

WHEN RECORDED MAIL TO:

Jordan Valley Water
Conservancy District
Attn: Property Manager
8215 South 1300 West
West Jordan, Utah 84088

14129956 B: 11432 P: 4570 Total Pages: 15
07/17/2023 04:24 PM By: csummers Fees: \$0.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: JORDAN VALLEY WATER CONSERVANCY DISTRICT
ATTN PROPERTY MANAGER 8215 S 1300 W WEST JORDAN, UT 84088



[PARCEL ID #26-24-352-004]

ENCROACHMENT AGREEMENT

This Encroachment Agreement is made as of July 11, between the Jordan Valley Water Conservancy District, a Utah special district ("District"), and Questar Gas Company, a Utah corporation, doing business in the State of Utah as Dominion Energy Utah ("Company").

RECITALS:

A. The District holds an easement and right-of-way at or near 5567 West Shady Stone Drive in South Jordan, Utah (collectively referred to as the "Easement/Right-of-Way," and described on attached Exhibit A) under authority of a written agreement, and it utilizes, or will utilize them for constructing, installing, operating,

maintaining, inspecting, repairing and/or replacing a water pipeline and related facilities;

B. The Company has requested permission to encroach upon the Easement/Right-of-Way of the District in a manner more particularly specified in this Agreement; and,

C. The property upon which the encroachment is located is further described on attached Exhibit B; and,

D. The District is willing to agree to the encroachment, upon the terms and conditions set forth in this Agreement.

TERMS:

The parties agree:

1. (a) The District hereby agrees to encroachment upon the Easement/Right-of-Way by the Company, but only to this extent and for this purpose: The Company may install, operate, and maintain one (1) two-inch (2") Intermediate High Pressure (IHP) carrier pipe within a four-inch (4") plastic casing (referred to as the "Encroachment Improvements"), as shown on attached Exhibit C.

(b) By entering into this Agreement, the District is giving its consent for the Company to encroach upon the Easement/Right-of-Way held by the District. However, the District does not hold fee title to the real property within the Easement/Right-of-Way. Accordingly, the District does not warrant title to the underlying property, nor does the District represent or warrant that the Company's encroachment on or across the District's Easement/Right-of-Way: (i) is suitable for the Company's purposes; (ii) is allowed by the

terms or conditions of the District's Easement/Right-of-Way agreement with those who hold fee title to the underlying real property; and, (iii) does not require the consent of others to encroach upon the District's Easement/Right-of-Way, which consent may be withheld for any or no reason.

(c) This consent for encroachment is granted by the District only to the extent of, and with no actual or implied diminishment of, the District's rights and interests in the Easement/Right-of-Way and without any express or implied warranty of any kind.

2. The Company shall comply with the District's Guidelines for Encroachment upon the Easement/Right-of-Way as set forth in attached Exhibit D.

3. The Company and its contractor(s) and agent(s) shall perform all work within the Easement/Right-of-Way in accordance with the plans, drawings, guidelines, and/or maps set forth in Exhibit C, and in a manner satisfactory to the District.

4. If the installation, construction, operation, maintenance, repair, replacement or inspection of any structures, equipment, facilities or pipeline(s) of the District located, or to be located, in the Easement/Right-of-Way should be made more expensive by reason of the Encroachment Improvements or the activities of the Company, the Company shall pay to the District the full amount of such additional expense upon receipt of an itemized statement. The District has the right to remove any/all of the Encroachment Improvements without any liability to the Company for removal, damages, or any cost or expense, and the Company, at its sole expense and labor, may replace and/or re-install them within the Easement/Right-of-Way consistent with the terms of this Agreement.

5. The Company shall construct, install, use, maintain, repair and replace its Encroachment Improvements in such a manner as not to (i) damage or obstruct the

District's structures, equipment, facilities and/or pipelines; or, (ii) interfere with the installation, construction, operation, maintenance, inspection, repair or replacement of the District's structures, equipment, facilities and pipelines.

