

PLATED
ENTERED

RIGHT OF WAY AND EASEMENT GRANT (CONDOMINIUM-MOBILE HOME) (CORPORATE)

DOUG LUTTS
WEBER COUNTY RECORDER
DEC 18 2 02 PM '86
FILED AND RECORDED FOR

419.00
992580

BURGUNDY CORPORATION

a Corporation of the State of Utah, 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 AND NO/100 DOLLARS (\$1.00) and other good and valuable considerations, receipt of which is hereby acknowledged, a right of way and easement 12.0 feet in width to lay, maintain, operate, repair, inspect, protect, remove and replace pipelines, valves, valve boxes and other gas transmission and distribution facilities (hereinafter collectively called "facilities") through and across the following described land and premises situated in Weber County, State of Utah, to-wit: Those certain strips of land in the project or development described below and lying along the center lines as shown on the attached Plat, designated Exhibit C, and which is dated 9th day of July, A.D. 1986, and as said Plat and Exhibit may be amended or revised from time to time, said Plat and Exhibit by this reference being made a part hereof, representing that certain condominium or mobile home project or development known as

CANYON TERRACE CONDOMINIUM, PHASE TWO
(Name of Condominium or Mobile Home)

in the vicinity of 1680 East 1475 South Ogden
(Street Intersection) (City)

Beginning at a point on the South boundary of Mountain Terrace Subdivision No. 3, Ogden City, Utah, being South 98.11 feet, East 600.97 feet, South 77°53' East 145.80 feet and North 85°49'18" East 57.14 feet from the Northwest Corner of the Southeast Quarter of Section 22, Township 6 North, Range 1 West, Salt Lake Base and Meridian; and running thence along the South boundary of Mountain Terrace Subdivision Nos. 3 & 4 the following four courses, North 85°49'18" East 95.07 feet, North 58°48' East 172.00 feet, North 74°35'42" East 187.21 feet, and South 67°29'15" East 104.89 feet, thence South 570.64 feet to the North Right of Way of Canyon Road (S.R. 39), thence along said Right of Way the following two courses, North 75°44'21" West 384.21 feet and North 78°19'41" West 49.00 feet to the Southeast Corner of Canyon Terrace Condominium, thence along the East line of said Condominium the following six courses, North 14°15'39" East 15.21 feet, North 6°47' East 86.49 feet, North 11°40'19" East 19.00 feet, North 78°19'41" West 79.00 feet, North 33°40' West 46.50 feet, and North 4°10'42" West 197.06 feet to the point of beginning.

TO HAVE AND TO HOLD the same unto the said Mountain Fuel Supply Company, 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 maintain, operate, repair, inspect, protect, remove and replace the same. 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. The said Grantor shall have the right to use the said premises except for the purposes for which this right of way and easement is granted to the said Grantee, provided such use does not interfere with the facilities or any other rights granted to the Grantee hereunder.

The Grantor shall not build or construct nor permit to be built or constructed any building or other improvement over or across said right of way, nor change the contour thereof without written consent of Grantee. This right of way grant shall be binding upon and inure to the benefit of the successors and assigns of Grantor and the successors and assigns of the 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 the Grantee are without authority to make any representations, covenants or agreements not herein expressed.

IN WITNESS WHEREOF the Grantor has caused its corporate name and seal to be hereunto affixed this 7th day of October, 1986.

ATTEST:

BURGUNDY CORPORATION

(SEAL)

Secretary

By

President

STATE OF UTAH

County of Weber

ss.

On the 7th day of October, 1986

Ellis Reese

who being duly sworn, did say that he is the President

respectfully, of Burgundy Corporation

and that the foregoing instrument was signed on behalf of said corporation by authority of its Board of Directors, (or) its By-Laws, and said Ellis Reese acknowledged to me that said corporation duly executed the same.

My Commission expires:

September 11, 1989

*Strike clause not applicable.

Residing at Salt Lake County, Utah

RETURN TO:
MOUNTAIN FUEL SUPPLY COMPANY
P.O. BOX 11388
SALT LAKE CITY, UT. 84139
ATTENTION: LINDA JOHNSON

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CANYON TERRACE CONDOMINIUM PHASE TWO

PART OF THE SOUTHEAST QUARTER OF SECTION 22, T.6N., R.1W., S.1.B.8
 OGDEN CITY, WEBER COUNTY, UTAH
 (SHEET 2 of 3)

OGDEN CITY APPROVAL

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN DULY
 APPROVED AND ACCEPTED BY THE CITY COUNCIL OF
 OGDEN CITY, WEBER COUNTY, UTAH.

THIS _____ DAY OF _____ 1985.

