

3503175

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

THE VILLAS LA MONTAGNE P.U.D. JOINT VENTURE WITH LANCON, INC., MANAGING GENERAL PARTNER, 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 AND NO/100 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 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 Salt Lake 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 10th day of October, A.D., 1980, 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 know as

THE VILLAS LA MONTAGNE P.U.D.

(Name of Condominium or Mobile Home)

in the vicinity of 3485 East 9800 South Street Salt Lake Co.
(Street Intersection)

BEGINNING AT A POINT at the East Quarter Corner of Section 11, Township 3 South, Range 1 East, Salt Lake Base and Meridian; thence South 244.12 feet; thence South 46°18'03" West, 51.40 feet along the North line of Little Cottonwood Creek Road to a point of curvature of a 218.31 foot radius curve to the right; thence along the arc of said curve 357.91 feet to a point of tangency; thence North 39°45'57" West, 346.16 to the center line of said Section 11; thence South 89°32'21" East, 21.66 feet; thence North 39°31'23" East, 257.18 feet to the point of curvature of a 360.39 foot radius non-tangent curve to the left; thence along the arc of said curve 32.40 feet (chord bearing = North 29°01'09" East; Chord Distance = 32.39 feet) to a point of compound curve; thence along a 151.78 foot radius curve to the left 85.65 feet; thence North 5°53'20" West, 21.00 feet to the point of curvature of a 200.00 foot radius curve to the right; thence along the arc of said curve 49.74 feet; thence North 8°21'40" East, 79.50 feet to the point of curvature of a 6.47 foot radius curve to the left 18.20 feet to a point on the Easterly right of way line of Wasatch Blvd.; thence along a 870.83 foot radius curve to the Left 119.92 feet (chord bearing = North 6°04'12" East, Chord Distance = 119.83 feet); thence South 21°30'49" East, 106.52 feet; thence South 37°53'20" East, 59.92 feet; thence South 22°06'40" West 138.00 feet; thence South 4°53'20" East, 59.00 feet; thence South 7°06'40" West, 48.00 feet; thence South 11°06'40" West, 43.00 feet, thence South 20°06'40" West, 58.50 feet; thence South 41°16'40" West, 172.00 feet; thence South 11°53'20" East, 36.00 feet; thence South 89°32'21" East, 464.57 feet to the point 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

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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 corporate name and seal to be hereunto affixed this 17th day of October, 1980.

ATTEST: LANCON, INC., MANAGING GENERAL PARTNER

Susan C. James
(SEAL) Secretary

By Edward P. James
President

STATE OF UTAH)
: ss.
County of Salt Lake)

On the 17th day of October, 1980, personally appeared before me Susan C. James and Edward P. James, who being duly sworn, did say that they are the Secretary and President respectively, of Lancon, Inc. and that the foregoing instrument was signed on behalf of said corporation by authority of a resolution of its Board of Directors, (or) * its By-Laws, and said Susan C. James and Edward P. James on behalf of The Villas La Montagne acknowledged to me that said corporation duly executed

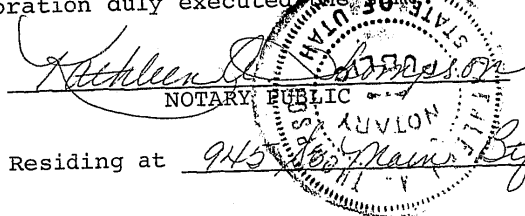
My Commission expires:

8/22/84

Residing at

945 1/2 S Main Bldg UT

*Strike clause not applicable



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KATIE L. DIXON
RECORDER
SALT LAKE COUNTY,
UTAH
NOV 14 4 33 PM '80
MOUNTAIN FUEL SUPPLY CO.
RED OF DEP
1100
C. Wayne Kaboritz