6. In consideration of the District agreeing to encroachment upon the Easement/Right-of-Way, the Company shall:

(a) Indemnify, defend and hold harmless the District, its agents, employees, officers, trustees, assigns and successors from and against all claims, demands, causes of action, liability or judgment of any kind, including attorney's fees and costs, which directly or indirectly arise from the negligence of the Company [or its agent(s) or contractor(s)], or from the existence, construction, installation, operation, maintenance, repair, replacement, condition, use or presence of the Encroachment Improvements within the Easement/Right-of-Way;

(b) Release the District and its agents, employees, officers, trustees, assigns and successors, from liability for all loss or damage of every description or kind whatsoever which may result to the Company from the construction, installation, operation, maintenance, inspection, repair and replacement of District structures, equipment, pipelines and facilities within the Easement/Right-of-Way, provided the loss or damage was not due solely to the negligence of the District; and,

(c) Hereby acknowledge that it accesses and uses the Easement/Right-of-Way at the Company's risk and hazard and, without limiting the generality of the foregoing, the Company agrees that the District shall not be responsible for any harm, damage or injury that may be suffered or incurred by the Company, its agents, employees, contractors, licensees, guests or invitees associated with the use or

condition of the Easement/Right-of-Way, except to the extent the harm, damage or injury was caused by the reckless or intentional misconduct of the District.

7. The Company and its contractor(s) and agent(s) shall comply with all applicable laws, ordinances, rules, and regulations enacted or promulgated by any federal, state, or local governmental body having jurisdiction over the Encroachment Improvements and/or the Easement/Right-of-Way.

8. The provisions of this Agreement shall inure to the benefit of and be binding upon the successors and assigns of the parties; provided, however, that no such successor or assign of the Company shall have the right to use, alter, or modify the Encroachment Improvements in a manner which will increase the expense or burden to the District of the Company's encroachment on the Easement/Right-of-Way.

9. (a) This Agreement, and the encroachment granted to the Company by this Agreement, shall terminate without further notice or condition if (i) the Company does not continuously use the Encroachment Improvements as intended by this Agreement for any twelve (12) month period; or, (ii) the Company breaches this Agreement.

(b) In the event of termination, the Company, at its expense, shall immediately remove the Encroachment Improvements from the Easement/Right-of-Way and restore the surface of the Easement/Right-of-Way to its pre-encroachment condition.

10. (a) The Company may assign this Agreement with the prior written consent of the District, which consent shall not be unreasonably withheld.

(b) The District may assign this Agreement.

11. This Agreement may be amended only by written instrument executed by all parties.

12. All of the grants, covenants, terms, provisions and conditions in this Agreement shall run with the land and shall be binding upon and inure to the benefit of the successors, assigns, heirs, executors and administrators of the parties.

13. This Agreement, including exhibits, constitutes the entire agreement of the parties and supersedes all prior understandings, representations or agreements of the parties regarding its subject matter.

14. Each individual executing this Agreement does hereby represent and warrant that he or she has been duly authorized to sign this Agreement in the capacity and for the entities identified.

15. The parties shall perform those acts and/or sign all documents required by this Agreement and which may be reasonably necessary to effectuate the terms of this Agreement.

16. Any party may record this Agreement.

"District":

Jordan Valley Water Conservancy District

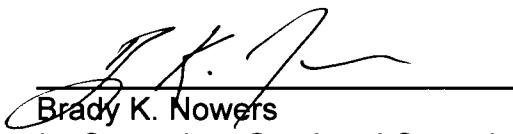
Dated: 7-11-2023

By: 
Alan E. Packard
Its General Manager/CEO

"Company":

Questar Gas Company, doing business in the State of Utah as Dominion Energy Utah

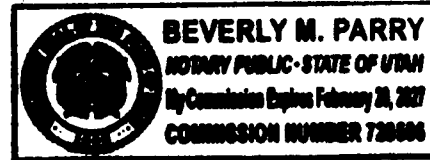
Dated: 6/20/23

By: 
Brady K. Nowers
Its Supervisor Gas Land Controls

STATE OF UTAH)
 :ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 11th day of July, 2023, by Alan E. Packard as General Manager/CEO of the Jordan Valley Water Conservancy District.

Beverly M Parry
Notary Public



STATE OF UTAH)
 :ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 7th day of June, 2023, by Brady K. Nowers as Supervisor Gas Land Controls of Questar Gas Company, doing business in the State of Utah as Dominion Energy Utah.