 ATTEST TITLE

 MAYOR

SCALE 1" = 20'

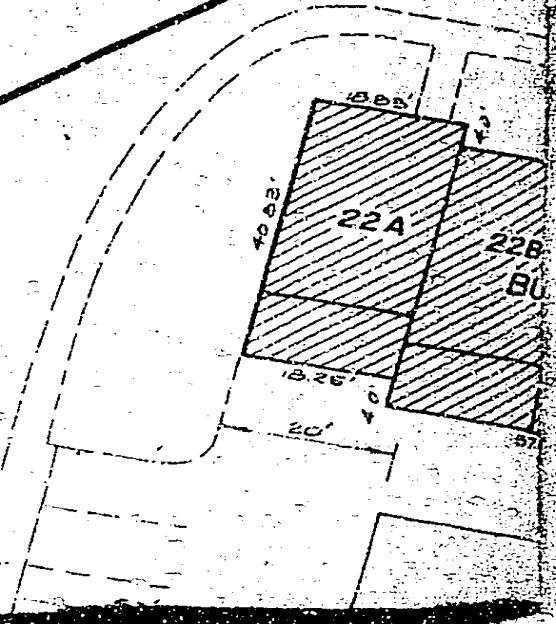
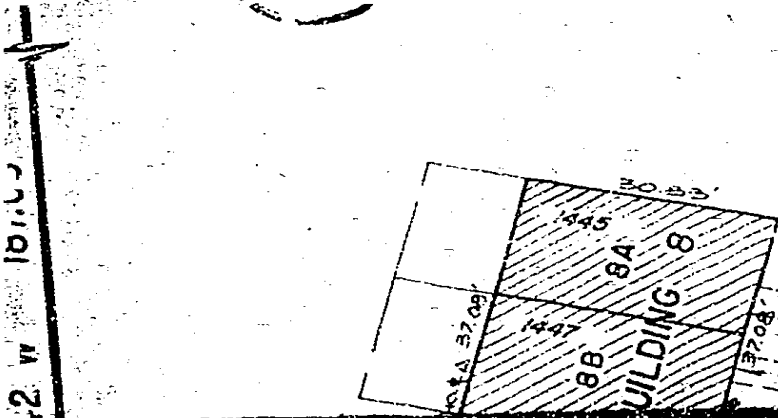


NORTH

N 58° 48' E

N 85° 49' 18" E

95.07'



BOOK 1505 PAGE 2103

N 4° 10' 4"

MATCH LINE

SEE INSERT BELOW FOR W.O.D.

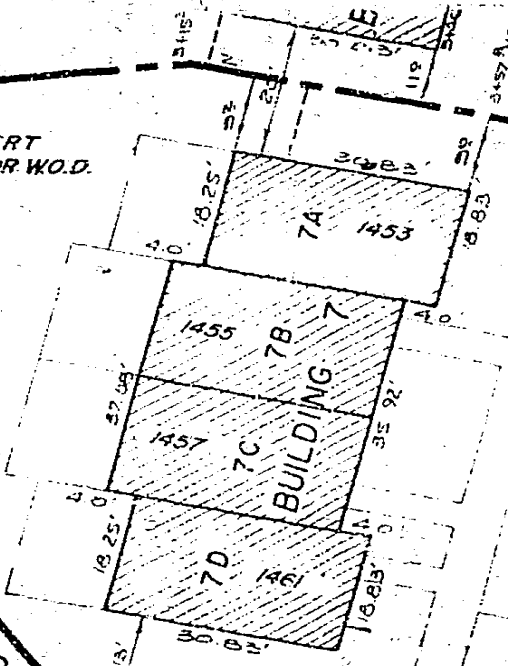
N 33° 40' W 46.50'

N 78° 19' 41" W

79.00' N 11° 40' 19" E 19.00'

N 6° 47' E 86.49'

5' 39" E



TO BE INSTALLED BY THE DEVELOPER

(1650 EAST)

N 11° 40' 19" E 53.00'

18.33'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

18.00'

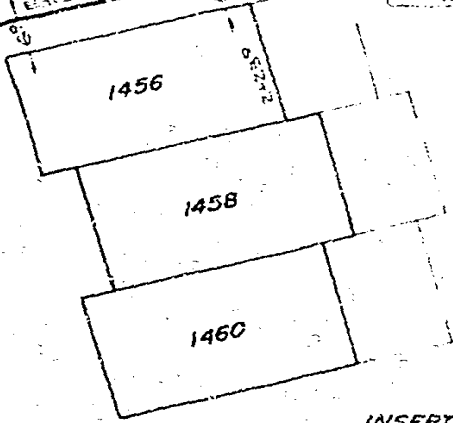
1505 EAST 14TH

TO 1600 EAST

EXISTING 2' 11" WIDE

EXISTING 11' 11" WIDE

EXISTING 2' 11" WIDE



INSERT
CANYON TERRACE CONDOMINIUMS
PHASE ONE

MATCH LINE

N 14° 15'

N 78° 19' 41" W
49.00'

N 4° 10' 42" W

NORTH
SCALE 1"=20'

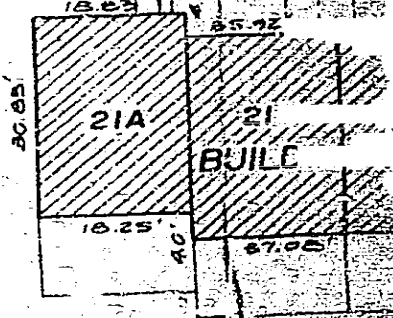
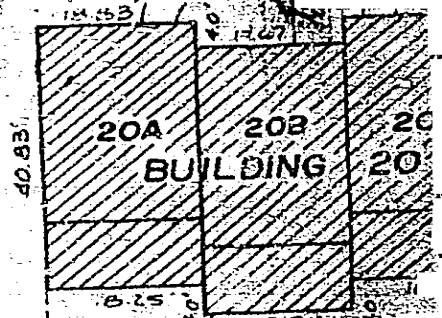
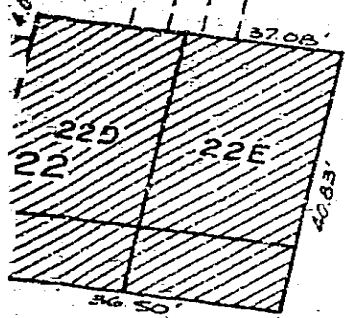
BOOK 1505 PAGE 2105

