

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

WASHINGTON MOBILE ESTATES, a Limited Partnership, Grantor, by and through H. ROGER BOYER and C. SCOTT WATKINS, GENERAL PARTNERS, 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 A, and which is dated 1st day of May, A.D. 1987, 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

WASHINGTON MOBILE ESTATES
 (Name of Condominium or Mobile Home)

in the vicinity of 1450 North Washington Blvd., Ogden
 (Street Intersection) (City)

A part of the Northwest Quarter and the Southwest Quarter of Section 4, and the Southeast Quarter of Section 5, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U. S. Survey; Beginning at the Northwest Corner of said Southwest Quarter of Section 4, running thence North along the Section line 132.00 feet; thence South 89°45' East 1435.00 feet, thence South 0°15' West 608.48 feet to a point in line with the projected North line of Eyrie Meadow Subdivision No. 2; thence South 89°09' West 2013.67 feet along said North line to the East line of Washington Boulevard; thence North 0°50'15" East 494.66 feet; thence East 150.26 feet; thence North 18.00 feet; more or less, to the North line of the Southeast Quarter of said Section 5; thence East 422.65 feet to the place 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 partnership name to be hereunto affixed this 20th day of May, 1987.

H. Roger Boyer
 H. Roger Boyer, General Partner
 WASHINGTON MOBILE ESTATES, a Limited Partnership
 By *C. Scott Watkins*
 C. Scott Watkins, General Partner

STATE OF UTAH)
 COUNTY OF Salt Lake) ss.

On the 20th day of May, 1987, personally appeared before me *H. Roger Boyer and C. Scott Watkins*, who being duly sworn, did say that (he or they are) *General Partner* of *Washington Mobile Estates* and that the foregoing instrument was signed on behalf of said partnership by authority of the articles of partnership, and said *H. Roger Boyer and C. Scott Watkins* acknowledged to me that said partnership duly executed the same.

My Commission Expires: 4-28-89

LeDene D. Balli
 Notary Public
 Residing at *Salt Lake*

50-1536 20-1524

RETURN TO:
 MOUNTAIN FUEL SUPPLY COMPANY
 P.O. BOX 11368
 SALT LAKE CITY, UT. 84138
 ANDREA JOHNSON

SUBS 1526 & 1525

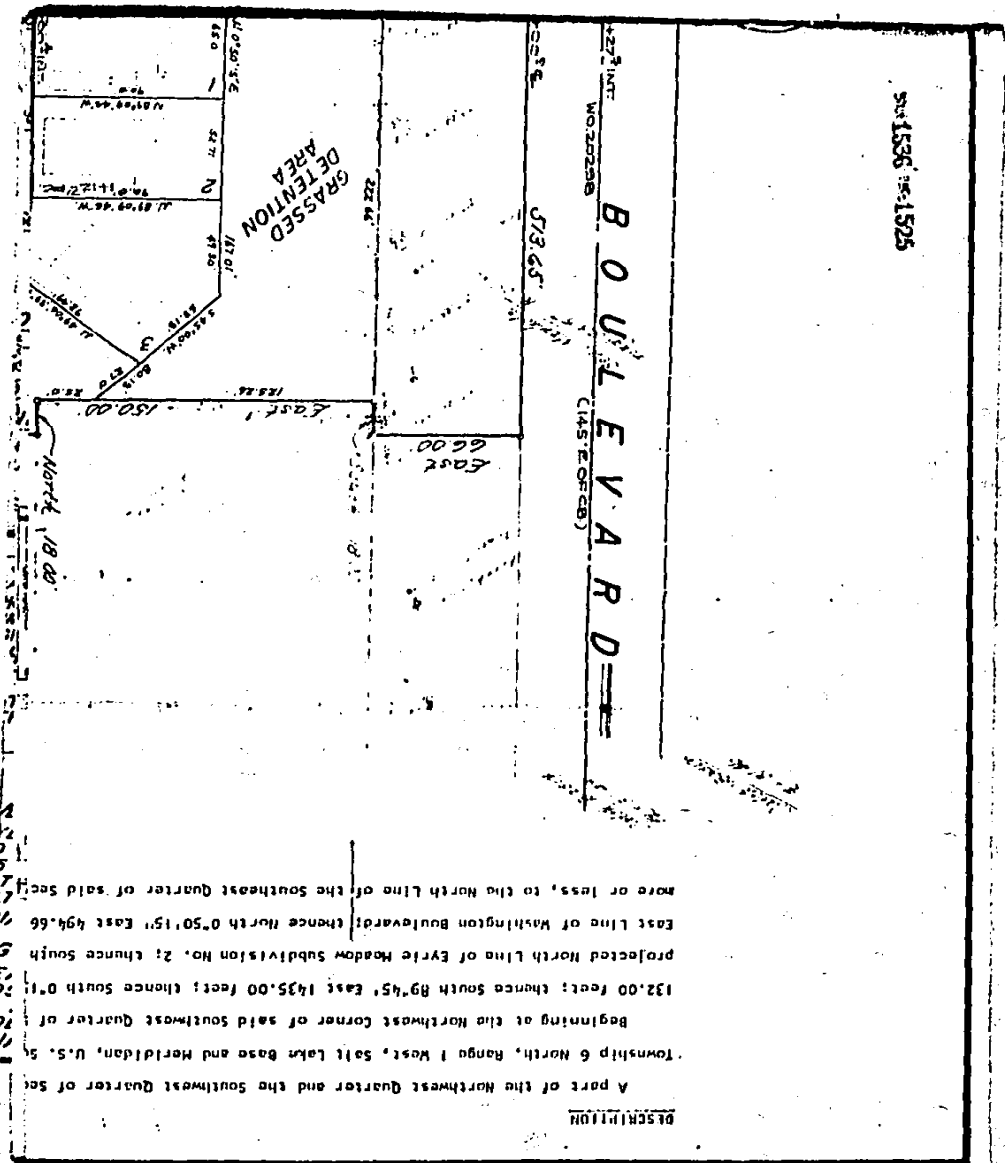
B O U L E V A R D

227' INT
NO 3222AB

573.65'

