Page 96 in the Office of the Salt Lake County Recorder, said point lies North 89°57'41" East 25.277 feet along the Daybreak Baseline Northeast (being North 89°57'41" East 10613.975 feet between the Northwest Corner of Section 13, T3S, R2W and the Northeast Corner of Section 18, T3S, R1W) and South 2942.177 feet from the Northwest Corner of Section 13, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Lake Run Road the following (2) courses: 1) East 112.723 feet to a point on a 165.500 foot radius non tangent curve to the right, (radius bears South, Chord: South 67°24'56" East 127.119 feet); 2) along the arc of said curve 130.472 feet through a central angle of 45°10'09"; thence South 88°33'55" West 6.980 feet to a point on a 160.500 foot radius non tangent curve to the left,

(radius bears South 43°27'25" West, Chord: North 68°16'18" West 118.837 feet); thence along the arc of said curve 121.734 feet through a central angle of 43°27'25"; thence West 112.723 feet to said East Line of an existing 5.00 foot P.U.E.; thence along said existing P.U.E. North 00°00'01" West 5.000 feet to the point of beginning.

Property contains 0.027 acres, 1194 square feet.

Utility Easement #2

Beginning at a point on the East Right-of-Way Line of Grandville Avenue, said point lies North 89°57'41" East 20.279 feet along the Daybreak Baseline Northeast (being North 89°57'41" East 10613.975 feet between the Northwest Corner of Section 13, T3S, R2W and the Northeast Corner of Section 18, T3S, R1W) and South 3220.834 feet from the Northwest Corner of Section 13, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence East 5.000 feet; thence South 00°00'01" East 11.149 feet; thence East 7.183 feet; thence South 2.062 feet; thence East 92.179 feet; thence North 00°00'14" West 25.617 feet; thence South 89°12'07" East 15.610 feet; thence North 00°22'02" East 142.033 feet; thence West 1.994 feet; thence North 9.000 feet; thence East 26.545 feet; thence South 1.718 feet; thence East 31.368 feet; thence South 36°32'54" East 136.850 feet; thence South 53°27'06" West 5.000 feet; thence North 36°32'54" West 134.333 feet; thence West 28.851 feet; thence South 2.282 feet; thence West 19.551 feet; thence South 00°22'02" West 142.102 feet; thence South 89°12'07" East 78.646 feet; thence North 53°27'06" East 63.073 feet; thence South 36°32'54" East 10.000 feet; thence South 53°27'06" West 66.453 feet; thence North 89°12'07" West 81.950 feet; thence South 00°22'02" West 16.862 feet; thence South 01°07'42" West 191.053 feet; thence South 36°33'00" East 7.956 feet; thence South 53°48'20" West 5.336 feet; thence South 36°32'54" East 6.994 feet; thence South 53°27'06" West 3.349 feet; thence South 36°33'00" East 75.156 feet; thence South 53°28'50" West 10.000 feet; thence North 36°33'00" West 92.834 feet; thence North 00°00'14" West 196.454 feet; thence West 104.362 feet to said East Right-of-Way Line of Grandville Avenue; thence along said Grandville Avenue North 00°00'01" West 18.211 feet to the point of beginning.

Property contains 0.207 acres, 9021 square feet.