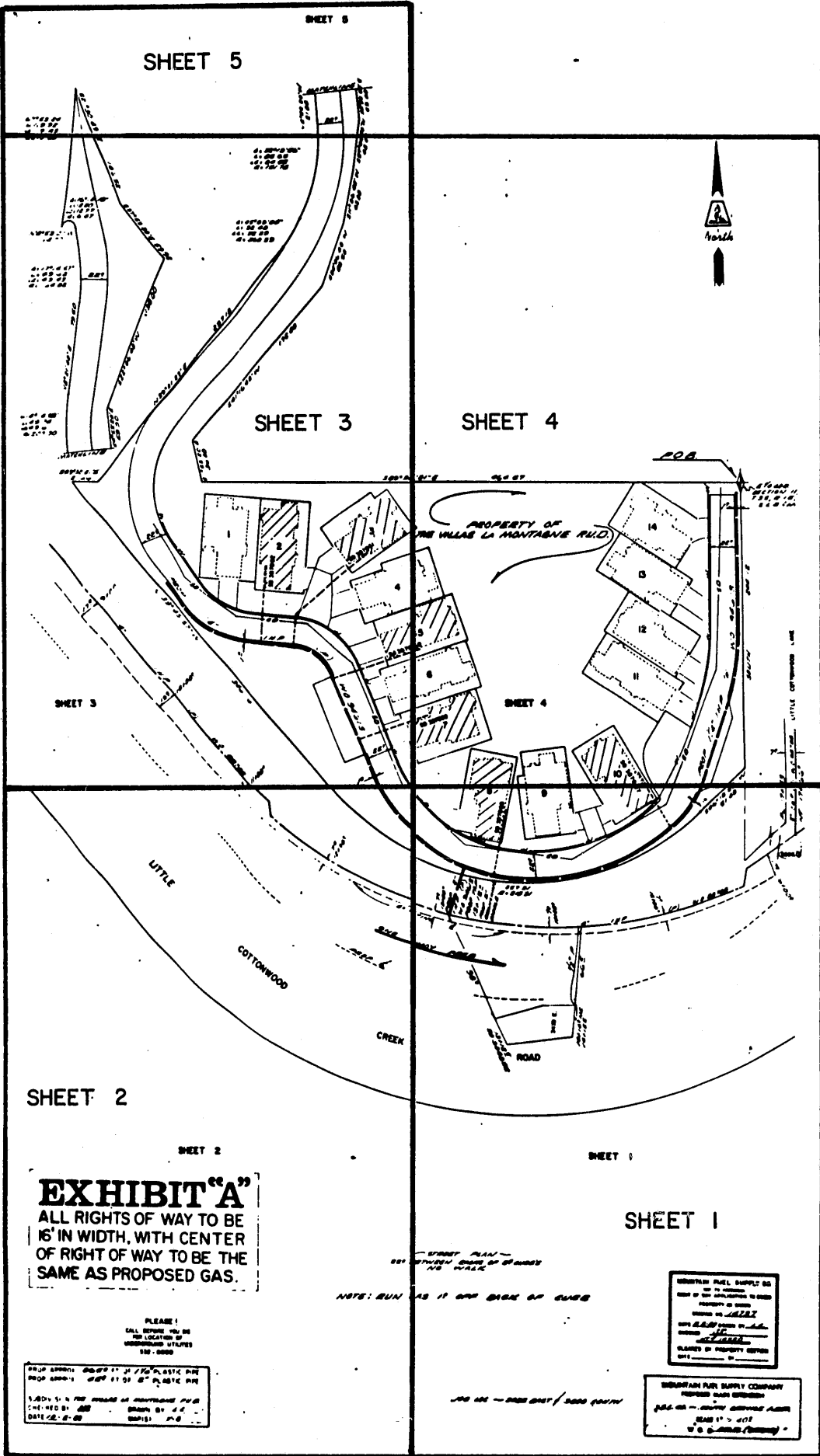


EXHIBIT "A"
 ALL RIGHTS OF WAY TO BE
 16' IN WIDTH, WITH CENTER
 OF RIGHT OF WAY TO BE THE
 SAME AS PROPOSED GAS.

PLEASE!
 CALL BEFORE YOU DRILL
 FOR LOCATION OF
 UNDERGROUND UTILITIES
 310-0000

8000 APPROX. 1/2" DIA. PLASTIC PIPE
 8000 APPROX. 1/2" DIA. PLASTIC PIPE
 1/2" DIA. 1/2" DIA. APPROX. 1/2" DIA. PLASTIC PIPE
 1/2" DIA. 1/2" DIA. APPROX. 1/2" DIA. PLASTIC PIPE
 DATE: 8-88 DRAWN BY: J.C. S.M.P. 1/2"