BOOK 1505 PAGE 2105

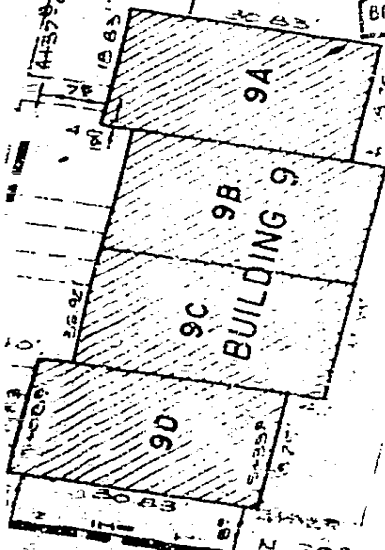
N 74° 35' 42" E

187.21'

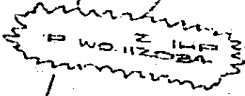
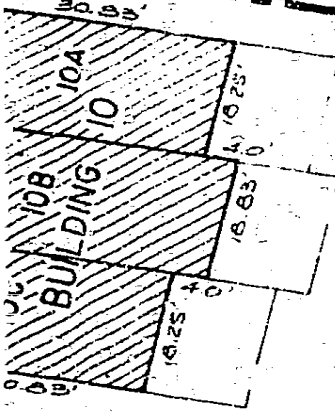
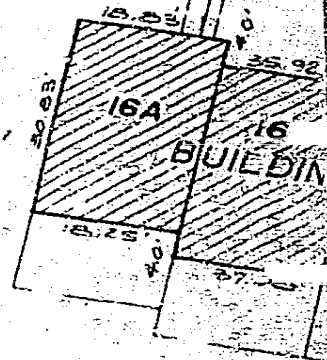
KEY



