

755-2  
BLOCK 515 Pg. 6760  
S.E. 1/2 sec. 3760-A  
1983 MAR 20 345505

## RIGHT-OF-WAY AND EASEMENT GRANT

## SPORTS VILLAGE CONDOMINIUM OWNERS ASSOCIATION

a Corporation of the State of Utah, Grantor, 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----- DOLLARS (\$ 1.00) and other good and valuable considerations, receipt of which is hereby acknowledged, a right-of-way and easement 16.0 feet in width to lay, maintain, operate, repair, inspect, protect, remove and replace pipe lines, 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 Washington 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 the 4th day of October, A.D., 19 88, 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

SPORTS VILLAGE I - IV  
(Name of Condominium or Mobile Home)

in the vicinity of 1605 West Village Road, St. George,  
(Street Intersection) (City)

Beginning at a point located on the Grantor's North property line, North  $89^{\circ}30'30''$  West 343.98 feet from the Northeast Corner of Section 34, Township 42 South, Range 16 West, Salt Lake Base and Meridian; thence South  $29^{\circ}30'00''$  East 442.48 feet; thence South  $89^{\circ}30'30''$  East 115.09 feet; thence South  $34^{\circ}30'00''$  East 350.00 feet; thence South  $54^{\circ}10'00''$  East 115.00 feet; thence South  $03^{\circ}19'31''$  West 184.50 feet to a point on a curve; thence on said curve to the left with a radius of 560.00 feet, through a central angle of  $20^{\circ}05'28''$ , for a distance of 196.37 feet (chord bears South  $83^{\circ}16'46''$  West 195.36 feet); thence South  $16^{\circ}45'57''$  East 60.00 feet to a point on a curve (which point is on the South right-of-way line of Canyon View Drive); thence on said curve to the left with a radius of 500.00 feet, through a central angle of  $29^{\circ}14'03''$ , for a distance of 255.12 feet (chord bears South  $8^{\circ}37'02''$  West 252.36 feet) to a point on a curve; thence on said curve to the right with a radius of 655.00 feet, through a central angle of  $46^{\circ}30'00''$ , for a distance of 531.58 feet (chord bears South  $67^{\circ}15'00''$  West 517.16 feet) to a point on the Grantor's West property line; thence North  $89^{\circ}30'00''$  West 153.73 feet; thence North  $00^{\circ}30'00''$  East 138.88 feet; thence North  $05^{\circ}08'00''$  West 510.00 feet; thence North  $14^{\circ}30'00''$  West 70.00 feet; thence North  $14^{\circ}30'00''$  West 260.00 feet; thence North  $10^{\circ}00'00''$  West 150.00 feet; thence North  $00^{\circ}30'00''$  East 227.20 feet; thence South  $89^{\circ}30'30''$  East 310.14 feet; thence South  $89^{\circ}30'30''$  East 250.00 feet to the point of beginning.

TO HAVE AND TO HOLD the ~~same~~ <sup>not in use</sup> into the said Mountain Fuel Supply Company, its successors and assigns, so ~~REMOVED~~ <sup>REMOVED</sup> facilities shall be maintained, with the right of ingress and egress ~~both~~ <sup>at all times</sup> and ~~from~~ <sup>to</sup> said right-of-way to maintain,

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ATU 90 STATE

RETURN TO  
MOUNTAIN FUEL SUPPLY COMPANY  
1470 S. 100 E.  
ST. GEORGE, UTAH 84730  
RIGHT-OF-WAY  
CO. 66

345505

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.

WITNESS the execution hereof this 7 day of Dec., 1988.

*Rey E. Williamson*  
Secretary

SPORTS VILLAGE CONDOMINIUM OWNERS ASSOCIATION

By: *William D. Williamson*  
President

STATE OF UTAH )  
)ss.  
COUNTY OF Washington)

On the 7th day of December, 1988, personally appeared before me William Freeman and Rey E. Williamson, who, being duly sworn, did say that they are the President and Secretary respectively, of Sports Village Condominium Owners Association, and that the foregoing instrument was signed on behalf of said corporation by authority of a resolution of its Board of Directors, (\*) its By-Laws, and said William Freeman and Rey E. Williamson acknowledged to me that said corporation duly executed the same.