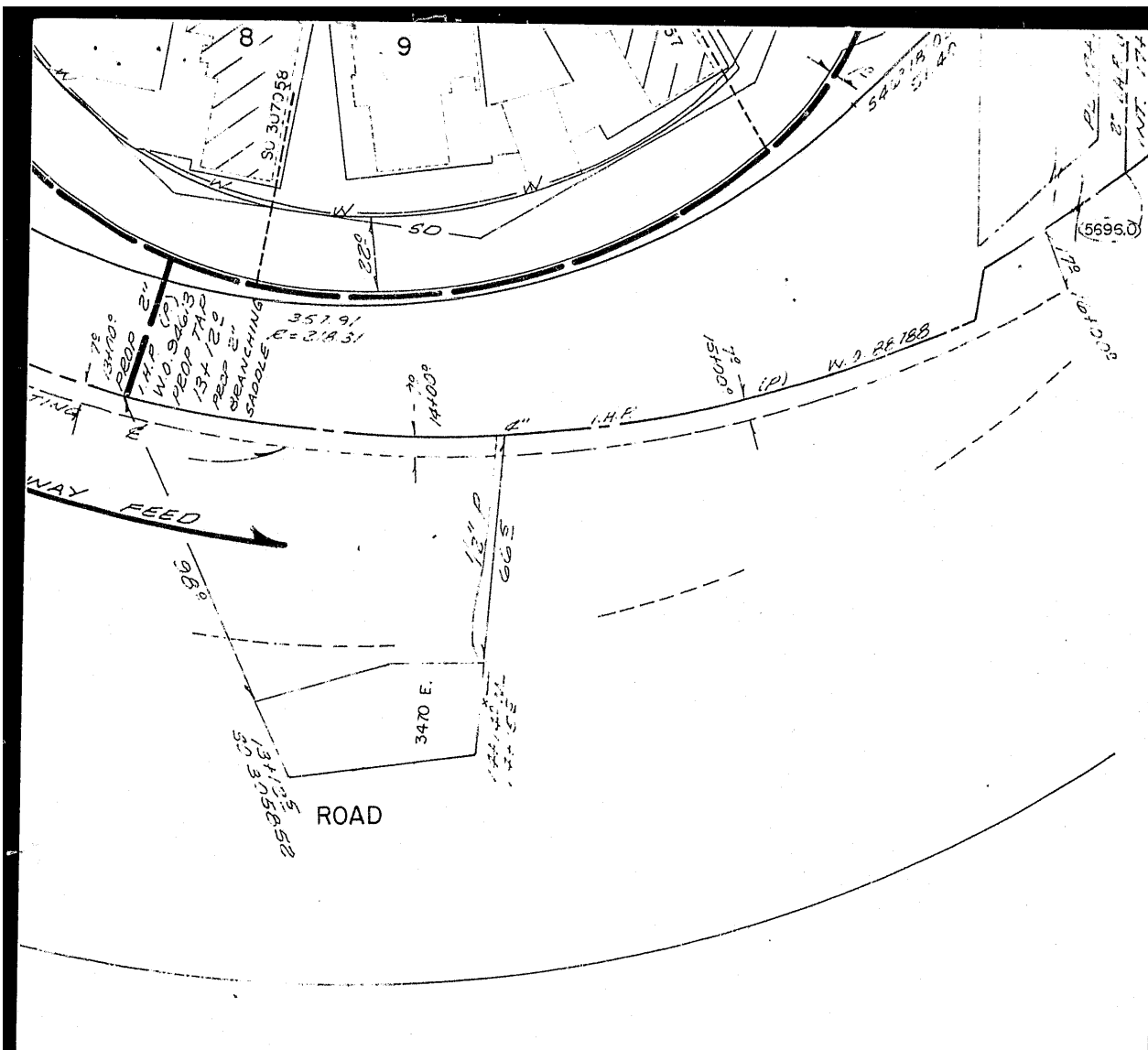
NOTE: RUN AS IT GOES OVER CURB

WESTERN FUEL SUPPLY CO.
 1000 W. 1000 S. SALT LAKE CITY, UT 84119
 PHONE: 322-2222
 FAX: 322-2222
 LICENSED BY UTILITY SERVICE BOARD

WESTERN FUEL SUPPLY COMPANY
 PROPOSED GAS SERVICE
 1000 W. 1000 S. SALT LAKE CITY, UT 84119
 PHONE: 322-2222
 FAX: 322-2222

EXHIBIT "A"
 JOB LOC. 3485 EAST & 9800 SOUTH
 S. L. CO.

