

16/4
WHEN RECORDED MAIL TO:
Questar Regulated Services Company
P.O. Box 45360, Right-of-way
Salt Lake City, UT 84145-0360

(8)

PG 787 3694NJN.10
ENT 44225 BK 4623 PG 78 RW01
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
1998 May 05 11:20 am FEE 16.00 BY SS
RECORDED FOR QUESTAR REGULATED SERVICES

RIGHT-OF-WAY AND EASEMENT GRANT

(Open Area)

UT 19155

NJN DEVELOPMENT GROUP, L.C., A Utah Limited Liability Company,
"Grantor", does hereby convey and warrant to QUESTAR GAS COMPANY, a corporation of the State of 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 (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") within that certain development known as Springcreek RV Park, in the vicinity of 1940 West State Road #75, Springville, Utah County, Utah, which development is more particularly described as:

Land of Grantor located in Section 19, Township 7 South, Range 3 East, Salt Lake Base and Meridian;

Beginning at a point in the north limited access line of State Highway 75, said point being located South 89°48'25" West along section line 535.70 feet and North 00°11'35" West 16.50 feet from the Southeast Corner of Section 19, Township 7 South, Range 3 East, Salt Lake Base and Meridian; thence the following three courses and distances along said north line; thence South 89°48'25" West 87.60 feet; thence South 87°49'06" West 475.49 feet and South 89°48'25" West 1026.78 feet to the east right-of-way and no access line of Interstate Highway 15; thence the following four courses and distances along said east line; North 19°38'05" West 95.00 feet, Northwesterly along the arc of a 766.20 foot radius curve to the left 316.04 feet (chord bears North 31°27'05" West for 313.81 feet), North 43°16'05" West 253.32 feet, and Northwesterly along the arc of a 1095.91 foot radius curve to the right 31.09 feet (chord bears North 42°27'19" West for 31.09 feet); thence the following three courses and distances along fence lines: North 89°55'44" East 1660.18 feet, North 89°30'43" East 318.60 feet, and South 00°06'27" East 547.50 feet to the point of beginning.

Excepting therefrom those areas designated as structures or future structures (buildings, pools, storage buildings, parking structure and similar structures) as shown on the attached plat, designated as Exhibit "A"; and by reference made a part of this Grant.

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


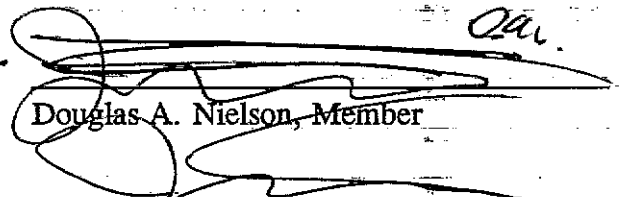
such portion of the property along and adjacent to the Easement as may be reasonably necessary in connection with construction, maintenance, repair, removal or replacement of the Facilities. Grantor(s) shall have the right to use the surface of the Easement except for the purposes for which this Easement 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 understood that following the construction of said facilities, a Corrective Right-of-Way and Easement Grant may be executed by Grantor to define the location of 16.0 foot rights-of-way with the facilities being the centerline of said right-of-way.

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 18TH day of MARCH, 1998.





 Douglas A. Nielson, Member

 John D. Jespersion, Member

STATE OF UTAH)
) ss.
 COUNTY OF UTAH)

On the 18 day of March, 1998, personally appeared before me Douglas A. Nielson and John D. Jespersion who, being duly sworn, did say that they are Members of NJN DEVELOPMENT GROUP, L.C., and that the foregoing instrument was signed on behalf of said company by authority of its Articles of Organization or its Operating Agreement.


 MYRNA CHAPPELL
 NOTARY PUBLIC • STATE of UTAH
 215 NORTH 1170 EAST
 SPRINGVILLE, UT 84663
 COMM. EXP. 3-2-99



 Notary Public

N+N

GRANTORS:
N+N DEVELOPMENT GROUP LC.
UT *19155

FUTURE

FUTURE

FUTURE

2000 W
(P-TR)

IHP

1024573

PROP

10' BOW

10' BOW

10' BOW

WO /53460

10' BOW

HWY #75

33+44
PDE

1013943

32+24
TEE

0+00

PROP

1024572

OPEN AREA

RIGHT OF WAY INCLUDES ALL
AREA OF PARCEL WITH THE
EXCEPTION OF WHERE BUILDINGS,
STRUCTURES, ETC. ARE PROPOSED
TO BE BUILT.

CAUTION:

DO NOT INSTALL GAS MAIN
CLOSER THAN 8 FT. TO ANY
STRUCTURE.

SL839682



30'