(CLASSIFIED)

GRASSED
DETENTION
AREA



DESCRIPTION

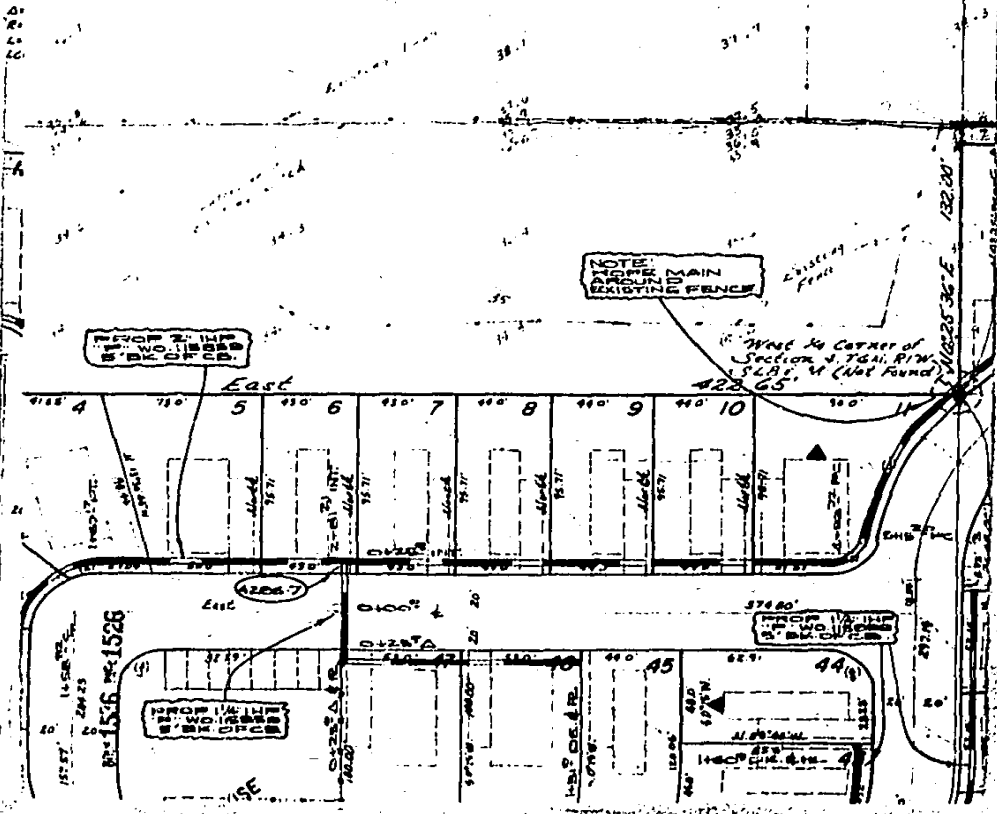
A part of the Northwest Quarter and the Southwest Quarter of Section 20, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, containing

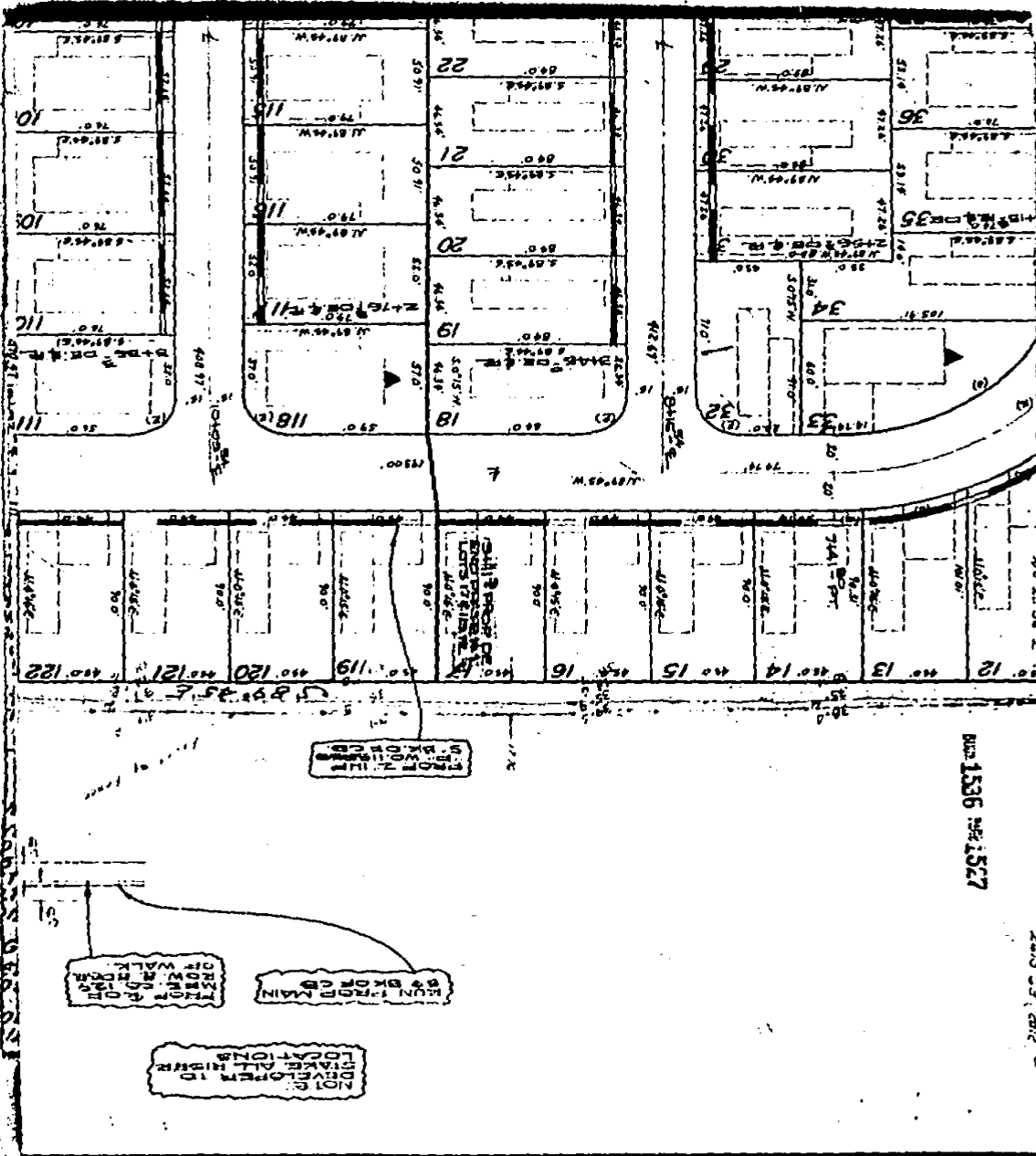
Beginning at the Northwest Corner of said Southwest Quarter of Section 20, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, thenca South 89°45' East 1435.00 feet; thence South 01°13'20" East 132.00 feet; thence North Line of Eyrie Meadow Subdivision No. 2; thence South 15°05' East 494.66 feet; thence North 0°50'15" East 494.66 feet; thence North Line of Washington Boulevard; thence North 0°50'15" East 494.66 feet; thence North Line of the Southeast Quarter of said Section 20, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, to the North Line of the Northwest Quarter of said Section 20, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, more or less, to the North Line of the Southeast Quarter of said Section 20, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey.