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SHEET 1

STREET PLAN
 BETWEEN BACKS OF CLIBB'S
 NO WALK

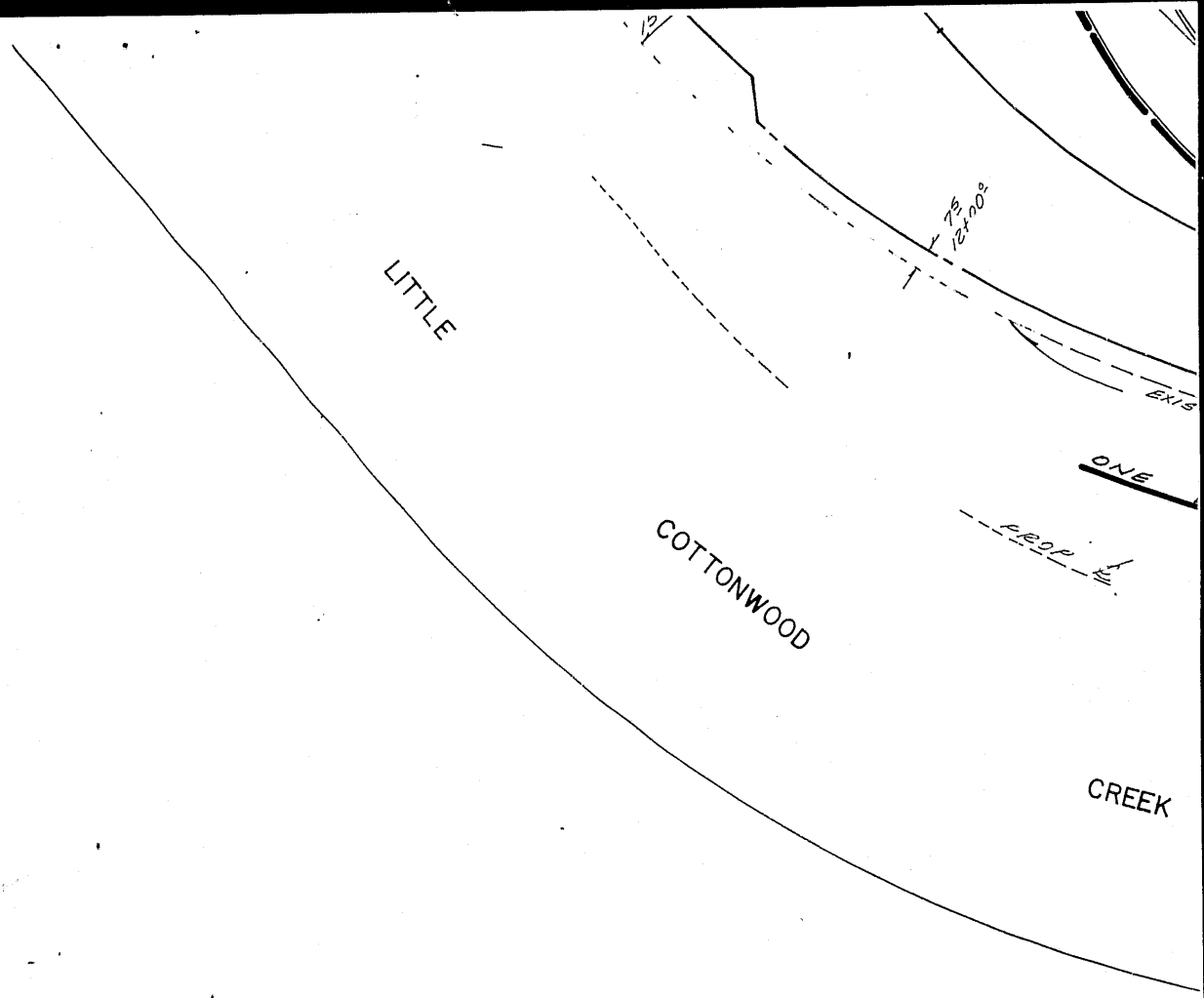
AS 1' OFF BACK OF CLIBB

JOB LOC. ~ 3485 EAST @ 98.00 SOUTH

MOUNTAIN FUEL SUPPLY CO.	
MAP TO ACCOMPANY	
RIGHT OF WAY APPLICATION TO CROSS	
PROPERTY AS SHOWN	
DRAWING NO. 14737	
DATE 10-8-80	DRAWN BY L.C.
CHECKED <u>SLC</u>	
	UT # 14220
CLEARED BY PROPERTY SECTION	
DATE _____	BY _____