My Commission Expires:

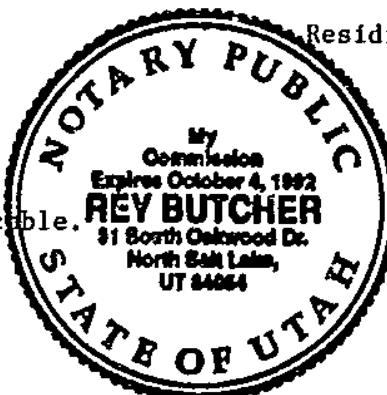
OCTOBER 4, 1992

*Rey E. Williamson*  
Notary Public

Residing at North Salt Lake, Utah

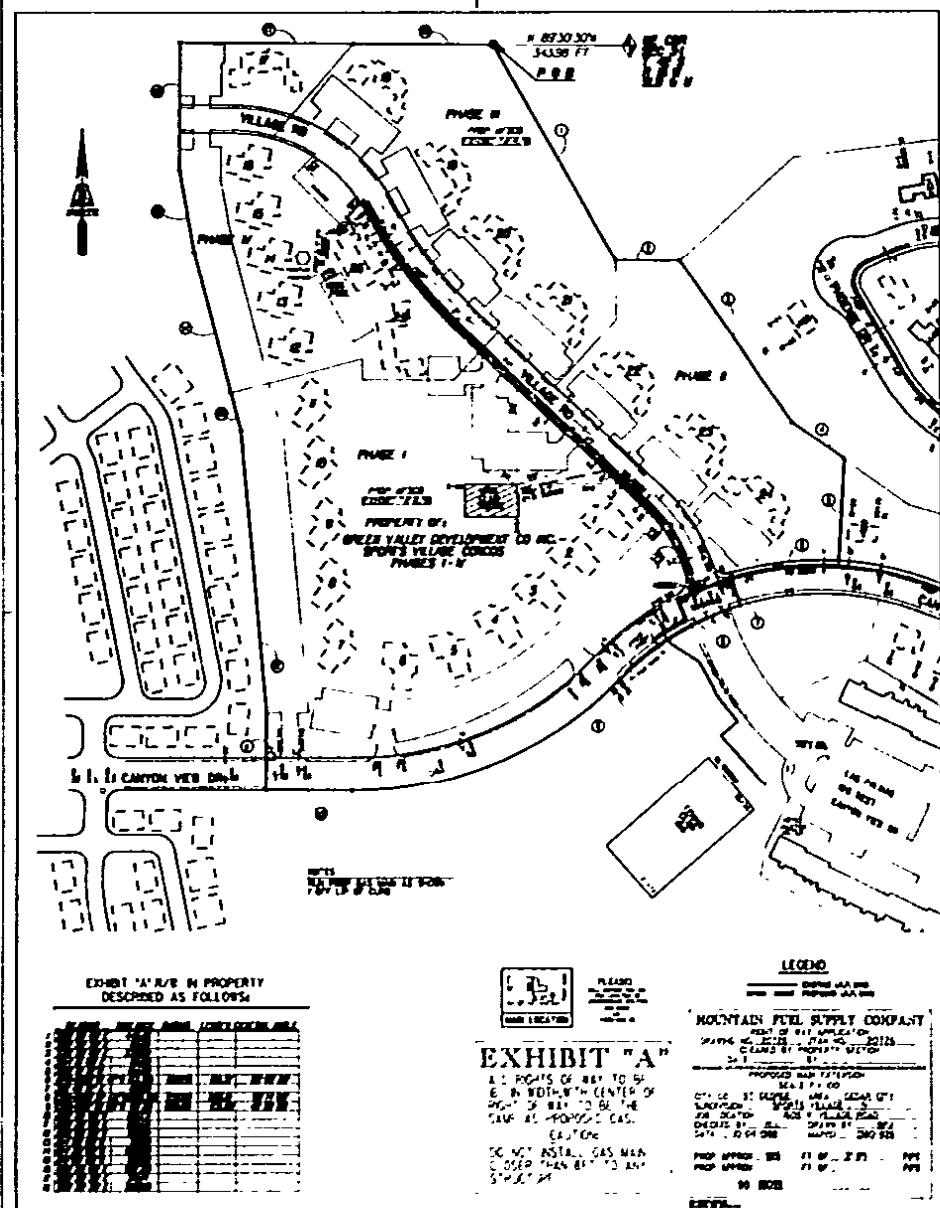
\* Strike clause not applicable.

