

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

E 3441786 B 7903 P 746-749  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
12/10/2021 12:09 PM  
FEE \$40.00 Pgs: 4  
DEP RT REC'D FOR QUESTAR GAS COMP  
NY

**RETURNED**

**DEC 10 2021**

Space above for County Recorder's use  
PARCEL I.D.# 117940012 ✓

### **RIGHT-OF-WAY AND EASEMENT GRANT**

FORT LANE VILLAGE LAND, LLC., a Utah Limited Liability Company, "Grantor", does hereby convey and warrant to QUESTAR GAS COMPANY 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 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 Davis, State of Utah, as shown on Exhibit "A" attached hereto and by this reference made a part hereof and more particularly described as follows, to-wit:

A PERIMETER DESCRIPTION OF A DOMINION ENERGY UTAH RIGHT OF WAY IN THE NORTHEAST CORNER OF SECTION 28, T4N, R1W, SLB&M; DAVIS COUNTY, UTAH

THE BASIS OF BEARING IS S 89°58'45" E 5278.79 FT BETWEEN THE NORTHWEST CORNER OF SEC. 28 AND THE NORTHEAST CORNER OF SECTION 28, T4N, R1W, SLB&M IN DAVIS COUNTY UTAH.

BEGINNING AT THE SOUTHWEST CORNER OF LOT 4C OF THE FORT LANE VILLAGE AMENDED SUBDIVISION, SAID POINT BEING S 89°58'45" E ALONG BASIS OF BEARING 2709.70 FT AND SOUTH 435.65 FT FROM THE NORTHWEST CORNER OF SECTION 28, T4N, R1W, SLB&M:

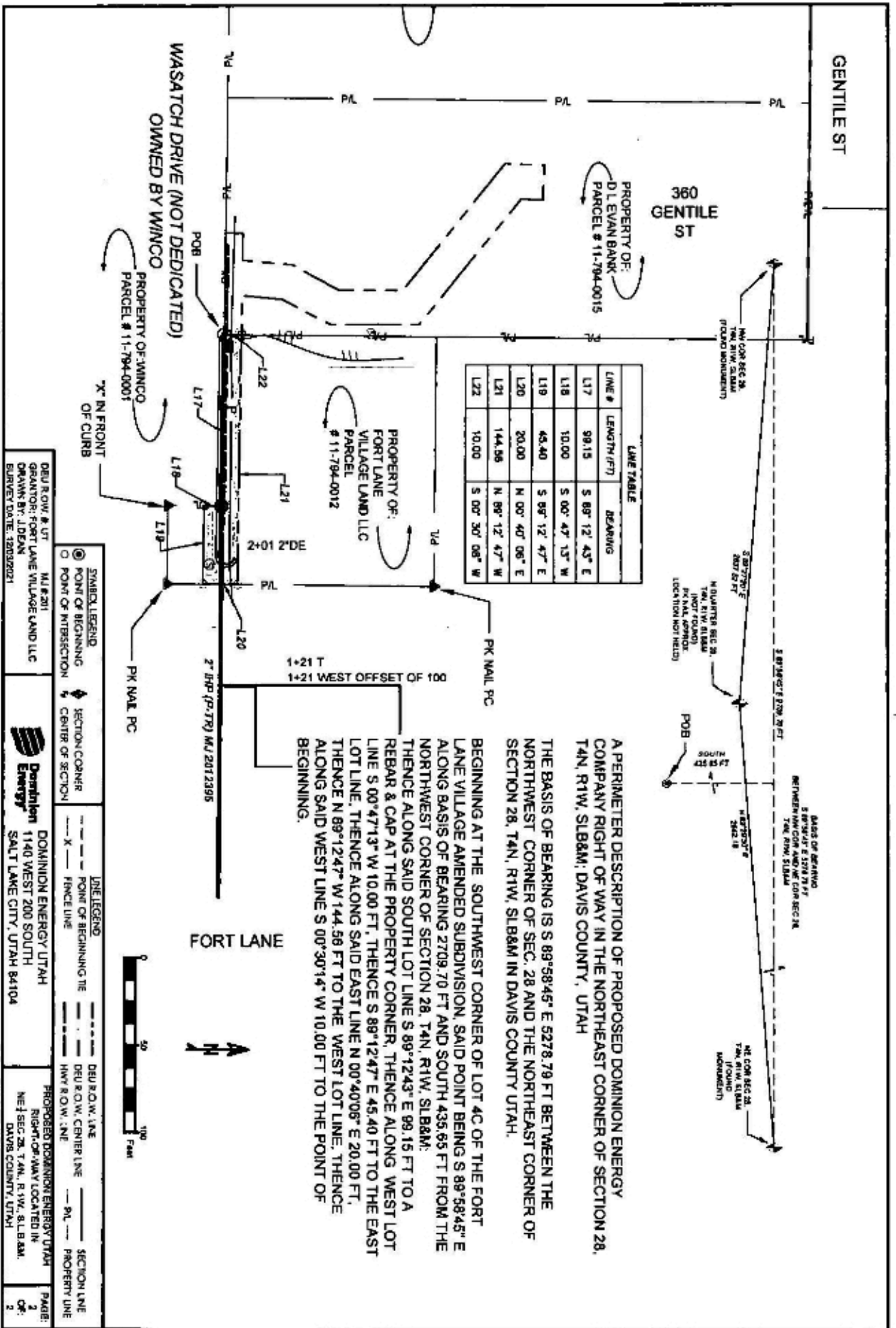
THENCE ALONG SAID SOUTH LOT LINE S 89°12'43" E 99.15 FT TO A REBAR & CAP AT THE PROPERTY CORNER, THENCE ALONG WEST LOT LINE S 00°47'13" W 10.00 FT, THENCE S 89°12'47" E 45.40 FT TO THE EAST LOT LINE, THENCE ALONG SAID EAST LINE N 00°40'06" E 20.00 FT, THENCE N 89°12'47" W 144.56 FT TO THE WEST LOT LINE, THENCE ALONG SAID WEST LINE S 00°30'14" W 10.00 FT TO THE POINT OF BEGINNING.