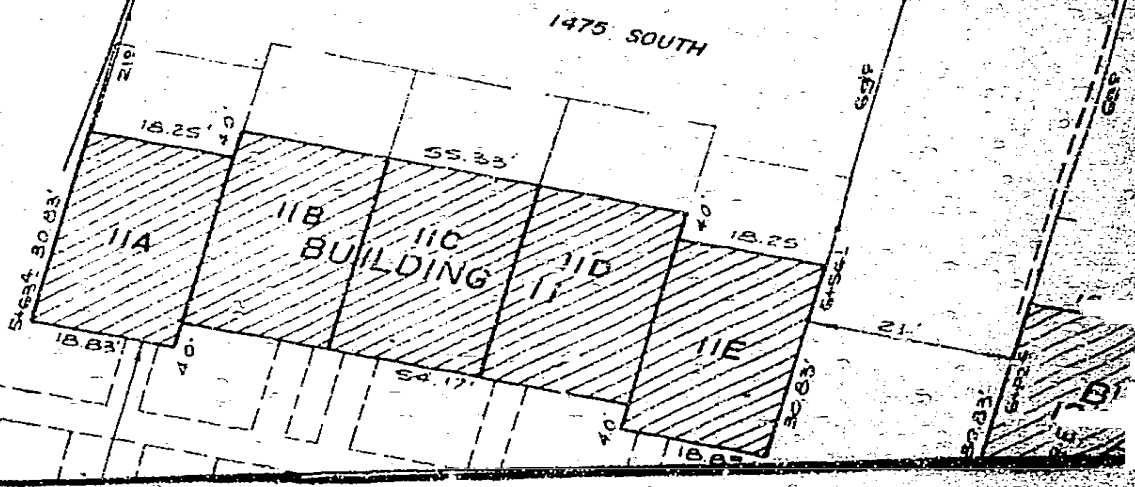
WEST

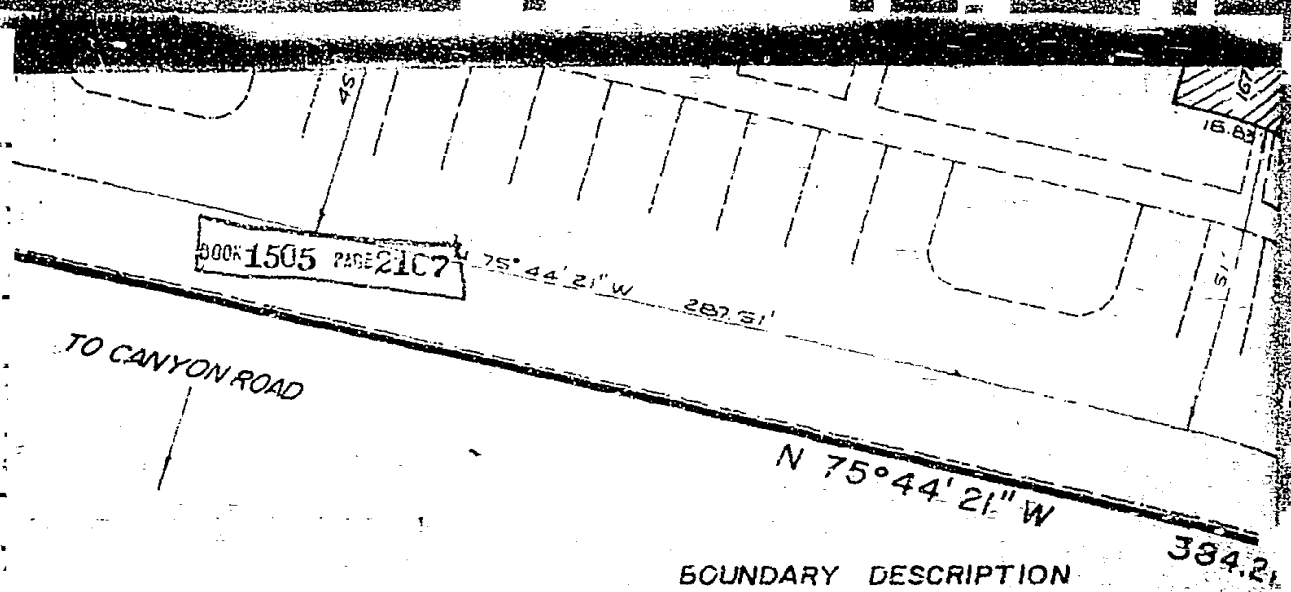


3-56572R
5-55840C



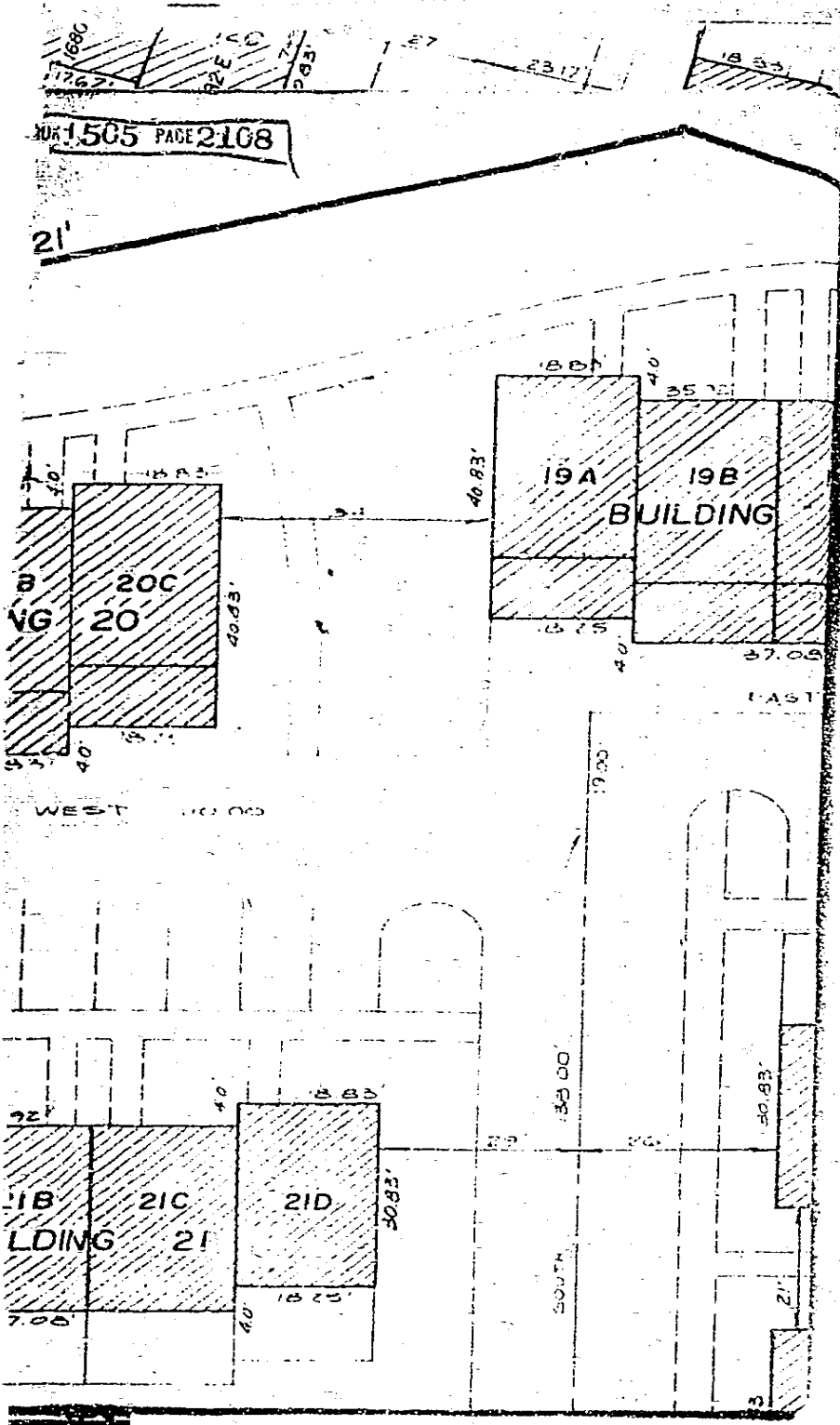
Property owned by
Burgundy Corp.

