

WHEN RECORDED MAIL TO:
Questar Regulated Services Company
P.O. Box 45360, Right-of-way
Salt Lake City, UT 84145-0360
2150.le; RW01

RETURNED

OCT 31 2003

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E 1928276 1 3408 P 1
RICHARD T. MAUGHAN, DAVIS CNTY RECORDER
2003 OCT 31 7:19 AM FEE 18.00 DEP MT
REC'D FOR QPC PROPERTY & RIGHT OF WAY

Lots 1 & 2
Common area Renaissance Town Centre 1

Space above for County Recorder's use

PARCEL I.D.# 03-041-0030

03-214-0001-0003

RIGHT-OF-WAY AND EASEMENT GRANT

UT 20983

TOWN CENTER L.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") as follows: Ten 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 development known as Renaissance Towne Centre Phase 1, in the vicinity of 1500 S. Main Street, Bountiful Utah, which development is more particularly described as:

Land of Grantor located in Section 25, Township 2 North, Range 1 West, Salt Lake Base and Meridian;

Beginning at a point on the Southeast right-of-way line of Utah State Highway 68 (formerly known as Highway 106) which point is North 89°53'57" East 267.30 feet along the Section line and North 26°51'21" East 831.06 feet along the centerline of said Highway 68 and South 63°08'39" East 46.00 feet from the Southwest corner of Section 30, Township 2 North, Range 1 East, Salt Lake Base and Meridian; running thence North 26°51'21" East 95.00 feet along said Highway 68 right-of-way line; thence South 63°08'39" East 147.74 feet; thence Northeasterly 235.96 feet along the arc of a 1,133.50 foot radius curve to the right through a central angle of 11°55'37" (chord bears North 25°11'40" East 235.53 feet); thence North 31°09'28" East 223.85 feet; thence Northeasterly 33.21 feet

along the arc of a 25.00 foot radius curve to the left through a central angle of 76°06'48" (chord bears North 69°12'53" East 30.82 feet); thence North 31°09'28" East 78.53 feet; thence Northwesterly 32.40 feet along the arc of a 25.00 foot radius curve to the left through a central angle of 74°14'37" (chord bears North 5°57'51" West 30.18 feet); thence South 89°45'21" West 188.73 feet to a point which is North 26°51'21" East 594.13 feet along said Southeast right-of-way line of Highway 68 from the point of beginning; thence North 26°51'21" East 4.49 feet along said Southeast right-of-way line of Highway 68; thence North 89°45'21" East 463.45 feet along the South boundary of 1500 South Street (a 66 foot wide road); thence South 31°09'28" West 4.69 feet; thence South 89°45'21" West 180.93 feet; thence South 31°09'28" West 90.87 feet; thence South 58°50'32" East 92.00 feet; thence North 31°09'28" East 69.50 feet; thence South 58°50'32" East 62.44 feet; thence South 31°09'28" West 8.00 feet; thence South 58°50'32" East 136.56 feet; thence South 31°09'28" West 321.00 feet along the Northwest boundary of Main Street; thence North 58°50'32" West 191.00 feet; thence South 31°09'28" West 48.00 feet; thence North 58°50'32" West 113.50 feet; thence Southwesterly 297.97 feet along the arc of a 1,066.50 foot radius curve to the left through a central angle of 16°00'29" (chord bears South 23°12'27" West 297.00 feet); thence North 63°08'39" West 216.70 feet; thence southwesterly 32.18 feet along the arc of a 50.00 foot radius curve to the left through a central angle of 36°52'11" (chord bears South 45°17'27" West 31.62 feet) to the point of beginning.

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.

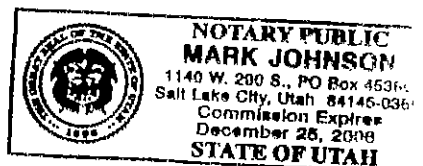
WITNESS the execution hereof this 20th day of October, 2003.

Town Center, L.L.C.

By- Bruce V. Broadhead
Bruce V. Broadhead, Manager

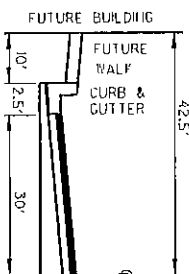
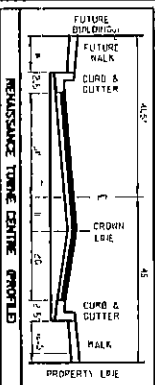
STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

On the 20 day of October, 2003, personally appeared before me
Bruce V. Broadhead who, being duly sworn, did say that he/she is a
Manager of Town Center, L.L.C., and that the foregoing instrument was signed on
behalf of said company by authority of it's Articles of Organization or it's Operating Agreement.