TO HAVE AND TO HOLD the same unto said Grantee, 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. 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.
5. Grantee shall have the right to cut and remove timber, trees, brush, overhanging branches, landscaping and improvements or other obstructions of any kind and nature which may injure or interfere with Grantee's use, occupation or enjoyment of this easement and right-of-way, without liability to Grantor(s), and without any obligation of restoration or compensation.
6. Grantor(s) agrees to indemnify, hold harmless and defend Grantee, its agents and employees, from all claims, mechanics liens, demands, damages, actions, costs and charges for personal injury and property damage, and any other liabilities, including attorney's fees, arising out of or by any reason of Grantor's use of the easement or any activities conducted thereon by Grantor(s), his/her/its agents, employees, invitees or as a result of Grantor's negligence.





LINE #	LENGTH (FT)	BEARING
L17	99.15	S 89° 12' 43" E
L18	10.00	S 00° 47' 13" W
L19	45.40	S 89° 12' 47" E
L20	20.00	N 00° 40' 08" E
L21	144.56	N 89° 12' 47" W
L22	10.00	S 00° 30' 08" W

A PERIMETER DESCRIPTION OF PROPOSED DOMINION ENERGY COMPANY RIGHT OF WAY IN THE NORTHEAST CORNER OF SECTION 28, T4N, R1W, SLB&M, DAVIS COUNTY, UTAH

THE BASIS OF BEARING IS S 89°58'45" E 5278.79 FT BETWEEN THE NORTHWEST CORNER OF SEC. 28 AND THE NORTHEAST CORNER OF SECTION 28, T4N, R1W, SLB&M IN DAVIS COUNTY UTAH.

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DEU R.O.W. & UT MA # 201  
GRANTOR: FORT LANE VILLAGE LAND LLC  
DRAWN BY: J. DEAN  
SURVEY DATE: 12/03/2021

**Dominion Energy**  
SALT LAKE CITY, UTAH 84104

PROPOSED DOMINION ENERGY UTAH  
RIGHT-OF-WAY LOCATED IN  
DAVIS COUNTY, UTAH

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