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tion 4; and the Southeast Quarter of Section 5,
urveys:
irection 4; running thence North along the Section Line
West 608.48 feet, to a point in line with the
89°09' West 2013.67 feet along said North Line to the
feet; thence East 150.26 feet; thence North 18.00 feet,
ion 5; thence East 422.65 feet to the place of beginning.
Contains 27.155 Acres

Northwest Corner of
Section 4, T6N, R1W
S28° E 44'
(Re-established from reference
lines, January 9, 1974)





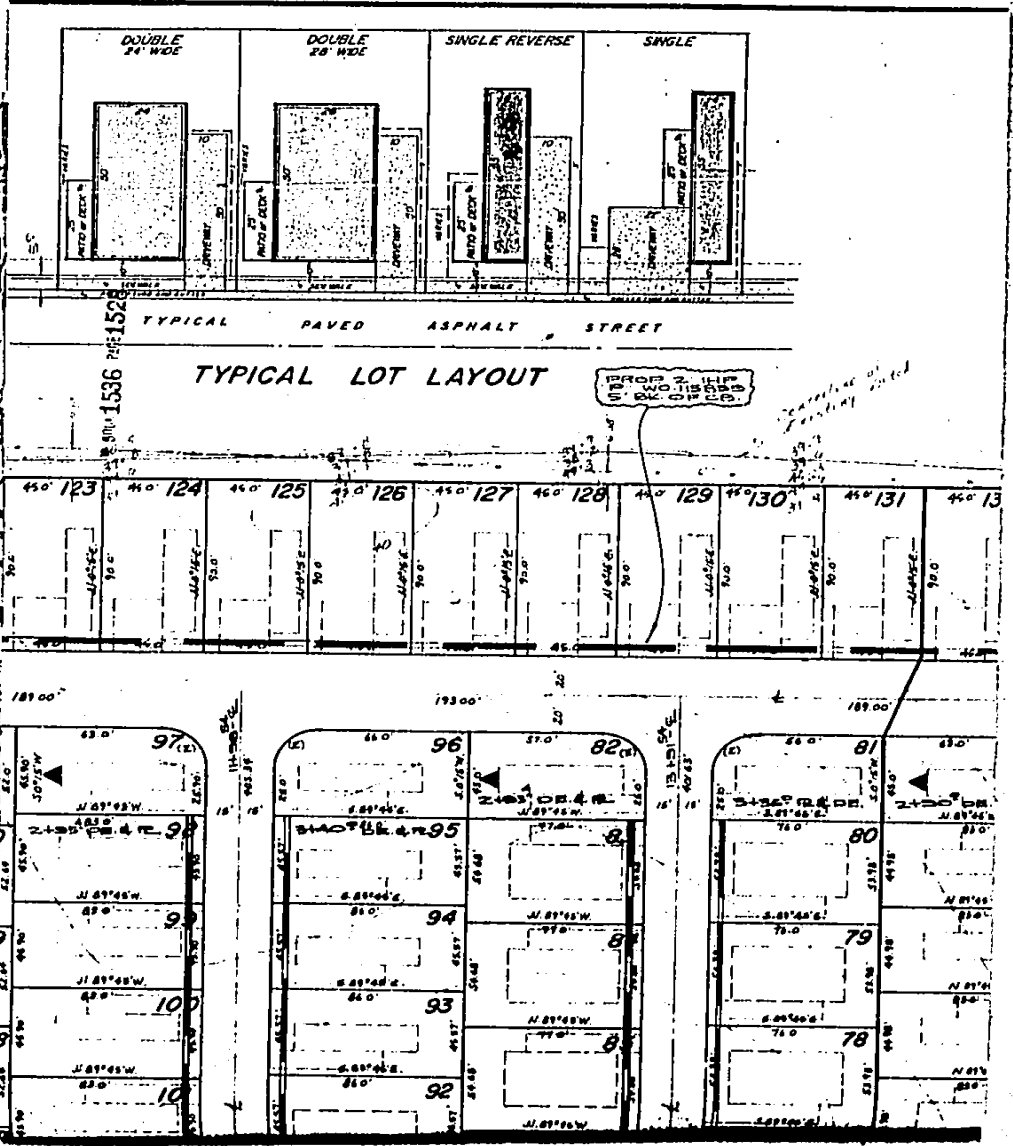
BOOK 1536 PAGE 1527

PROF. Z. ILM
BY WOLLENDORF
BY BK. OR CB.

NOTE: DEVELOPER TO
STAKE ALL RIVER
LOCATIONS

RUN TRAD. MAIN
BY BK. OR CB.