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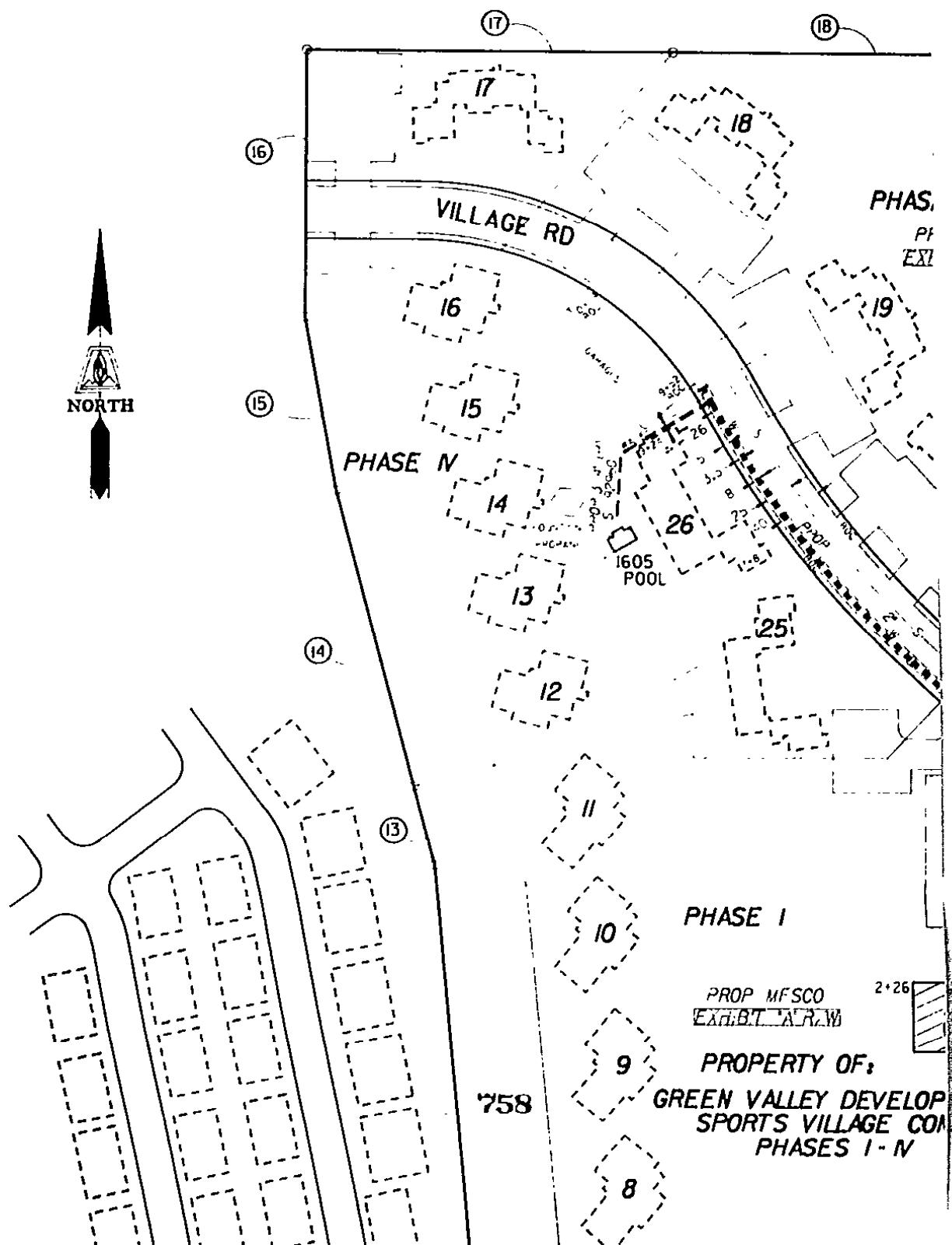


RETURN TO  
MCINTYRE FUEL SUPPLY COMPANY  
P.O. BOX 1100  
81 S. OAKWOOD DR.  
NORTH SALT LAKE, UT 84064  
ATTN: REY BUTCHER