[Signature]
Notary Public



EXHIBIT A

DESCRIPTION OF DISTRICT'S EASEMENT/RIGHT-OF-WAY

The District's easement and right-of-way includes the following:

5600 West Pipeline Easement – 92CI026-17

An easement 20 feet in width, lying 10 feet on each side of the hereinafter described center line, situated in Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian, in Salt Lake County, State of Utah. The easement being more particularly described as follows:

A twenty (20.0') foot wide strip of land whose center line begins at a point easterly 10.0 feet from the West Quarter corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian; thence South 0°11'37" West 2642.13 feet more or less, parallel to the section line. The area contained within the described permanent easement is 52,843 square feet (1.2131 acres).

EXHIBIT B

DESCRIPTION OF PROPERTY

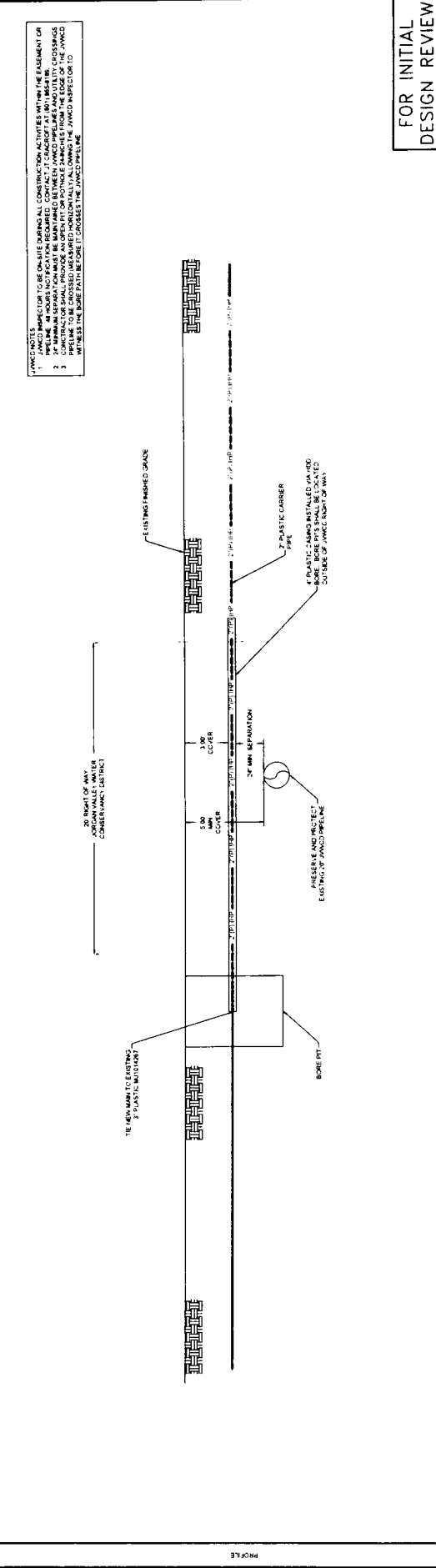
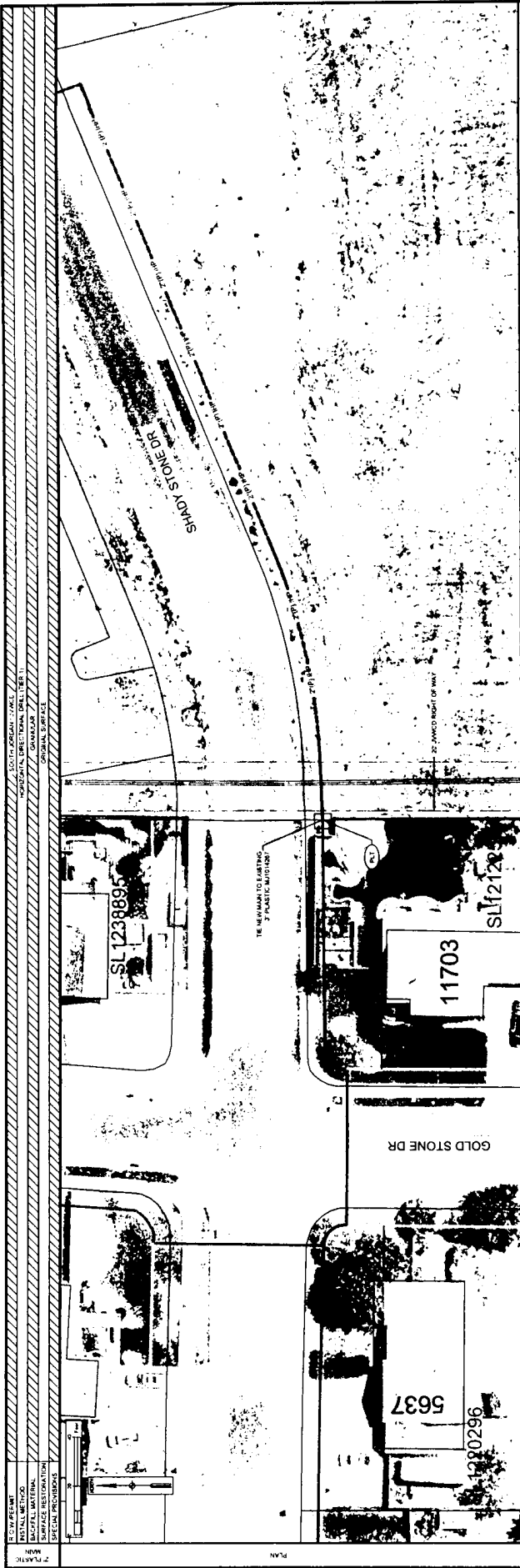
The property upon which the Encroachment Improvements take place is described as follows:

Parcel No. 26-24-352-004:

LOT C-107, DAYBREAK VILLAGE 7A PLAT 3 SUB. LESS & EXCEPT BEG AT S'LY COR OF LOT C-107, DAYBREAK VILLAGE 7A PLAT 3 SUB; N 89°58'44" W 52.16 FT; S 18.50 FT; N 89°58'44" W 169.39 FT; N 0°00'34" E 85 FT; N 89°58'44" W 187 FT; S 0°00'34" W 85 FT; N 89°58'44" W 49.98 FT; N 0°00'40" E 250.32 FT; S 89°58'36" E 192.22 FT; N 0°01'15" E 214.82 FT; N 89°59'39" E 142.66 FT; N 79°37'40" E 51.95 FT; SE'LY ALG 246.50 FT RADIUS CURVE TO R, 42.91 FT (CHD S 4°21'06" E); SE'LY ALG 253.50 FT RADIUS CURVE TO L, 69.17 FT (CHD S 7°10'58" E); S 15° E 173.88 FT; SE'LY ALG 465 FT RADIUS CURVE TO R, 124.21 FT (CHD S 7°20'51" E); S 0°18'17" W 54.17 FT TO BEG.

EXHIBIT C
ENCROACHMENT IMPROVEMENTS

ENCROACHMENT_QUESTAR_K3618_BP.doc



JMWCD NOTES

1. JMWCD SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND THE ELEMENTS OF THE JMWCD SHALL BE MAINTAINED THROUGHOUT THE PROJECT. CONTACT JMWCD AT 800.148.1111.
2. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME. CONTACT JMWCD AT 800.148.1111.
3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME. CONTACT JMWCD AT 800.148.1111.
4. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME. CONTACT JMWCD AT 800.148.1111.
5. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME. CONTACT JMWCD AT 800.148.1111.

FOR INITIAL DESIGN REVIEW

CITY		COUNTY		STATE	
SOUTH JORDAN		KANE		UT	
PROJECT NUMBER		DRAWING NUMBER		SHEET NUMBER	
2024-0001		2024-0001		01	
PROJECT TITLE		PROJECT ADDRESS		PROJECT ID	
2" PLASTIC GAS MAIN INSTALL		5600 W SHADY STONE DR		A	
 DOMINION ENERGY, L.P.A.					
REVISIONS		ENGINEERING RECORD			
NO.	DATE	BY	DESCRIPTION	DATE	BY
1	08/23/24	SL	ISSUED FOR PERMITS	08/23/24	SL
2	08/23/24	SL	ISSUED FOR PERMITS	08/23/24	SL
3	08/23/24	SL	ISSUED FOR PERMITS	08/23/24	SL