FROM R. OF
MINE CO. 25
ROW. R. REAR
OFF WALK.



1536

PROP. 2. 11P
5' W/O DISBURS
5' R/W ON C/S

TYPICAL LOT LAYOUT

45° 123 45° 124 45° 125 45° 126 45° 127 45° 128 45° 129 45° 130 45° 131 45° 13

189.00' 193.00' 189.00'

97 (12) 96 82 (12) 81 80 79 78

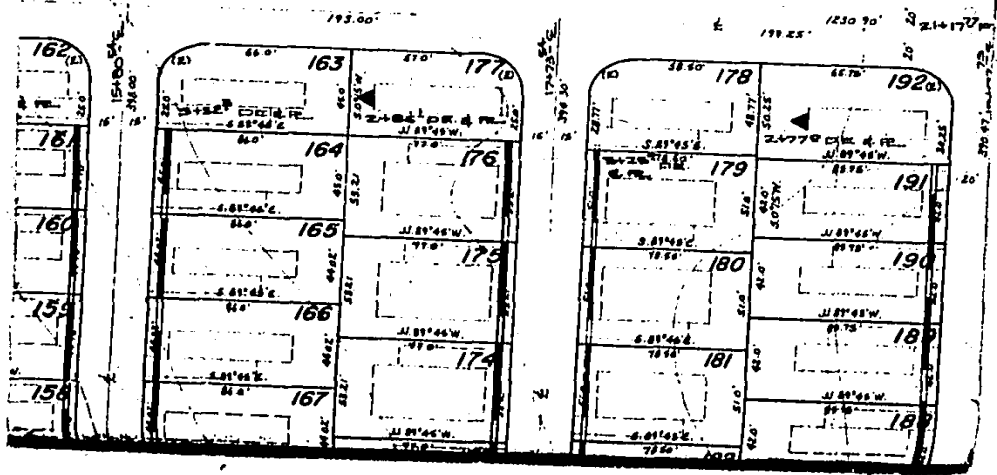
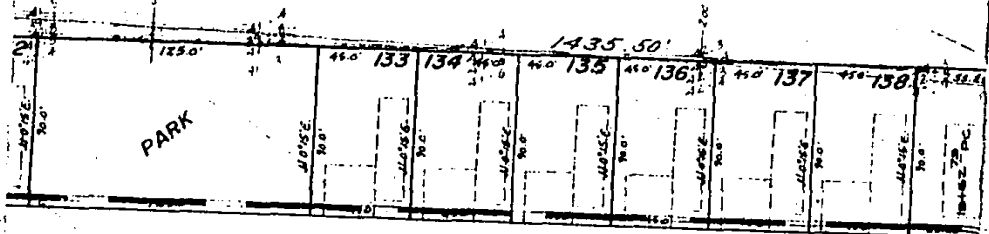
95 94 93 92

100 10

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PLAN 1536 PAGE 1529

(a) $\Delta: 70^{\circ}07'45''$ $R: 20.00'$ $L: 31.96'$ $LC: 20.32'$	(b) $\Delta: 89^{\circ}52'15''$ $R: 20.00'$ $L: 31.57'$ $LC: 20.25'$	(c) $\Delta: 22^{\circ}28'13''$ $R: 30.00'$ $L: 11.71'$ $LC: 11.65'$	(d) $\Delta: 49^{\circ}13'02''$ $R: 30.00'$ $L: 36.24'$ $LC: 34.08'$	(e) $\Delta: 91^{\circ}41'15''$ $R: 20.00'$ $L: 32.01'$ $LC: 28.70'$
(f) $\Delta: 40^{\circ}49'37''$ $R: 30.00'$ $L: 39.99'$ $LC: 33.09'$	(g) $\Delta: 22^{\circ}30'00''$ $R: 30.00'$ $L: 11.70'$ $LC: 11.62'$	(h) $\Delta: 82^{\circ}33'56''$ $R: 20.00'$ $L: 28.45'$ $LC: 26.26'$	(i) $\Delta: 36^{\circ}36'35''$ $R: 139.24'$ $L: 89.00'$ $LC: 87.49'$	(j) $\Delta: 22^{\circ}46'06''$ $R: 139.24'$ $L: 55.39'$ $LC: 54.98'$
(k) $\Delta: 3^{\circ}40'47''$ $R: 139.24'$ $L: 7.27'$ $LC: 7.27'$	(l) $\Delta: 90^{\circ}00'$ $R: 119.24'$ $L: 187.56'$ $LC: 188.44'$	(m) $\Delta: 46^{\circ}42'03''$ $R: 99.24'$ $L: 115.88'$ $LC: 107.14'$	(n) $\Delta: 23^{\circ}17'39''$ $R: 99.24'$ $L: 40.36'$ $LC: 40.09'$	(o) $\Delta: 70^{\circ}45'$ $R: 20.00'$ $L: 51.60'$ $LC: 28.98'$
(p) $\Delta: 91^{\circ}04'$ $R: 20.00'$ $L: 31.80'$ $LC: 28.65'$	(q) $\Delta: 38^{\circ}35'00''$ $R: 11.07'$ $L: 8.80'$ $LC: 8.44'$	(r) $\Delta: 38^{\circ}35'00''$ $R: 28.57'$ $L: 19.24'$ $LC: 18.88'$	(s) $\Delta: 32^{\circ}50'39''$ $R: 44.07'$ $L: 25.37'$ $LC: 25.02'$	(t) $\Delta: 44^{\circ}57'20''$ $R: 30.00'$ $L: 23.50'$ $LC: 23.94'$



(1)
 Δ=87°07'48"
 R=20.00'
 L=31.12'
 LC=28.08'

