

RETURN TO:  
MOUNTAIN FUEL SUPPLY COMPANY  
P.O. BOX 11368  
SALT LAKE CITY, UT 84147  
ATTENTION: RIGHT-OF-WAY  
GO 208

6667

## RIGHT-OF-WAY AND EASEMENT GRANT

### THE RIDGE AT ST. GEORGE HOMEOWNERS ASSOCIATION

"Grantor(s)", do(es) 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 THE RIDGE AT ST. GEORGE, in the vicinity of St. George, Washington County, Utah, which development is more particularly described as:

Beginning at a point South 125.86 feet and West 776.90 feet from the Center of Section 24, Township 42 South, Range 16 West, Salt Lake Base and Meridian; thence South 27°00'00" West 72.93 feet, thence North 84°17'42" West 114.87 feet, thence North 40°36'42" West 34.73 feet to a point on a 207.33 foot radius curve to the left, thence 26.42 feet along the arc of said curve, thence North 19°30'00" East 36.00 feet, thence North 60°00'00" West 132.00 feet to point on a 216.52 foot radius curve to the right, thence 65.42 feet along the arc of said curve, thence South 67°30'00" West 114.52 feet to a point on a 1026.25 foot radius curve to the right, thence 87.32 feet along the arc of said curve, thence North 29°15'00" West 135.00 feet, thence North 60°45'00" East 50.00 feet to a point on a 250.00 foot radius curve to the right, thence 194.17 feet along arc of said curve to a point on a 297.27 foot radius curve to the left, thence 51.96 feet along arc of said curve, thence South 83°45'00" West 158.85 feet, thence North 06°15'00" West 75.00 feet, thence North 20°00'00" East 34.45 feet, thence North 72°30'08" East 93.30 feet, thence North 17°29'52" West 22.00 feet, thence North 72°30'08" East 50.00 feet, thence North 17°29'52" West 136.00 feet to a point on 275.00 foot curve to the right, thence 99.18 feet along arc of said curve to a point on a 160.00 foot radius curve to the right, thence 331.53 feet along arc of said curve to a point on a 475.00 foot radius curve to the right, thence 144.65 feet along arc of said curve, thence South 21°36'41" East 86.29 feet, thence South 1°46'36" East 39.20 feet, thence South 25°04'04" East 163.28 feet, thence South 32°30'00" East 132.21 feet, thence South 32°39'55" East 67.52 feet, thence South 12°18'00" East 79.16 feet, thence South 26°16'30" East 182.95 feet, thence South 38°12'01" East 57.36 feet, thence South 49°02'17" East 39.33 feet, thence South 17°00'00" East 129.56 feet, thence South 3°53'30" East 168.272 feet to point of beginning.

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RUSSELL SHIRTS \* WASHINGTON CO RECORDER  
1994 APR 15 13:06 PM FEE \$48.00 BY CB  
FOR: MOUNTAIN FUEL

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 28 day of FEBRUARY, 1994.

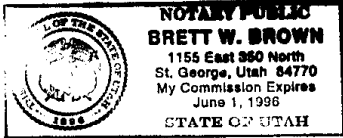
ATTEST:

Janice K. Brumm  
(SEAL) Jan Brumm, Secretary

By: Lee Orlob  
Lee Orlob, President

STATE OF UTAH )  
 ) ss.  
COUNTY OF Washington )

On the 28 day of FEBRUARY, 1994, personally appeared before me LEE ORLOB, and JAN BRUMM who, being duly sworn, did say that they are the PRESIDENT and SECRETARY respectively, of THE RIDGE AT STG. HOA, and that the foregoing instrument was signed on behalf of said corporation by authority of a resolution of its Board of Directors (or)\* its Bylaws, and said LEE ORLOB and JAN BRUMM acknowledged to me that said corporation duly executed the same.



Brett W. Brown  
Notary Public  
Residing at ST. GEORGE, UTAH

My Commission Expires: JUNE 1, 1996