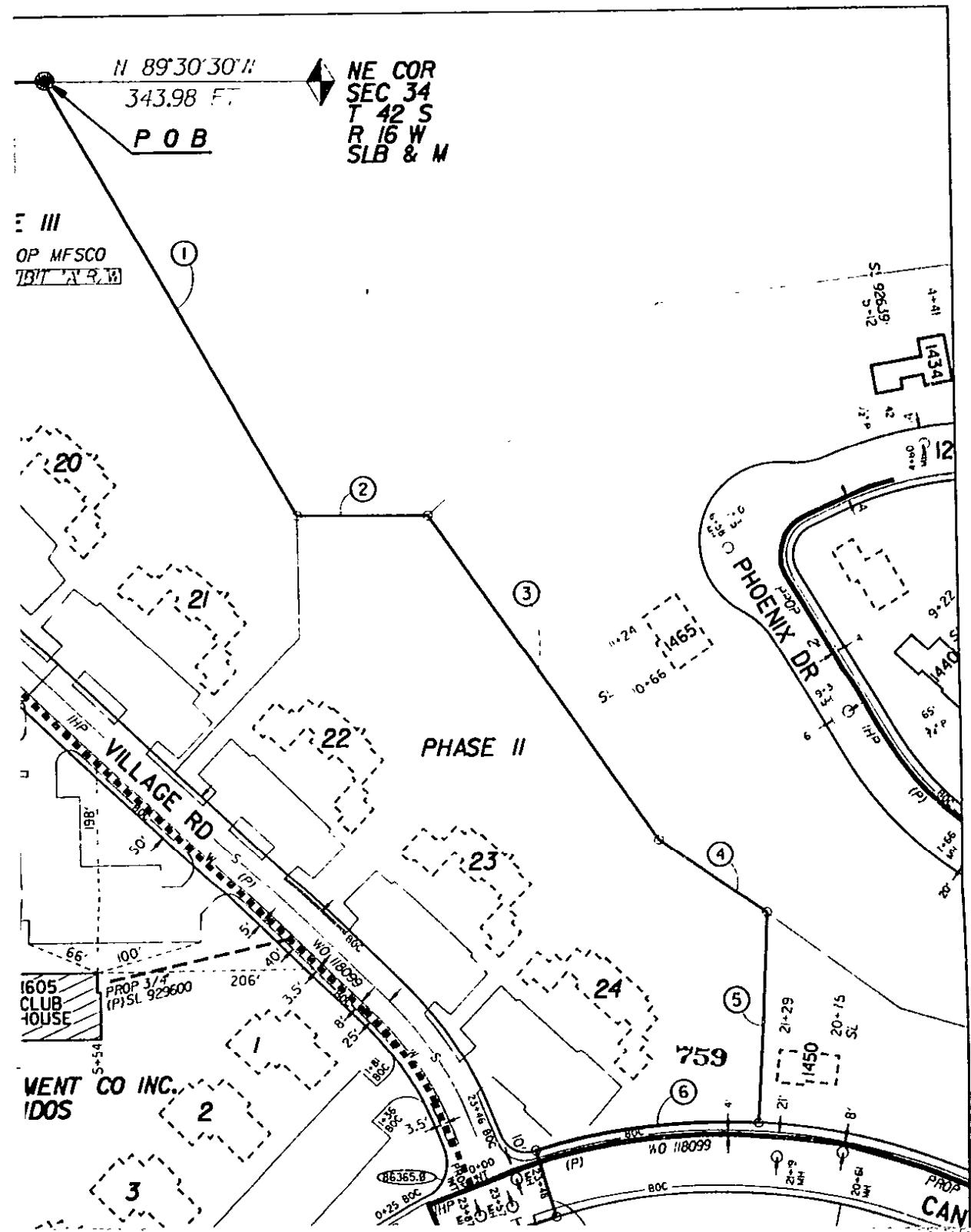
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