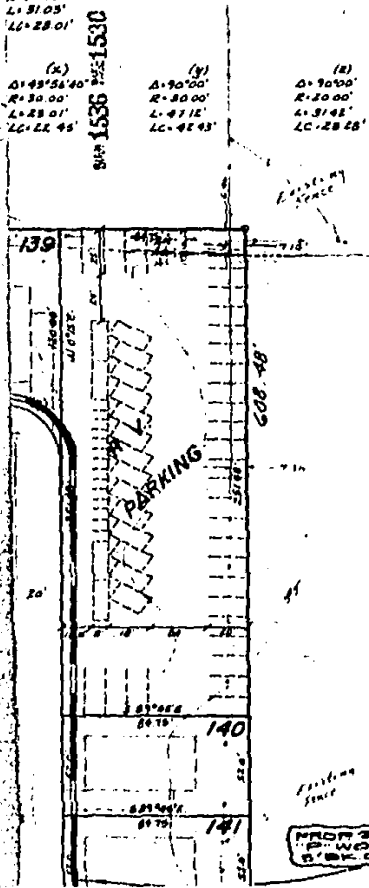
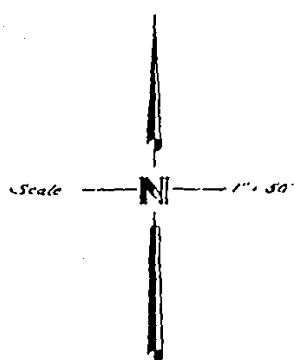
(2)
 Δ=77°07'08"
 R=189.28'
 L=46.47'
 LC=46.26'

(3)
 Δ=80°54'
 R=20.00'
 L=31.03'
 LC=28.01'

(4)
 Δ=48°54'40"
 R=30.00'
 L=28.01'
 LC=22.45'

(5)
 Δ=90°00'
 R=20.00'
 L=47.12'
 LC=42.43'

(6)
 Δ=90°00'
 R=20.00'
 L=31.42'
 LC=28.28'



SITE DATA

TOTAL AREA	27.155 ACRES
PARK & DETENTION	2.26 ACRES
DOUBLE WIDE PADS	78
SINGLE WIDE PADS	114
TOTAL NO. OF PADS	192
R.V. PARKING STALLS	65
GUEST PARKING STALLS	50
PHASE NO. 1	PADS 1 - 67
PHASE NO. 2	PADS 68 - 131
PHASE NO. 3	PADS 132 - 192

PROP 2-111
 P. W. HIGGINS
 CIVIL ENGR.

0.8709' 65"
8.20 00'
1.3112'
16.28 08'