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MOUNTAIN FUEL SUPPLY COMPANY
PROPOSED MAIN EXTENSION
S.L. CO. ~ SOUTH SERVICE AREA
SCALE 1" = 40'
W O # 44613 (94613)



SHEET 2

EXHIBIT "A"

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

NOTE: RUN 6

PLEASE!
CALL BEFORE YOU DIG
FOR LOCATION OF
UNDERGROUND UTILITIES
532-5000

PROP APPROX 8650 FT x 1 1/2" PLASTIC PIPE
PROP APPROX 450 FT x 2" PLASTIC PIPE

SUBDIVISION THE VILLAS LA MONTAGNE R.U.D.
CHECKED BY JSC DRAWN BY L.C.
DATE 10-8-80 MAPS T-8

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2,870.83

$\Delta = 32^{\circ}19'52''$
 $L = 85.65$
 $LC = 84.52$
 $R = 151.78$

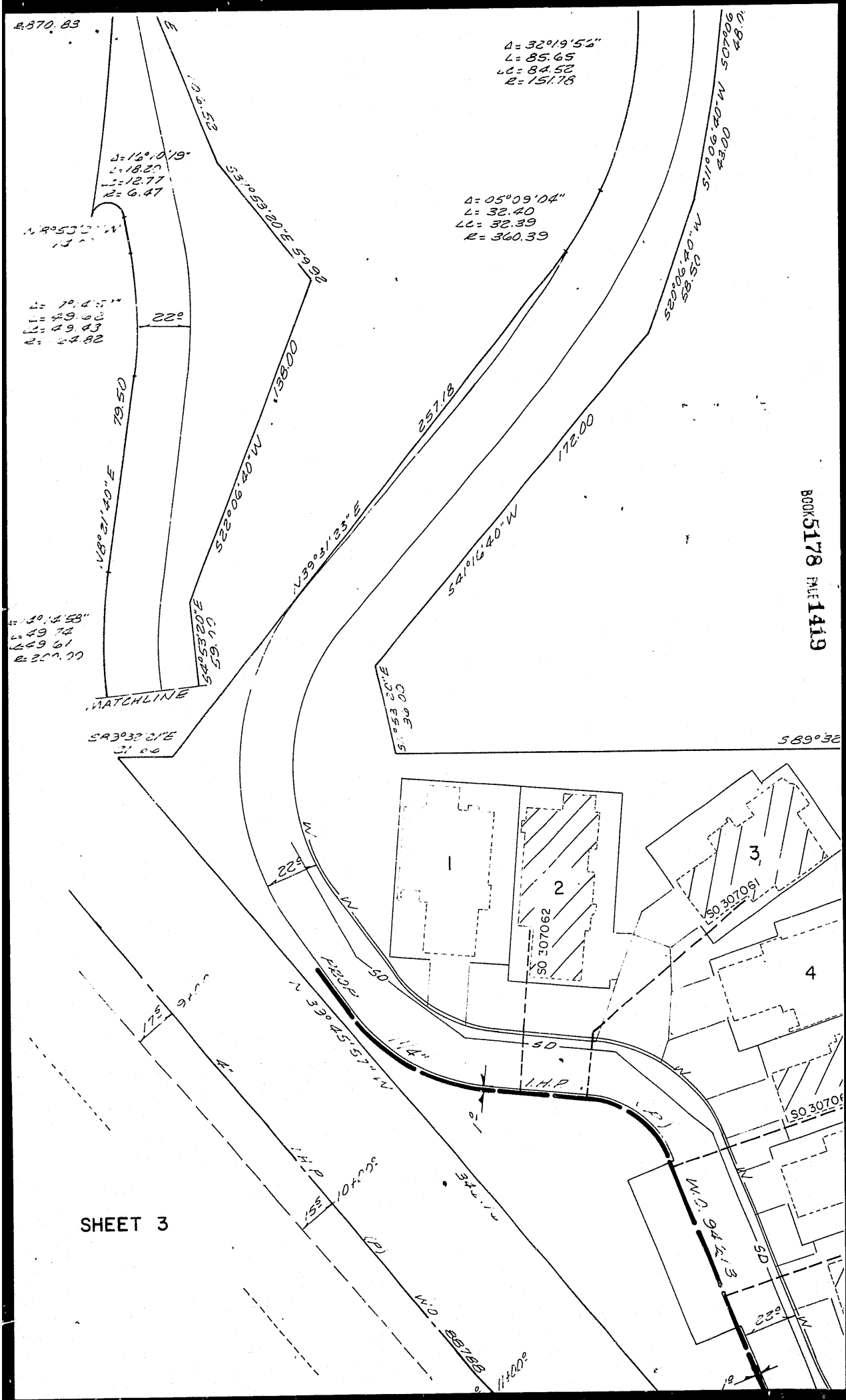
$\Delta = 16^{\circ}10'19''$
 $L = 18.27$
 $LC = 18.77$
 $R = 6.47$