Utility Easement #3

Beginning at the intersection of the Westerly Right-of-Way Line of Lake Run Road and the Northerly Right-of-Way Line of Pipestone Way, said point lies North 89°57'41" East 518.297 feet along the Daybreak Baseline Northeast (being North 89°57'41" East 10613.975 feet between the Northwest Corner of Section 13, T3S, R2W and the Northeast Corner of Section 18, T3S, R1W) and South 3343.125 feet from the Northwest Corner of Section 13, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Pipestone Way South 53°27'06" West 10.000 feet; thence North 36°32'54" West 272.153 feet; thence South 53°27'06" West 79.254 feet; thence South 36°32'54" East 72.500 feet; thence North 53°27'06" East 3.000 feet; thence South 36°32'54" East 9.000 feet; thence South 53°27'06" West 9.000 feet; thence North 36°32'54" West 1.500 feet; thence South 53°27'06" West 120.642 feet; thence South 36°32'39" East 2.270 feet; thence North 53°27'00" East 2.857 feet; thence South 36°33'00" East 10.000 feet; thence South 53°27'00" West 2.858 feet; thence South 36°32'39" East 109.989 feet; thence North 53°27'06" East 2.499 feet; thence South 36°32'54" East 9.000 feet; thence South 53°27'06" West 7.000 feet; thence South 36°32'54" East 10.213 feet; thence South 53°27'00" West 38.141 feet; thence South 36°33'00" East 50.680 feet to said Pipestone Way; thence along said Pipestone Way South 53°27'06" West 10.500 feet; thence North 36°33'00" West 57.051 feet; thence South 53°28'50" West 169.684 feet; thence South 11°32'57" East 49.540 feet to said Pipestone Way and a point on a 167.000 foot radius non tangent curve to the right, (radius bears North 14°28'36" West, Chord: South 77°14'22" West 10.002 feet); thence along said Pipestone Way and the arc of said curve 10.004 feet through a central angle of 03°25'56"; thence North 11°32'57" West 56.125 feet; thence North 53°28'50" East 222.695 feet; thence North 36°32'54" West 2.866 feet; thence North 53°27'06" East 1.501 feet; thence North 36°32'39" West 109.989 feet; thence South 53°27'00" West 74.313 feet; thence West 31.673 feet; thence North 01°07'42" East 10.002 feet; thence East 28.174 feet; thence North 53°27'00" East 71.011 feet; thence North 36°32'39" West 7.270 feet; thence North 53°27'06" East 125.642 feet; thence North 36°32'54" West 2.500 feet; thence North 53°27'06" East 1.000 feet; thence North 36°32'54" West 82.500 feet; thence North 53°27'06" East 94.254 feet to said Westerly Right -of-Way Line of Lake Run Road; thence along said Lake Run Road South 36°32'54" East 282.153 feet to the point of beginning.

Property contains 0.231 acres, 10056 square feet.

Utility Easement #4

Beginning at a point on the Southeasterly Right-of-Way Line of Pipestone Way, said point lies North 89°57'41" East 341.463 feet along the Daybreak Baseline Northeast (being North 89°57'41" East 10613.975 feet between the Northwest Corner of Section 13, T3S, R2W and the Northeast Corner of Section 18, T3S, R1W) and South 3556.244 feet from the Northwest Corner of Section 13, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Pipestone Way North 53°27'06" East 10.500 feet; thence South 36°33'00" East 66.876 feet; thence North 53°27'06" East 38.642 feet; thence South 36°32'54" East 10.000 feet; thence South 53°27'06" West 38.642 feet; thence South 36°33'00" East 33.938 feet; thence North 53°36'18" East 143.142 feet; thence South 36°33'00" East 7.954 feet; thence South 53°27'00" West 12.000 feet; thence North 36°33'00" West 2.986 feet; thence South 53°36'18" West 54.336 feet; thence South 37°07'44" East 4.400 feet; thence South 52°52'16" West 9.000 feet; thence North 37°07'44" West 1.579 feet; thence South 53°24'05" West 54.037 feet; thence South 36°11'34" East 110.959 feet; thence South 52°52'16" West 10.568 feet; thence South 37°19'00" East 15.071 feet; thence South 42°47'21" East 3.496 feet; thence North 53°35'44" East 139.543 feet; thence South 36°32'55" East 99.060 feet to a point on an existing 10 foot P.U.E. as shown on the Daybreak Village 10 North Plat 3, recorded as Entry No. 13638563 in Book 2021P at Page 96 in the Office of the Salt Lake County Recorder; thence along said existing P.U.E. the following (2) courses: 1) South 53°27'06" West 8.458 feet; 2) South 36°32'54" East 10.000 feet to the Northwesterly Right-of-Way Line of South Jordan Parkway; thence along said South Jordan Parkway South 53°27'05" West 1.542 feet; thence North 36°32'55" West 99.085 feet; thence South 53°35'44" West 128.449 feet; thence South 42°47'21" East 19.391 feet; thence South 53°22'09" West 5.029 feet; thence North 42°47'21" West 19.411 feet; thence South 53°35'44" West 273.644 feet to a point on the Westerly Line of Lot M-102 of said Daybreak Village 10 North Plat 3; thence along said Lot M-102 North 36°33'00" West 10.000 feet; thence North 53°35'44" East 35.460 feet; thence North 36°28'07" West 117.585 feet; thence North 20°00'00" West 137.224 feet; thence South 70°00'00" West 4.286 feet; thence North 20°00'00" West 2.251 feet to a point on a 237.484 foot radius non tangent curve to the right, (radius bears North 20°42'17" West, Chord: South 79°38'51" West 85.352 feet); thence along the arc of said curve 85.818 feet through a central angle of 20°42'17"; thence West 77.365 feet to the West Line of said Daybreak Village 10 North Plat 3 and a point on a 1136.500 foot radius non tangent curve to the right,