STREET

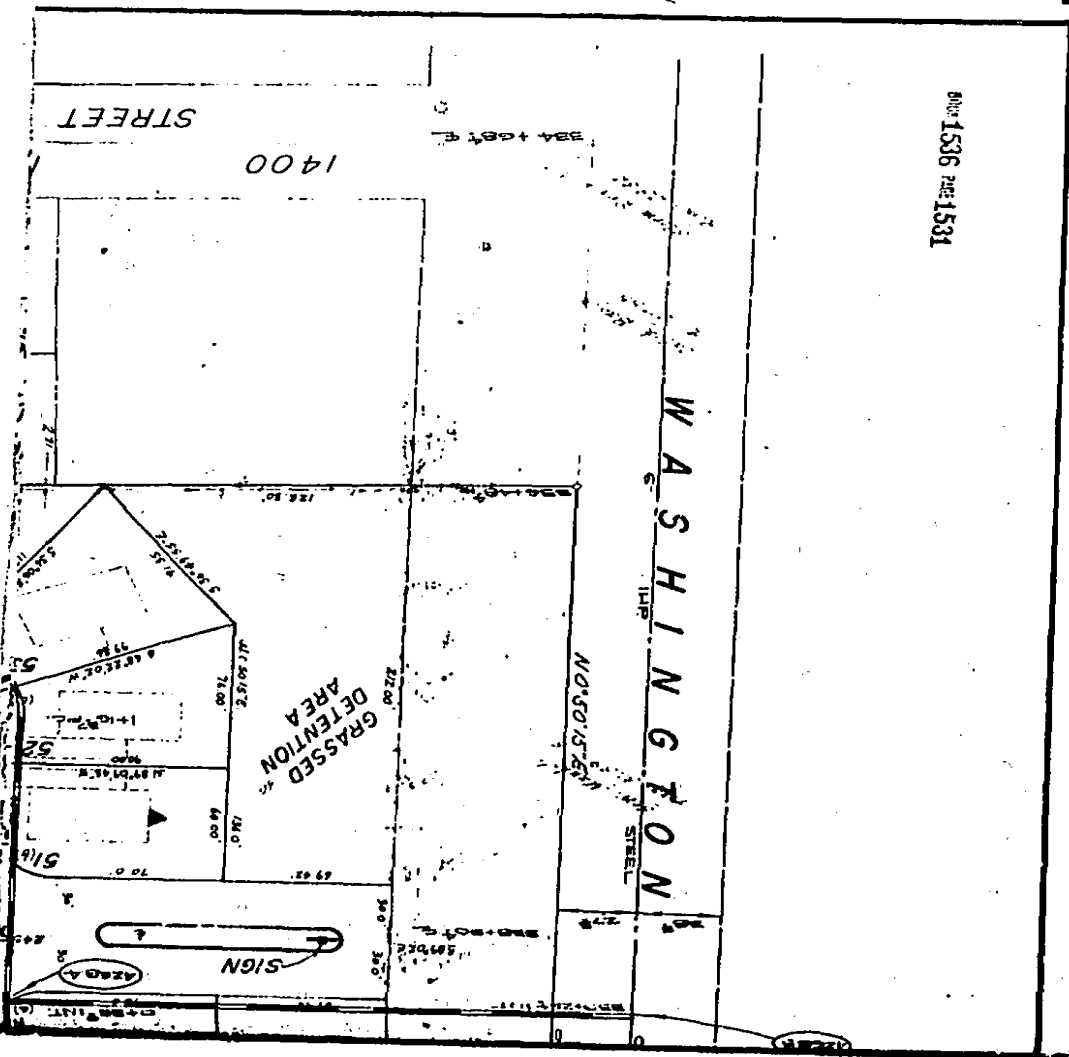
1400

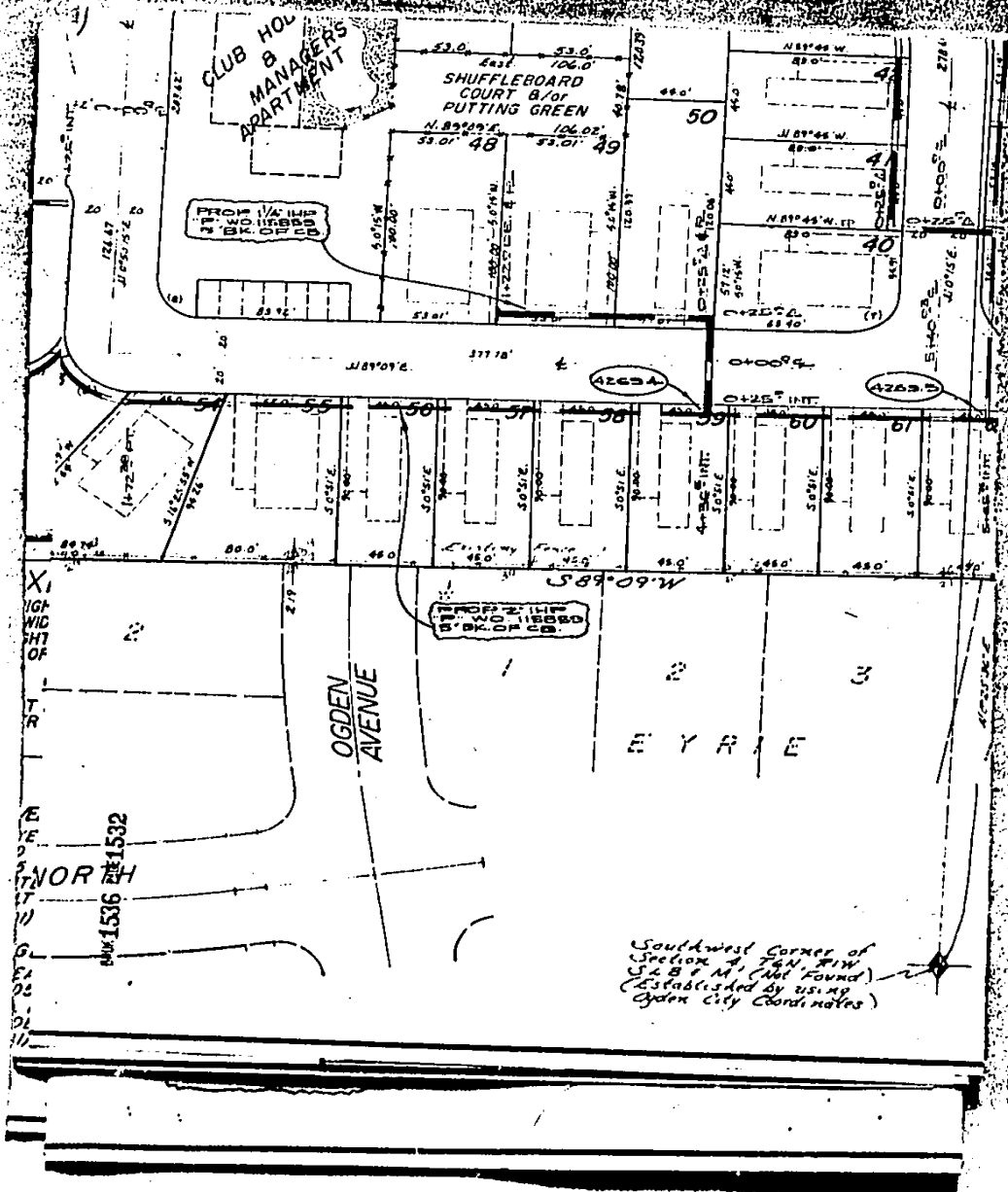
Sheet 1536 Page 1531

WASHINGTON

GRASSED
DETENTION
AREA

SIGN





CLUB HO.
&
MANAGERS
APARTMENT

SHUFFLEBOARD
COURT 8/10
PUTTING GREEN

PROF. 1/4 L. 1113
31' W. 8' S. 1113
31' E. OF C.B.

OGDEN AVENUE

NORTH

PLAT 1536

PLAT 1532

Southwest Corner of
Section 4, T4N, R1W,
S2B & M, (Not Found)
(Established by using
Ogden City Coordinates)

E Y R I E

N. 60° 58' 50" W

PROF. 2 L. 1113
11' W. 11' S. 1113
11' E. OF C.B.