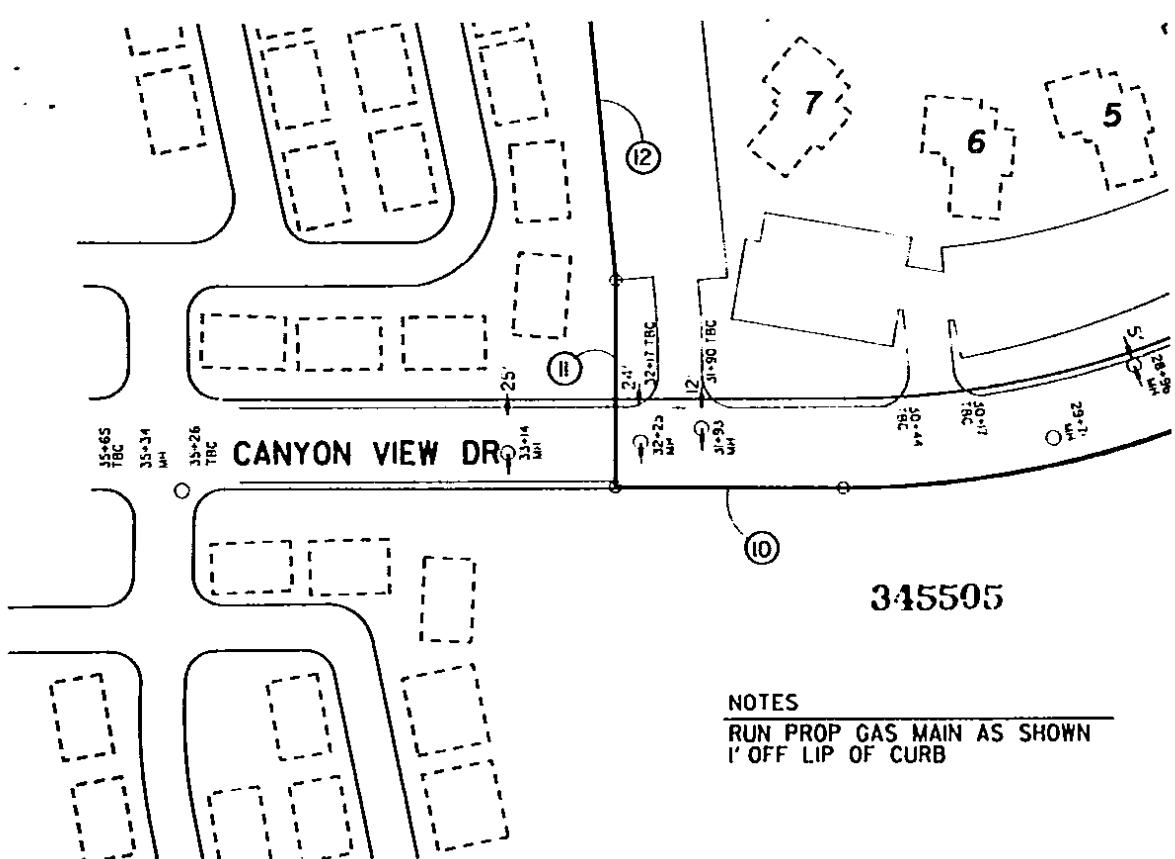
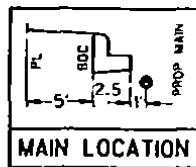
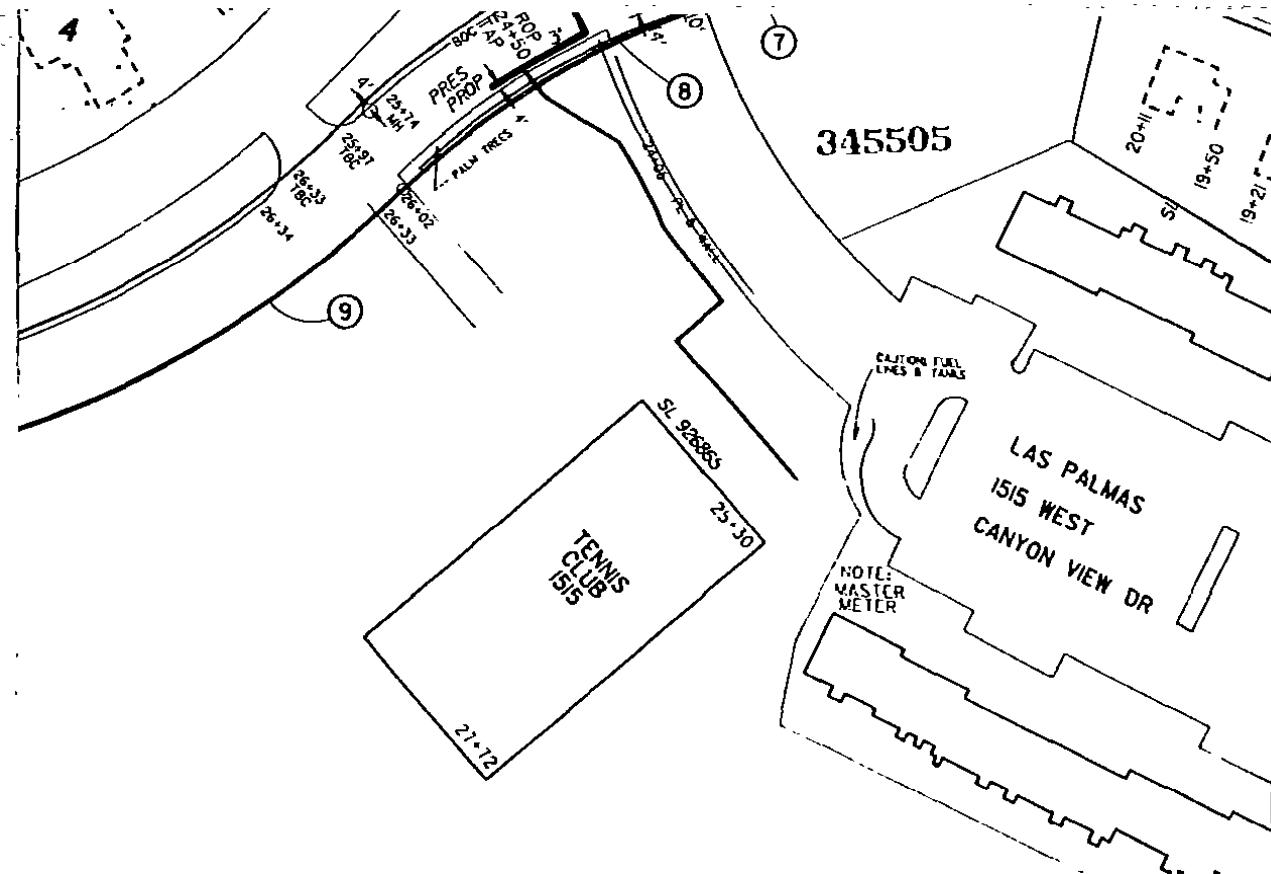


