

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



ENT 68941:2017 PG 1 of 5
JEFFERY SMITH
UTAH COUNTY RECORDER 
2017 Jul 18 1:31 pm FEE 18.00 BY MA
RECORDED FOR SANTAQUIN CITY CORPORATION

Space above for County Recorder's use

PARCEL I.D.# 32:003:0075
32:003:0097
32:003:0096

RIGHT-OF-WAY AND EASEMENT GRANT

CJM Limited Liability Limited Partnership, an Idaho Limited Partnership, Grantor, by and through Mark Ridley, General Partner, does hereby convey and warrant to QUESTAR GAS COMPANY, a corporation of the State of Utah, dba Dominion Energy 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 right-of-way and easement 25.0 feet in width 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 Utah, State of Utah, and more particularly described as follows, to-wit:

the centerline of said right-of-way and easement shall extend through and across the above described land and premises as follows, to-wit:

A 25 foot wide (12.5 feet along each side) gas pipeline easement traveling through parcels in Utah County (Utah County Parcel Numbers: 32:003:0075, 32:003:0096, 32:003:0097).

A part of Northeast Quarter of Section 1, Township 10 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey in Utah County, Utah:

Beginning at a point in an existing boundary line fence 12.51 feet South 2°32'39" West along the Westerly Line of Grantor's property from the Northwest Corner of Grantor's property; said point of beginning is located 185.32 feet North 89°42'20" East along the Section Line; and 1430.53 feet South 0°17'40" East from the North Quarter Corner of said Section 1; and running thence along a line 12.5 feet perpendicularly distant Southerly from

the Northerly Line of Grantor's property the following two courses: South 89°51'46" East 250.10 feet; and South 89°46'13" East 449.55 feet; thence South 0°13'47" West 231.32 feet to a point of curvature; thence Southwesterly along the arc of a 174.50 feet radius curve to the right and distance of 101.04 feet (Central Angle equals 33°10'31" and Long Chord bears South 16°49'02" West 99.63 feet) to the Northwesterly Line of Orchard Lane as it exists on the ground and the endpoint of this easement centerline.

Note:

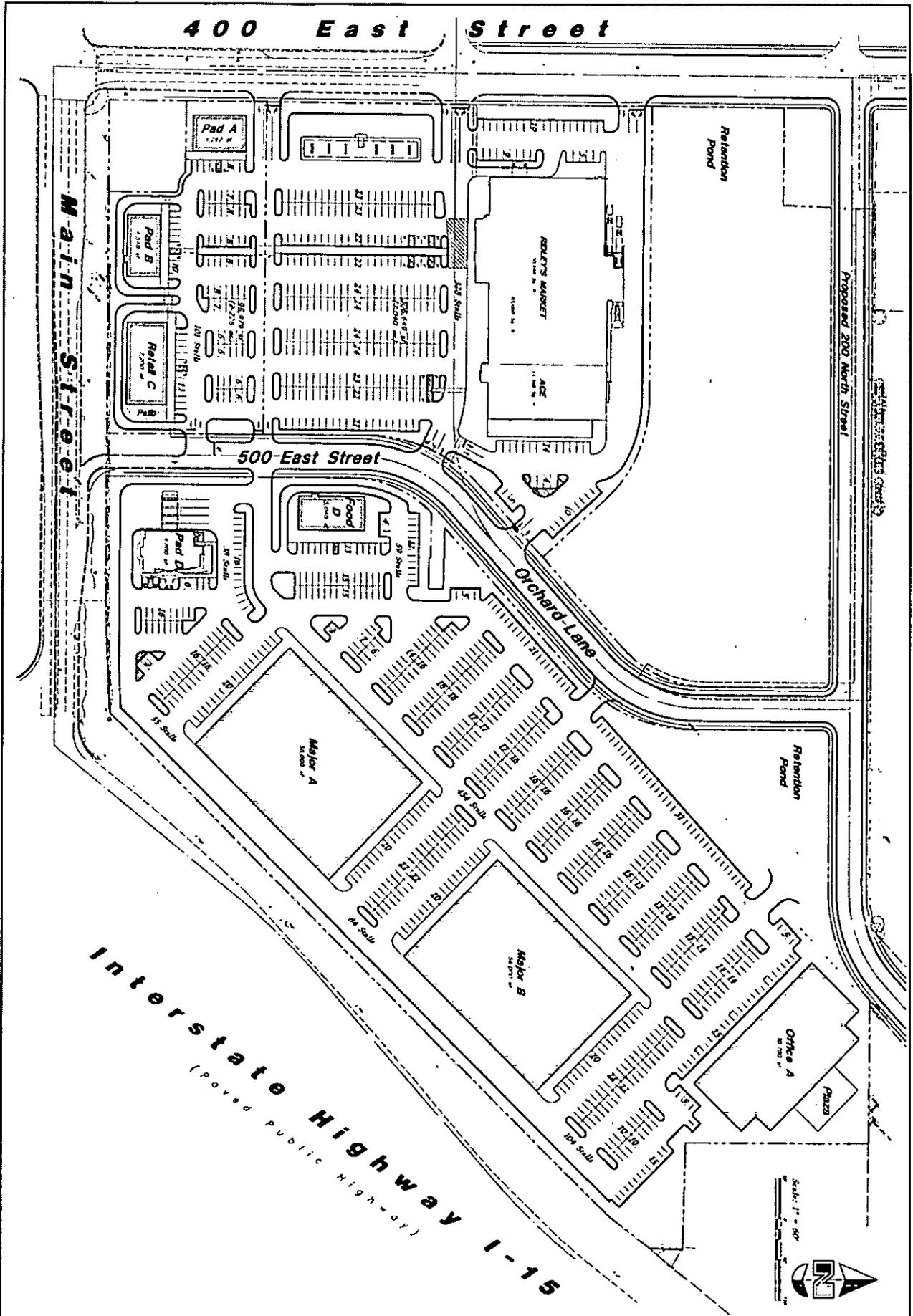
The sidelines of the above described easement are to be lengthened or shortened to exactly match Grantor's property lines.

TO HAVE AND TO HOLD the same unto said QUESTAR GAS 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 construct, lay, maintain, operate, repair, alter, inspect, protect, make connections to, remove and replace the same. Other utilities may be located within such easement provided their lines and facilities are located no closer than 36 inches from the outside diameter of Grantees pipeline(s), horizontally for parallel installations, and no closer than 12 inches vertically for lateral crossings, Grantee will also comply with said spacing requirements, and provided all utilities comply with the provision of the Damages to Underground Utility Facilities Act, Utah Code Ann. Sec. 54-8A-1, et seq. 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.

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<p>D</p>	<p style="text-align: center;">Conceptual Site Plan Ridleys @ Santaquin 400 East Street & Main Street Santaquin, Utah</p>	<p style="text-align: center;">AWA ANDERSON WAHLEN & ASSOCIATES 2912 North Redwood Street, Salt Lake City, Utah 84114 801-531-6328</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; height: 40px;"> </td> <td style="width: 50%; height: 40px;"> </td> </tr> <tr> <td style="width: 50%; height: 40px;"> </td> <td style="width: 50%; height: 40px;"> </td> </tr> </table>				