EXHIBIT D

GUIDELINES FOR ENCROACHMENT

A. Surface structures that may be constructed within the District's Easement/Right-of-Way, but only upon the prior written consent of the District, include asphalt roadway, with no utilities within roadway; non-reinforced concrete parking lots, walkways and driveways, curb, gutter, sidewalk; and non-masonry fence with gated opening. However, where the District's facilities or pipeline(s) have specific maximum and minimum cover designations, the special requirements for structures crossing over the pipeline(s) shall be obtained from the District for the maximum allowable external loading or minimum cover. It is understood that all surface structures shall be analyzed and considered by the District on an individual basis.

B. Structures that may not be constructed in, on, over, across or along the District's Easement/Right-of-Way include, but are not limited to, permanent structures such as footings, foundations, masonry block walls, buildings, garages, decks, swimming pools and in-ground trampolines, as designated and characterized by the District.

C. No trees or vines are allowed within the Easement/Right-of-Way. Shrubs or hedges that reach more than six feet (6') in height at maturity and/or have extensive root systems are not permitted within the Easement/Right-of-Way.

D. All changes in ground surfaces or elevations within the Easement/Right-of-Way are considered encroaching structures. Earthfills and cuts on adjacent property shall not encroach onto the Easement/Right-of-Way without the prior written consent of the District.

E. Existing gravity drainage of the Easement/Right-of-Way shall be maintained. No new concentration of surface or subsurface drainage may be directed onto, under or across the Easement/Right-of-Way without adequate provision for removal of drainage water or adequate protection of the Easement/Right-of-Way.

F. Prior to any construction within the Easement/Right-of-Way, an excavation must be made to determine the location of existing District facilities and pipeline(s). The excavation shall be made by or in the presence of the District, at the Company's expense.

G. All construction activities within the Easement/Right-of-Way shall be limited to construction of the Encroachment Improvements previously approved by the District, and the Encroachment Improvements shall be constructed strictly in accordance with the plans and specifications previously approved by the District.

H. The ground surfaces or elevations within the Easement/Right-of-Way shall be restored to the condition, elevation and contour which existed prior to construction or as shown on the plans, drawings, guidelines and/or maps set forth in Exhibit B.

I. The Company shall notify the District upon completion of construction and shall, at its expense, provide the District with one (1) copy of as-built drawings showing the actual location of the Encroachment Improvements within the Easement/Right-of-Way.

J. Following completion of construction of the Encroachment Improvements, and except in case of emergency repairs, the Company shall give the District at least ten (10) days written notice before entering upon the Easement/Right-of-Way for the purpose of accessing, maintaining, inspecting, repairing, or removing the Encroachment Improvements.

K. If unusual conditions are proposed for the Encroachment Improvements or unusual field conditions within the Easement/Right-of-Way are encountered, as designated and characterized by the District, the District may, at its discretion, impose conditions or requirements which are different from or more stringent than those prescribed in these Guidelines.

L. All backfill material within the Easement/Right-of-Way shall be compacted to ninety percent (90%) of maximum density, unless otherwise allowed or required by the District. Mechanical compaction shall not be allowed within six inches (6") of any of the District's facilities and pipeline(s). Mechanical compaction using heavy equipment, as designated and characterized by the District, shall not be allowed over District facilities and pipeline(s) or within eighteen inches (18") horizontally.

M. Backfilling of any excavation or around any facilities or pipeline(s) within the Easement/Right-of-Way shall be compacted in layers not exceeding six inches (6") thick to the following requirements: (1) cohesive soils to 90 percent (90%) maximum density specified by ASTM Part 19, D-698, method A; (2) noncohesive soils to 70 percent (70%) relative density specified by ANSI/ASTM Part 19, d-2049, par. 7.1.2, wet method.

N. To enable the District to locate non-metallic Encroachment Improvements below ground level, the Company shall install a "locator wire" as required by District specifications.

O. The Company shall notify the District at least forty-eight (48) hours in advance of commencing initial construction of the Encroachment Improvements in order to permit inspection by the District.

P. No encroachment shall involve the use or storage of hazardous material(s), as designated and characterized by the District.