EXHIBIT 'A' R/W IN PROPERTY  
DESCRIBED AS FOLLOWS:

BEARING	DISTANCE	RADIUS	LENGTH	CENTRAL ANGLE
1 S29°30'00"E	442.48			
2 S89°30'30"E	115.09			
3 S34°30'00"E	350.00			
4 S54°10'00"E	115.00			
5 S03°19'37"W	184.50			
6 CHD(S83°16'47"W 195.36)	560.00	196.37	20°05'28"	
7 S16°45'57"E	60.00			
8 CHD(S58°37'02"W 252.36)	500.00	255.12	29°14'03"	
9 CHD(S67°15'00"W 517.61)	655.00	531.58	46°30'00"	
10 N89°30'00"W	153.73			
11 N00°30'00"E	138.88			
12 N05°08'00"W	510.00			
13 N14°30'00"W	70.00			
14 N14°30'00"W	260.00			
15 N10°00'00"W	150.00			
16 N00°30'00"E	227.20			
17 S89°30'30"E	310.14			
18 S89°30'30"E	250.00			

760



PLEASE!  
CALL BEFORE YOU DIG  
FOR LOCATION OF  
UNDERGROUND UTILITIES  
532-5000  
OP  
1-800 662-47

## LEGEND

**EXISTING I.H.P. MAIN  
PROPOSED I.H.P. MAIN**

## MOUNTAIN FUEL SUPPLY COMPANY

RIGHT OF WAY APPLICATION  
DRAWING NO. 20726 UTAH NO. 20726

CLARED BY PROPERTY SECTION

DATE \_\_\_\_\_ BY \_\_\_\_\_

**PROPOSED MAIN EXTENSION**

SCALE 1" = .00

CITY, CO ST GEORGE AREA CEDAR CITY  
SUBD VISION SPORTS VILLAGE - IV  
JOB LOCATION 1605 W VILLAGE ROAD  
CHECKED BY RLL DRAWN BY BPJ  
DATE 10-04-1988 MAP(S) 1380-826

PROP APPROX 925 FT OF 2" (P) PIPE  
PROP APPROX FT OF PIPE

WO 118099

70-18002.025643  
DR-1300, 501 70176.00

EXHIBIT "A"

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

CAUT.ON:

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

0-802-825643