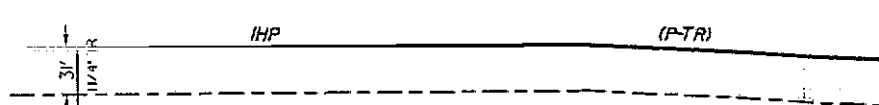
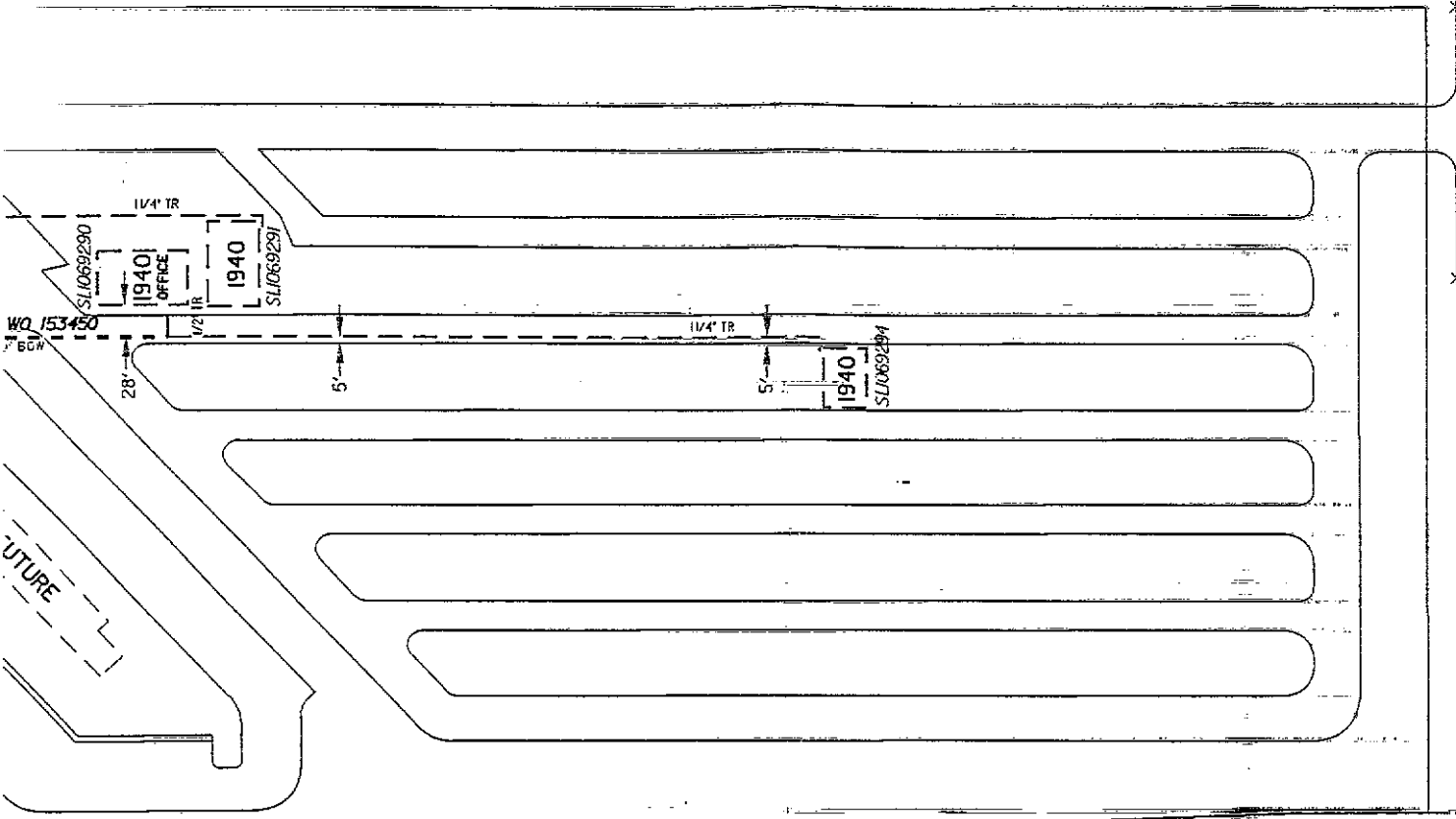
11/4" TR

32+22 BOC

WO /19937

IHP (P-TR)

29+84



PROPOSED MAIN LOCATION	
* RUN PROPOSED GAS AS SHOWN IN PROPOSED OPEN AREA QUESTAR GAS RIGHT OF WAY.	
NOTES:	
1. CALL BLUE STAKES FOR LOCATION OF UNDERGROUND UTILITIES 532-5000 OR 1-800-662-4111	
2. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.	
PROJECT CONTACT: <u>GREG JOHNSON</u>	
PHONE NO.: <u>358-4685</u>	
CHECKED BY <u>TP</u>	DRAWN BY <u>DWC</u>
DATE <u>02-02-98</u>	MAP(S) <u>1959-1946, -</u>
APPROVED BY CORROSION ENGINEER <u>NA</u>	

Proposed Questar Gas IHP Main Extension	
RIGHT-OF-WAY APPLICATION	
DRAWING NO. _____	UTAH NO. <u>10152</u>
CLEARED BY PROPERTY SECTION	
DATE _____	BY _____
CHECKED BY _____	DRAWN BY <u>DWC</u>
CITY/CO <u>SPRINGVILLE</u> AREA <u>CENTRAL</u>	
SUBDIVISION <u>SPRINGCREEK RV PARK</u>	
JOB LOCATION <u>1940 WEST STATE RD #75</u>	
PERMITS	
<input checked="" type="checkbox"/> HIGHWAY <u>150</u> FT	<input type="checkbox"/> CITY _____ FT
<input type="checkbox"/> COUNTY _____ FT	<input type="checkbox"/> NONE
PERMIT CODE _____	RAC <u>316</u> SERVICES <u>3</u>
PROP APPROX <u>705</u> FT OF <u>4" (P-TR)</u> PIPE	PROP APPROX <u>350</u> FT OF <u>2" (P-TR)</u> PIPE
TOTAL JOB FOOTAGE <u>1055</u> FT	
WO 153450	



SCALE 1" = 125'

1560
29+07 T
28+75
SL859683