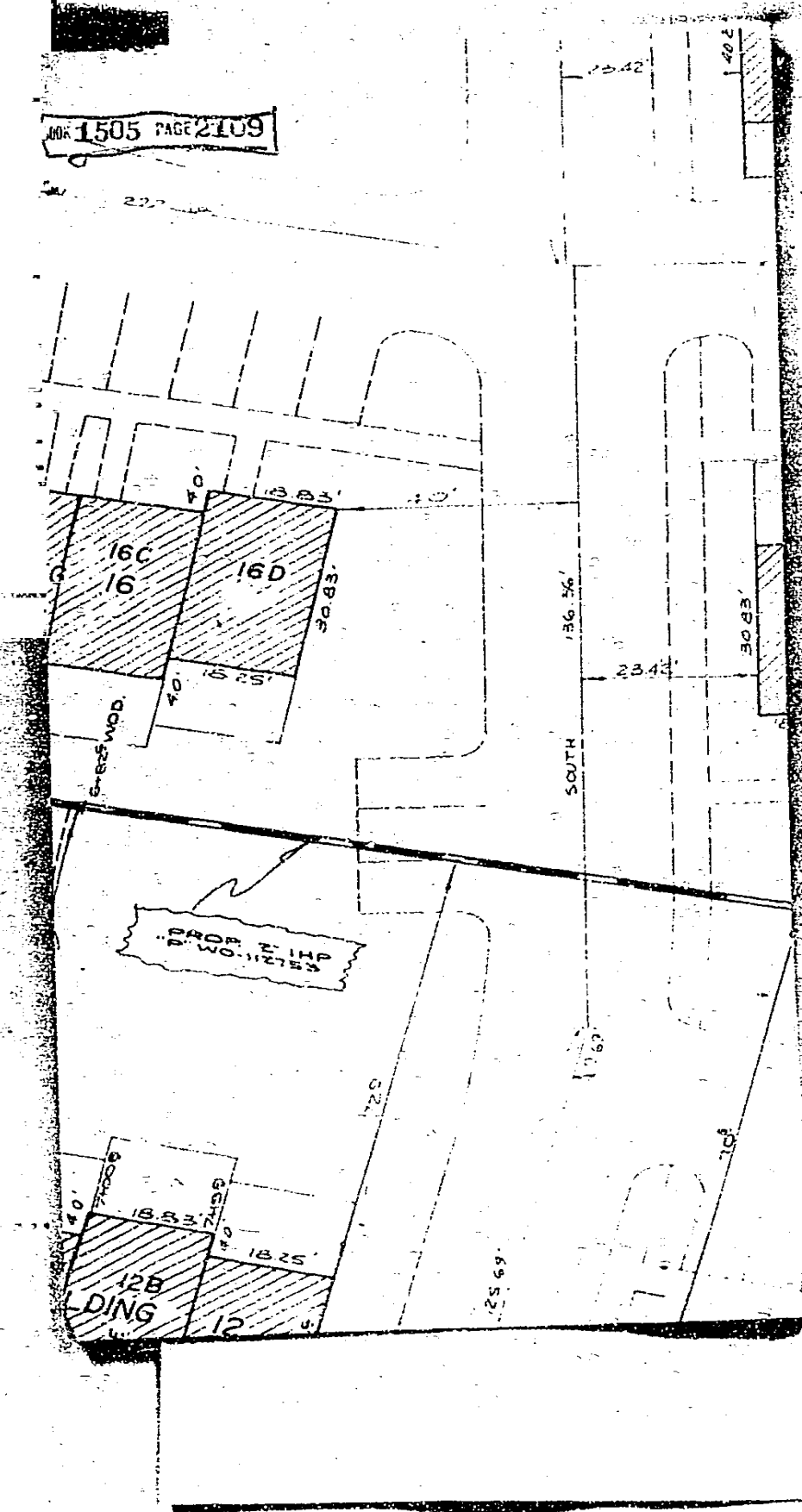


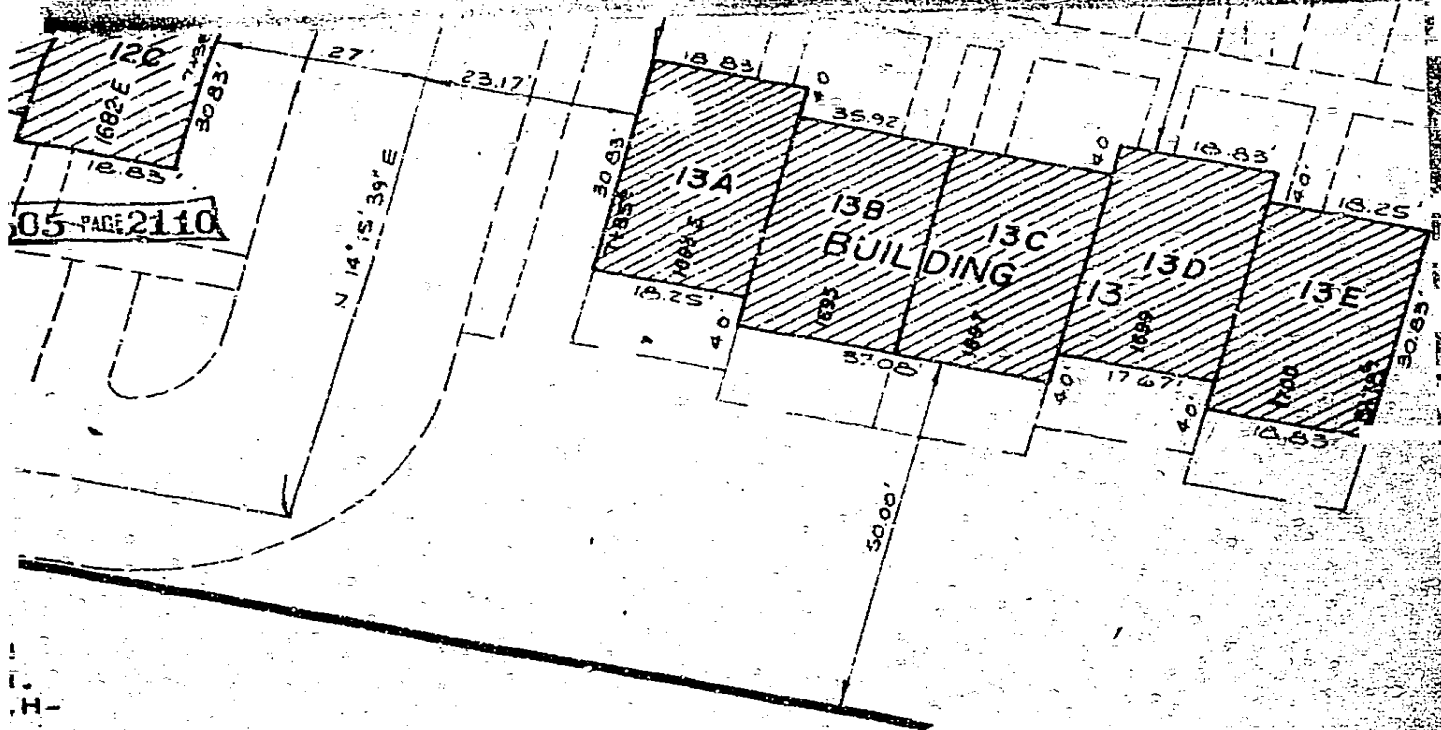


BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 22, T.61. S.L.B.&M., U.S.SURVEY DESCRIBED AS FOLLOWS; BEGINNING ON THE SOUTH BOUNDARY OF MOUNTAIN TERRACE SUBD. NO. 1 CITY, UTAH, BEING SOUTH 98.11 FT., EAST 600.97 FT., S 77° 53' AND N 85° 49' 18" E 57.14 FT. FROM THE NORTHWEST CORNER OF EAST QUARTER SECTION 22; AND RUNNING THENCE ALONG THE BOUNDARY OF MOUNTAIN TERRACE SUBD. NOS. 3 & 4 TH COURSES, N 85° 49' 18" E, 95.07 FT., N 58° 48' E 172.00 FT., N 74 FT., AND S 67° 29' 15" E 104.80 FT.; THENCE SOUTH 570.64 FT. R.O.W. OF CANYON ROAD (S.R.39); THENCE ALONG SAID R. FOLLOWING TWO COURSES, N 75° 44' 21" W 384.21 FT. AND N 49.00 FT. TO THE SOUTHEAST CORNER OF CANYON TERRACE; THENCE ALONG THE EAST LINE OF SAID CONDOMINIUM THE F SIX COURSES, N 14° 15' 39" E 15.21 FT., N 6° 47' E 86.49 FT., N 19.00 FT., N 78° 19' 41" W 79.00 FT., N 33° 40' W 46.50 FT., AN 187.06 FT. TO THE POINT OF BEGINNING.







05 PAGE 2110

I.
H-
OUR
7.21
RTH
JM;
W

PLANNING COMMISSION
 APPROVED BY THE OGDEN CITY
 COMMISSION.

ON THIS _____ DAY OF _____

05 PAGE 2110

W.,
SINT
DEN
0 FT.
SOUTH-
H
IG FOUR
E 187.21
NORTH
THE
1"W
MINIUM;
NING
0'19"E
10'42"W

PLANNING COMMISSION
APPROVED BY THE OGDEN CITY PLANNING
COMMISSION.

ON THIS _____ DAY OF _____ 1985.