$\Delta = 05^{\circ}09'04''$
 $L = 32.40$
 $LC = 32.39$
 $R = 340.39$

$L = 70.45''$
 $L = 29.66$
 $L = 49.43$
 $R = 24.82$

$L = 30.458''$
 $L = 49.72$
 $L = 49.61$
 $R = 200.70$

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SHEET 3



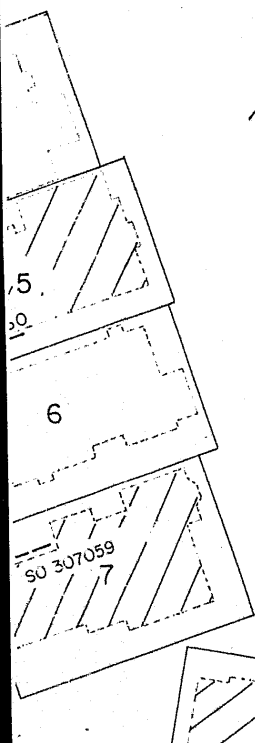
North

P.O.B.

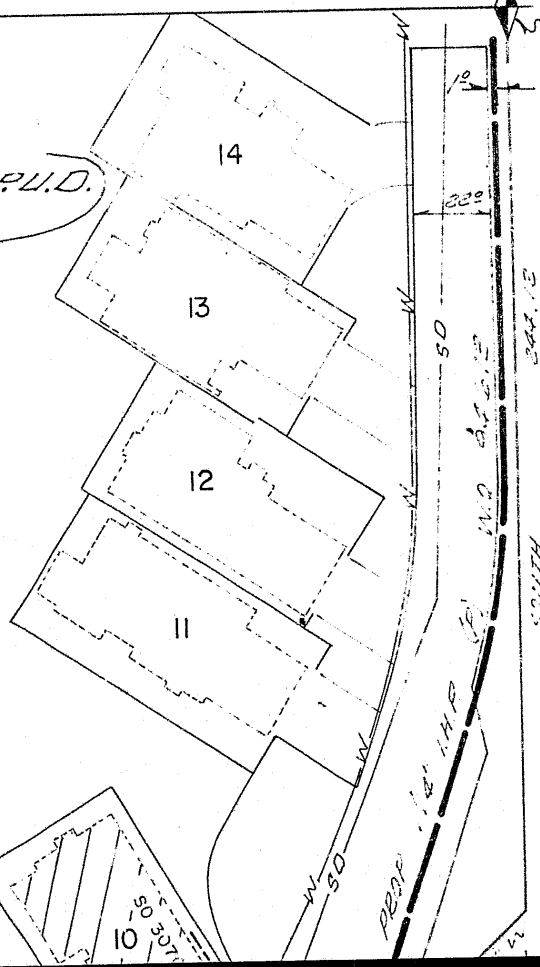
121° E 464.57

E 1/4 CDE
SECTION 11,
T.35, R.1E.
S.L.B.M.

PROPERTY OF
THE VILLAS LA MONTAGNE P.U.D.



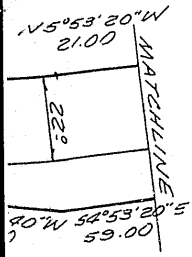
SHEET 4



BOOK 5178 PAGE 1420 LANE LITTLE COTTONWOOD

W. 1111

41° 53' 24"
41° 59' 22"
42° 05' 20"
42° 11' 18"



SHEET 5

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