AZ63A

AZ63B

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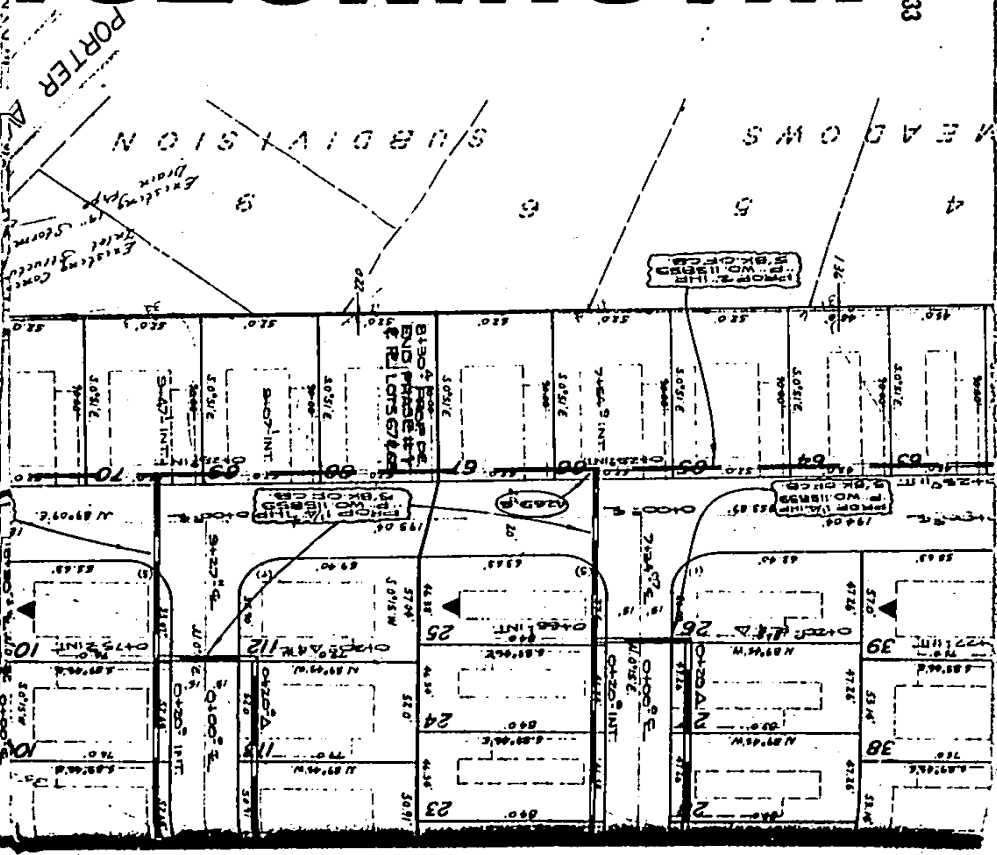
Northwest Corner of Section 4; and the Southeast Quarter of Section 5,
T. 2 S., R. 2 E., S. 2 B. F. M.
(As established from reference
to the instrument of 10/2/1907)

Northwest Corner of
Section 4, T. 2 S., R. 2 E.,
S. 2 B. F. M.
(As established from reference
to the instrument of 10/2/1907)

A PART OF THE WEST 1/2 OF SECTION

WASHINGTON

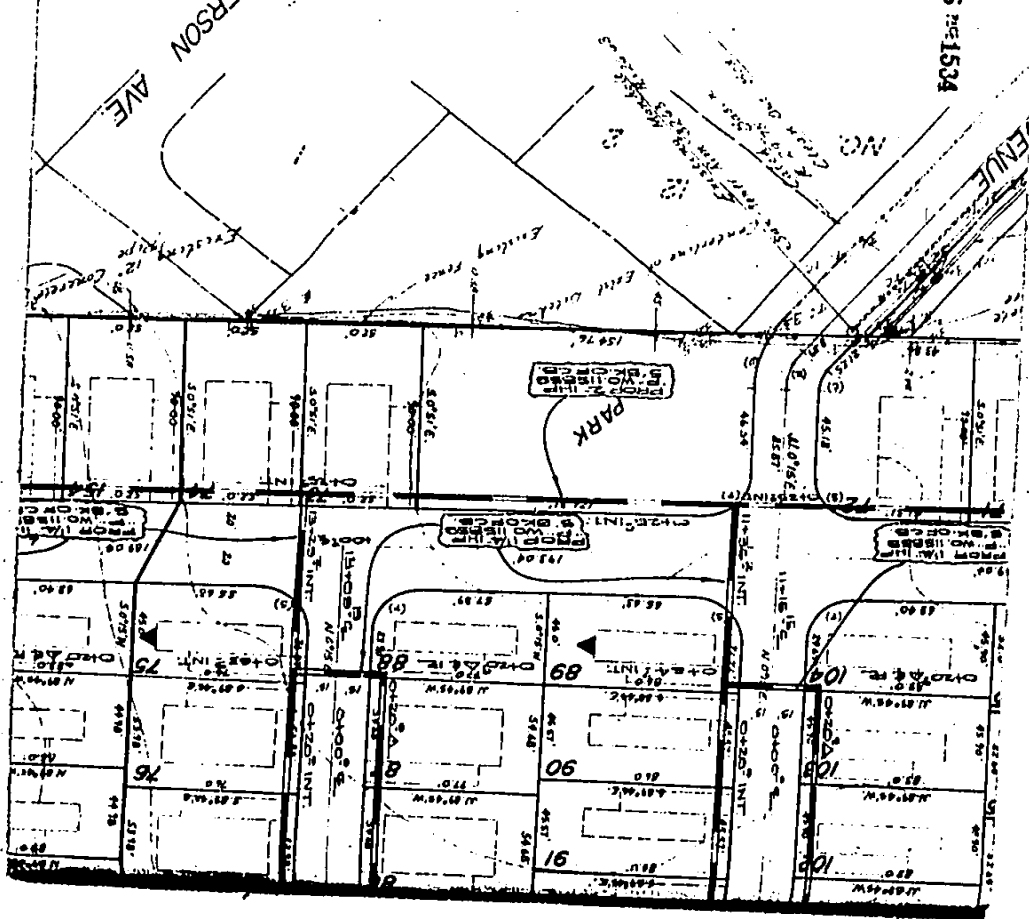
Sec 1536 & 1533



(a)	(b)	(c)	(d)	(e)
$\Delta 90^{\circ}07'45''$	$\Delta 89^{\circ}52'15''$	$\Delta 22^{\circ}28'13''$	$\Delta 49^{\circ}15'02''$	$\Delta 91^{\circ}41'15''$
R. 20.00'	R. 20.00'	R. 30.00'	R. 30.00'	R. 20.00'
L. 31.46'	L. 31.51'	L. 11.77'	L. 36.24'	L. 32.01'