CHAIRMAN

CALL BEFORE YOU DIG
FOR LOCATION OF
UNDERGROUND UTILITIES
1-800-662-4111

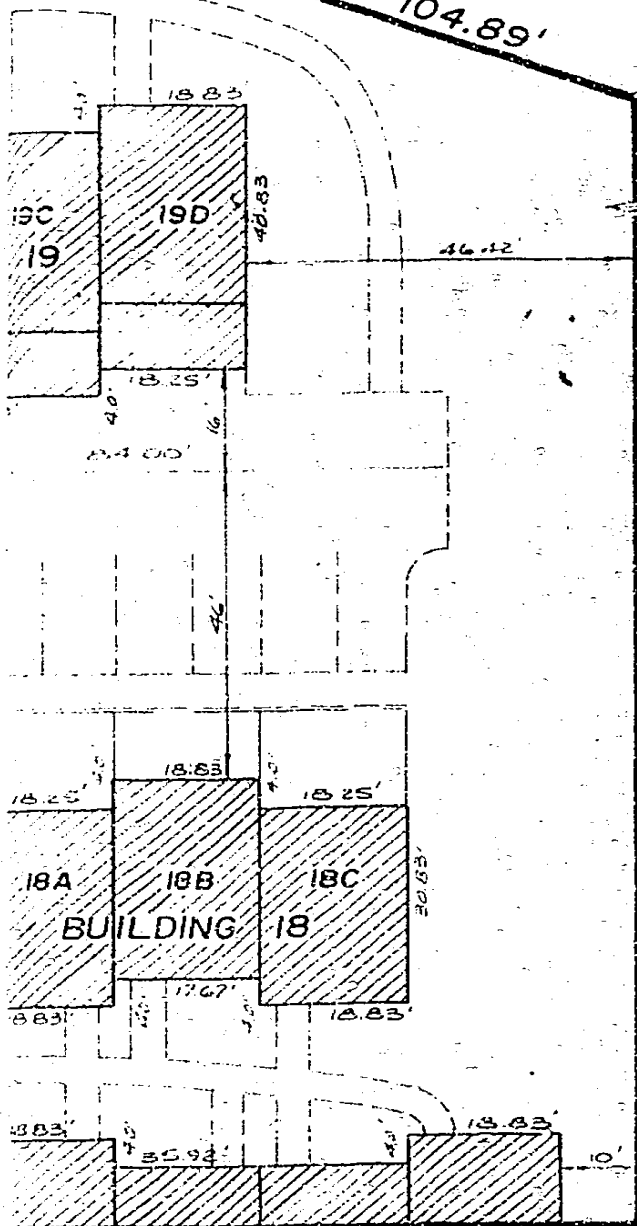
RETURN
MOUNTAIN
P.O. BOX
SALT
LAKE

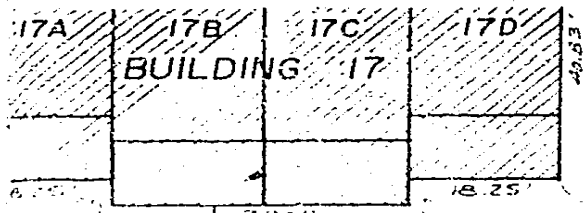
NOX 1505 PAGE 2111

MOUNTAIN FUEL SUPPLY CO.
MAP TO ACCOMPANY
RIGHT OF WAY APPLICATION TO CROSS
PROPERTY AS SHOWN

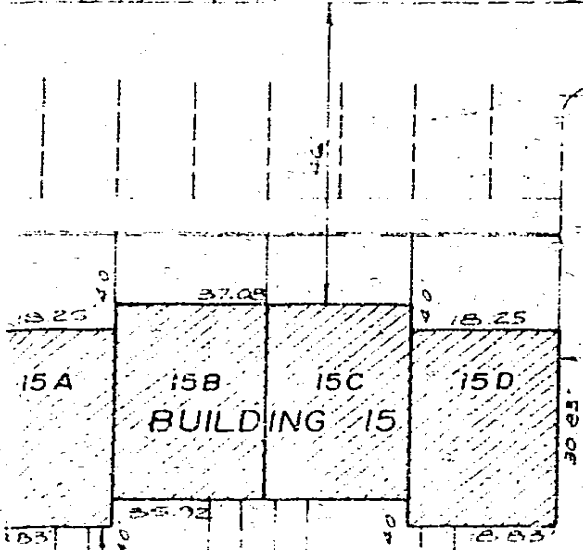
EXHIBIT "C"
ALL RIGHTS OF WAY TO BE
10' IN WIDTH WITH CENTER

S 67°29'15" E
104.89'