(radius bears North 86°19'02" East,
Chord: North 03°34'09" West 4.509 feet); thence along said
Daybreak Village 10 North Plat 3 and the arc of said curve
4.509 feet through a central angle of 00°13'38" to the South
Line of said Pipestone Way; thence along said Pipestone Way
the following (2) courses: 1) East 77.642 feet to a point on a
233.000 foot radius non tangent curve to the left, (radius bears
North, Chord: North 78°29'55" East 92.916 feet); 2) along the
arc of said curve 93.543 feet through a central angle of
23°00'09 " ; thence South 20°00'00" East 143.553 feet; thence
South 36°28'07" East 99.008 feet; thence North 53°27'13"
East 218.798 feet; thence North 34°12'15" West 114.263 feet;
thence North 36°33'00" West 80.233 feet; thence South
53°27'00" West 45.955 feet; thence North 36°33'00" West
10.000 feet; thence North 53°27'00" East 45.955 feet; thence
North 36°33'00" West 25.740 feet to the point of beginning.

Property contains 0.403 acres, 17558 square feet.

TO HAVE AND TO HOLD the same unto said Grantee, its successors and assigns, so long as such Facilities shall be maintained, with the right of ingress and egress to and from said right-of-way to construct, lay, maintain, operate, repair, alter, inspect, protect, make connections to, remove and replace the same. This right-of-way and easement shall carry with it the right to use any available access road(s) for the purpose of conducting the foregoing activities. During temporary periods, Grantee may use such portion of the property along and adjacent to said right-of-way 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 said premises except for the purposes for which this right-of-way and easement is granted to Grantee, provided such use does not interfere with the Facilities or any other rights granted to Grantee hereunder.

Without limiting the generality of the foregoing, Grantor(s) does hereby covenant, warrant and agree as follows:

1. Grantor(s) shall not build or construct, nor permit to be built or constructed, over or across the right-of-way, any building, retaining walls, rock walls, footings or improvement which impairs the maintenance or operation of the Facilities.
2. Grantor(s) shall not change the contour within the right-of-way without prior written consent of Grantee.
3. Grantor(s) shall not plant, or permit to be planted, any deep-rooted trees, or any vegetation with roots that may damage the Facilities, within the right-of-way, without prior written consent of Grantee.

4. Grantor(s) shall not place personal property within the right-of-way that impairs the maintenance or operation of the Facilities.

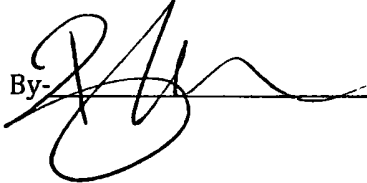
5. Grantee shall have the right to cut and remove timber, trees, brush, overhanging branches, landscaping and improvements or other obstructions of any kind and nature which may injure or interfere with Grantee's use, occupation or enjoyment of this easement and right-of-way, without liability to Grantor(s), and without any obligation of restoration or compensation.

This right-of-way shall be binding upon and inure to the benefit of the successors and assigns of Grantor(s) and the successors and assigns of Grantee, and may be assigned in whole or in part by Grantee.

It is hereby understood that any parties securing this grant on behalf of Grantee are without authority to make any representations, covenants or agreements not herein expressed.

WITNESS the execution hereof this 13 day of SEPTEMBER, 2021.

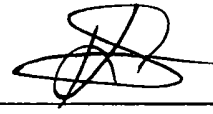
VP Daybreak Operations, LLC.