MOBILE HOMES
 AND THE SE 1/4 OF SECTION 5, T6N, R1W, S1B,
 DEN CITY, WEBER COUNTY, UTAH

SHS 1536 REC 1534



DOUBLE 24' WIDE	DOUBLE 20' WIDE	SINGLE REVERSE	SINGLE
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TATES

B.M. U.S. SURVEY

1536 1535

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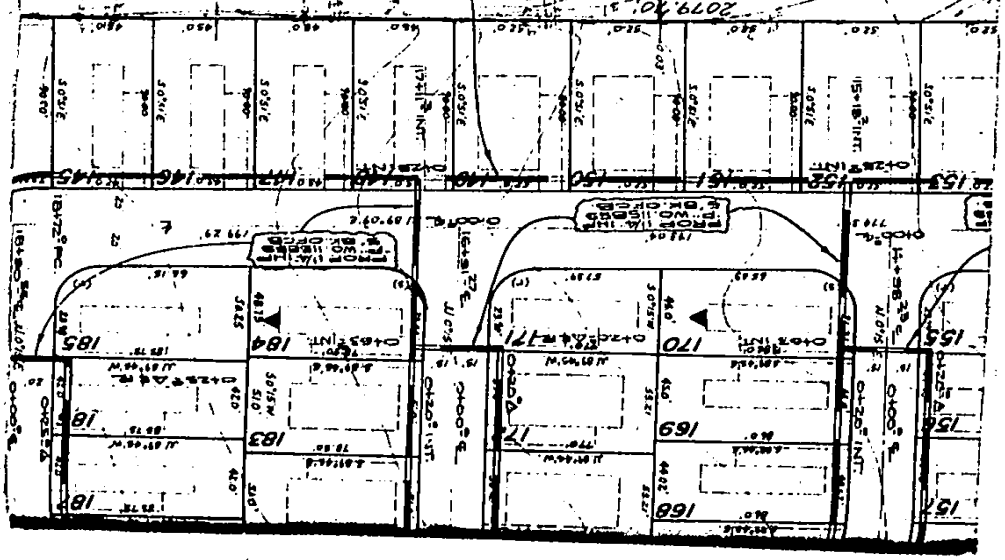
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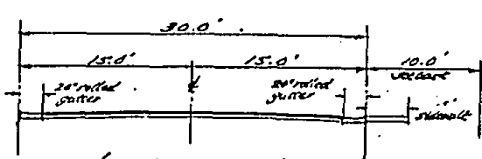
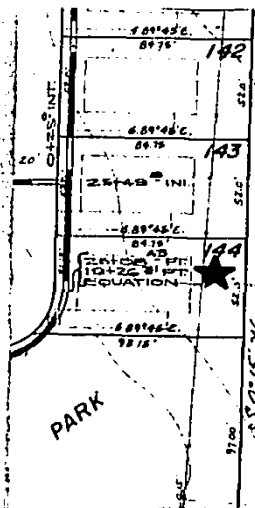
PROPERTY OWNED BY:
THE BOYER CO. (DICK MOFFAT) 1/2
SCOTT WATKINS 1/2

PHONE BLUESTAKES BEFORE DIGGING
1-800-662-4111

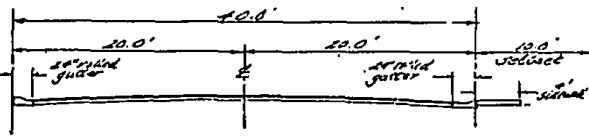
PROD 2 1/4 IN
5" B.M. OR C.B.
F.W.D. 118385

NOTE: WALK LOCATED ON OUTSIDE
LOOP AND ON THE WEST SIDE OF
SIDE STREETS.





Typical Minor Road Section
Scale 1"=10'



Typical Main Loop Road Section
Scale 1"=10'

EXHIBIT "A"
 RIGHTS OF WAY TO BE
 WIDTH, WITH CENTER
 OF WAY TO BE
 OF CURB
CAUTION:
 NOT INSTALL GAS MAIN
 MORE THAN 6 FT. TO ANY
 STRUCTURE.

MOUNTAIN FUEL SUPPLY CO.
 MAP TO ACCOMPANY
 RIGHT OF WAY APPLICATION TO CROSS
 PROPERTY AS SHOWN
 DRAWING NO. 2-6772
 DATE 5-1-87 DRAWN BY ADN
 CHECKED BY [Signature]
 CLEARED BY PROPERTY SECTION
 DATE _____ BY _____

PROP. APPROX. 1,970.2 FT. OF 2" PLASTIC PIPE
 PROP. APPROX. 1,475.9 FT. OF 1 1/4" PLASTIC PIPE
 SUBDIVISION WASH. MOBILE ESTATES
 CHECKED BY _____ DRAWN BY ADN
 DATE 5-1-87 MAP(S) C-1

MOUNTAIN FUEL SUPPLY COMPANY
 PROPOSED MAIN EXTENSION
 OGDEN
 SCALE: 1"=50'
 W.P. 115659-027

DEVELOPER:
 WEAVER COMPANY
 2 DICK MOFFIT
 5 EAST 5TH SOUTH
 SUITE 600
 SALT LAKE CITY, UTAH
 (801) 521-4781

ENGINEER:
 GREAT BASIN ENGINEERING, INC.
 255 GRANT AVENUE
 SUITE 9307
 OGDEN, UTAH 84409
 (801) 394-4515

Doc 1536 REG 1536
 FOR GUILTY
 REG. 1536

GREAT BASIN ENGINEERING, INC.
 CONSULTING ENGINEERS & SURVEYORS
 OGDEN & SALT LAKE CITY, UTAH

SITE AND SURVEY PLAN
WASHINGTON MOBILE ESTATES
 OGDEN CITY, WEBER COUNTY, UTAH
 PART OF SECTIONS 4 & 5, T4N, R10E, 3188000 SURVEY

DATE	SCALE	SHEET NO.
AUG. 1986	1" = 50'	1 of 3

A part of the Northwest Quarter and the Southwest Quarter of Section 4
 DESCRIPTION

1041639

DEPT. OF REVENUE
ORDER
DEPT. *Maggi Humblin*
MAR 29 8 26 AM '88 20⁰⁰
FILED AND CLAIMED FOR
Mountain Fuel Supply Co

PLATTED VERIFIED
ENTERED MICROFILMED

STATE OF UTAH
COUNTY OF W.B.R.
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TIME OF RECORDING
1988 County Recorder

BOOK 1536 PAGE 1537