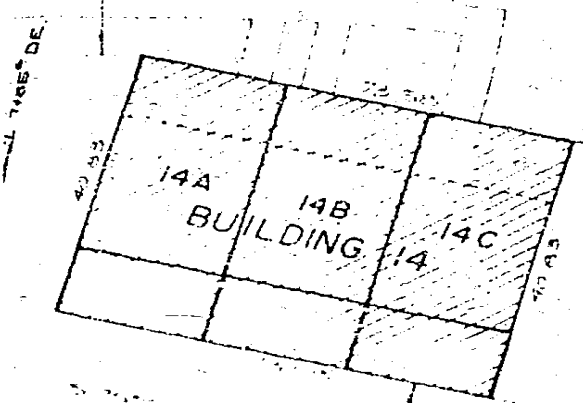




BUILDING 17
 18.25
 37.08
 57.08



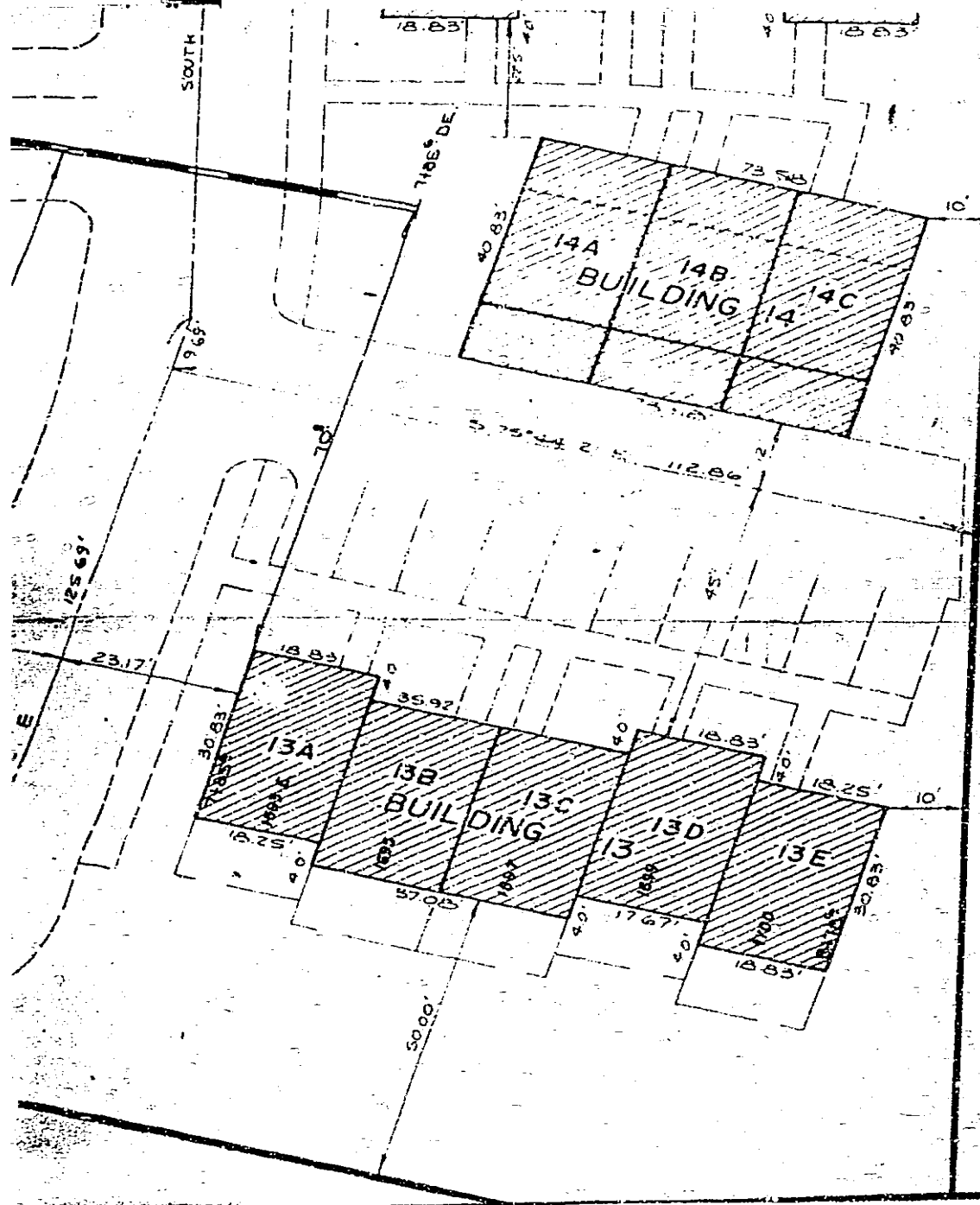
57.08
 18.25
 37.08
 57.08



40.55
 22.50
 57.08

SOUTH 570.64'

BUILDING 14
 40.55
 22.50
 57.08



800 1505
PAGE 211A

PLANNING COMMISSION
APPROVED BY THE OGDEN CITY PLANNING
COMMISSION.

THIS DAY OF _____ 1985.

CHARMAN

CALL BEFORE YOU DIG
FOR LOCATION OF
UNDERGROUND UTILITIES
1-800-662-4111

RETURN TO:
MOUNTAIN FUEL SUPPLY COMPANY
P.O. BOX 11368
SALT LAKE CITY, UT. 84139
ATTENTION: LINDA JOHNSON

BOOK 1505 PAGE 2115

MOUNTAIN FUEL SUPPLY CO.
MAP TO ACCOMPANY
RIGHT OF WAY APPLICATION TO CROSS
PROPERTY AS SHOWN
DRAWING NO. 2475B
7-9-85 RCH
5-27-85 ADM
DATE 7-9-85 DRAWN BY SEM
CHECKED BY [Signature]
CLEARED BY PROPERTY SECTION
DATE _____ BY _____

EXHIBIT "C"
ALL RIGHTS OF WAY TO BE
12' IN WIDTH, WITH CENTER
OF RIGHT OF WAY TO BE THE
SAME AS PROPOSED GAS.
CAUTION:
DO NOT INSTALL GAS MAIN
CLOSER THAN 8 FT. TO ANY
STRUCTURE.

PRIOR APPROX. 1000 FT. OF 6" PLASTIC PIPE
PROP. APPROX. _____ FT. OF _____ PLASTIC PIPE
SUBDIVISION CANYON TERRACE CONDOS
CHECKED BY _____ DRAWN BY SCH
DATE 7-9-85 MAP(S) 2475B

MOUNTAIN FUEL SUPPLY COMPANY
PROPOSED MAIN EXTENSION
OGDEN
SCALE: 1" = 20'
WO # 112753 0-88