[Signature]
Notary Public

411



RENAISSANCE TOWNE DRIVE (PROFILE)

PROPOSED MAIN LOCATION

**** RUN PROPOSED GAS INSIDE QUESTAR RIGHT OF WAY
** INSTALL PROPOSED MAIN 3 FT. BACK OF CURB AND
16' EAST OF BACK OF CURB UNLESS OTHERWISE
SPECIFIED BY QUESTAR GAS INSPECTOR.**

NOTES:

1. CALL BLUE STAKES FOR LOCATION OF UNDERGROUND UTILITIES. 532-5000 OR 1-800-662-4111
2. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION
3. 2" HWP STILL ACTIVE AS OF 6-30-2003

PROJECT CONTACT: BRUCE BROADHEAD
PHONE # 801-261-4421 CELL # 801-558-4177
ENG. CO./PROJ. # _____
DRAWN BY J LOVELADY CHECKED _____
DATE 06-26-2003 REVISED DATE _____ BY _____
MAP(S) _____
APPROVED BY CORROSION N/A EXT. 3413

1"=100'

North

QUESTAR
Gas

RAC 441		NUMBER OF SERVICES 1	
PROPOSED PIPE		AS-BUILT PIPE	
SIZE	FOOTAGE	TYPE	
4"	710	(P-TR)	
3 17# MAG ANODE(S)			
0 TEST STATION(S)			
TOTAL FOOTAGE 710		TOTAL FOOTAGE	
BLANKET # 1002470			
ML # 1017732		MJ 1017928	

AS-BUILT FIELD NOTES

COMPLETION REPORT

DATE COMPLETED:

INSPECTOR

BACK FILL	TONS	SAW CUT ASPHALT

LINE	FT	REPAIR ASPHALT PER INCH OF DEPTH
1	1.00	1.00
2	1.00	1.00
3	1.00	1.00
4	1.00	1.00
5	1.00	1.00
6	1.00	1.00
7	1.00	1.00
8	1.00	1.00
9	1.00	1.00
10	1.00	1.00
11	1.00	1.00
12	1.00	1.00
13	1.00	1.00
14	1.00	1.00
15	1.00	1.00
16	1.00	1.00
17	1.00	1.00
18	1.00	1.00
19	1.00	1.00
20	1.00	1.00
21	1.00	1.00
22	1.00	1.00
23	1.00	1.00
24	1.00	1.00
25	1.00	1.00
26	1.00	1.00
27	1.00	1.00
28	1.00	1.00
29	1.00	1.00
30	1.00	1.00
31	1.00	1.00
32	1.00	1.00
33	1.00	1.00
34	1.00	1.00
35	1.00	1.00
36	1.00	1.00
37	1.00	1.00
38	1.00	1.00
39	1.00	1.00
40	1.00	1.00
41	1.00	1.00
42	1.00	1.00
43	1.00	1.00
44	1.00	1.00
45	1.00	1.00
46	1.00	1.00
47	1.00	1.00
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56	1.00	1.00
57	1.00	1.00
58	1.00	1.00
59	1.00	1.00
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67	1.00	1.00
68	1.00	1.00
69	1.00	1.00
70	1.00	1.00
71	1.00	1.00
72	1.00	1.00
73	1.00	1.00
74	1.00	1.00
75	1.00	1.00
76	1.00	1.00
77	1.00	1.00
78	1.00	1.00
79	1.00	1.00
80	1.00	1.00
81	1.00	1.00
82	1.00	1.00
83	1.00	1.00
84	1.00	1.00
85	1.00	1.00
86	1.00	1.00
87	1.00	1.00
88	1.00	1.00
89	1.00	1.00
90	1.00	1.00
91	1.00	1.00
92	1.00	1.00
93	1.00	1.00
94	1.00	1.00
95	1.00	1.00
96	1.00	1.00
97	1.00	1.00
98	1.00	1.00
99	1.00	1.00
100	1.00	1.00

SO FT

SAW CUT CONCRETE

LIN FT RE

INCH OF DEPTH

50 FT

ROCK TRENCH

Et

EXTRA (CREW DAY RATES, ETC.)

EA FLAGGERS

HR	CURB BUTTONS
----	--------------

EA

NO. SERVICE

1

OTHER:

WAS INSPECTOR ON JOB SITE DURING INSTALLATION ? ☐ YES ☐ NO

ALL RIGHTS OF WAY TO
BE 16' IN WIDTH.
WITH CENTER OF RIGHT
OF WAY TO BE THE SAME
AS PROPOSED GAS.

CAUTION!

DO NOT INSTALL GAS
MAIN CLOSER THAN 10 FT
TO ANY STRUCTURE.

NOTE: 2 IHP STILL ACTIVE
AS OF 6-30-2003