By-  _____, Manager

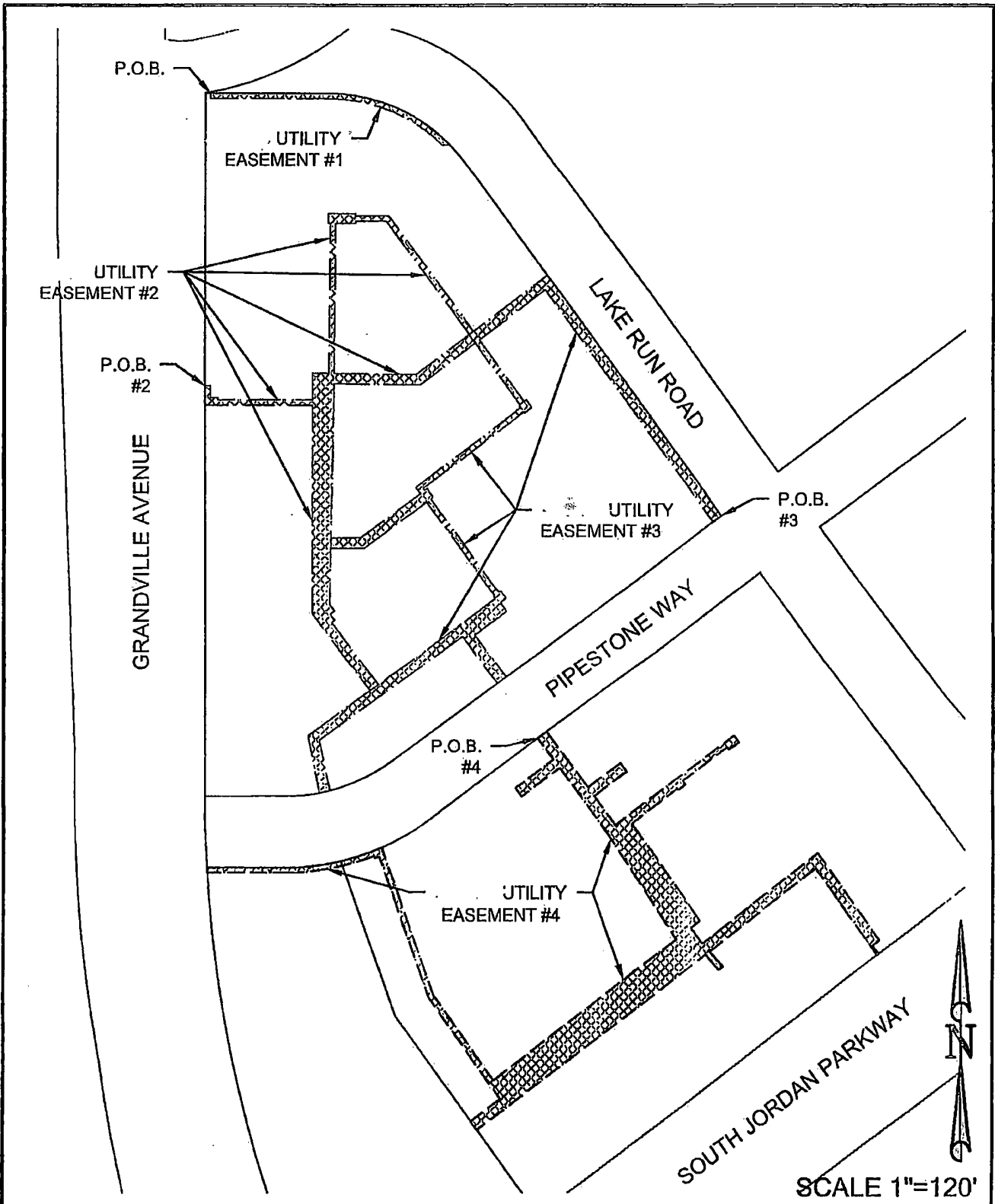
STATE OF CO)
) ss.
COUNTY OF Denver)

On the 13th day of September, 2021 personally appeared before me Benjamin Krasnow who, being duly sworn, did say that he/she is a Manager of _____, and that the foregoing instrument was signed on behalf of said company by authority of its Articles of Organization or its Operating Agreement.

KARLA SANCHEZ
Notary Public
State of Colorado
Notary ID # 20204021727
My Commission Expires 06-23-2024



Notary Public



PERIGEE
CONSULTING
CIVIL - STRUCTURAL - SURVEY

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Public Utility Easements Novel Daybreak Station

PREPARED FOR: Novel