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BK 8706 PG 236

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KELLY A. SILVESTER
DAVIS COUNTY, UTAH RECORDER
03/14/2025 10:49:11 AM
FEE: \$40.00 Pgs: 5
DEP eCASH REC'D FOR: DOMINION ENERGY

WHEN RECORDED MAIL TO:
Questar Gas Company
P.O. Box 45360, Right-of-way
Salt Lake City, UT 84145-0360
Attn. Caroline King

Space above for County Recorder's use
PARCEL I.D.# 13-376-0208

RIGHT-OF-WAY AND EASEMENT GRANT

WALL BUILDERS LLC, a Utah limited liability company, ("Grantor"), does hereby convey and warrant to QUESTAR GAS COMPANY, a corporation of the State of Utah, dba Enbridge Gas 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 ("Easement") 20 feet in width to construct, lay, maintain, operate, repair, alter, inspect, protect, make connections to, remove, replace and abandon in place (whether above or below ground) pipelines, valves, valve boxes and install cathodic monitoring and mitigation facilities and other gas transmission and distribution facilities (collectively, the "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. The centerline of said Easement shall extend through and across the above-described land and premises as follows, to-wit:

A 20 FOOT WIDE GAS EASEMENT BEING A PORTION OF LOT 208, PETERSEN FARMS PUD PHASE 2, WHICH IS LOCATED IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEING 10 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTH WEBER DRIVE WHICH IS THE SOUTH LINE OF GRANTOR'S PROPERTY, BEING 48.33 FEET SOUTH 89°29'49" EAST ALONG THE SECTION LINE AND 2816.15 FEET SOUTH 00°20'39" WEST FROM THE NORTHWEST CORNER OF SAID SECTION 28 (NORTHWEST CORNER BEING NORTH 89°29'49" WEST 2645.28 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 28); THENCE NORTH 35°42'51" EAST 158.04 FEET TO THE POINT OF TERMINUS. THE SIDES OF SAID EASEMENT EXTEND TO OR TERMINATE AT GRANTOR'S SOUTH PROPERTY LINE.

TO HAVE AND TO HOLD the same unto said Grantee, its successors and assigns, in perpetuity, with the right of ingress and egress to and from said Easement to construct, lay, maintain, operate, repair, alter, inspect, protect, make connections to, remove, replace and abandon in place (whether above or below ground) the same. This Easement shall carry with it the right to use any available access roads for the purpose of conducting the foregoing activities.

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 shall have the right to use said premises except for the purposes for which this 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 shall not build or construct, nor permit to be built or constructed, over or across the Easement, any building, retaining walls, rock walls, footings or improvement which impairs the maintenance or operation of the Facilities.

2. Grantor shall not change the contour within the Easement without prior written consent of Grantee.

3. Grantor shall not plant, or permit to be planted, any deep rooted trees, or any vegetation with roots that may damage the Facilities, within the Easement, without prior written consent of Grantee.

4. Grantor shall not place personal property within the Easement 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, without liability to Grantor, and without any obligation of restoration or compensation.

6. Grantor 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, Grantor's agents, employees, invitees or as a result of Grantor's negligence.

This Easement shall be binding upon and inure to the benefit of the successors and assigns of Grantor and the successors and assigns of 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 Grantee are without authority to make any representations, covenants or agreements not herein expressed.

WITNESS the execution hereof this 13th day of March, 2025.

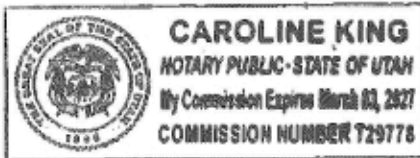
WALL BUILDERS LLC


By- 

Jonathan Mark Wall, Manager

STATE OF UTAH)
) ss.
COUNTY OF DAVIS)

On the 13th day of March, 2025 personally appeared before me
Jonathan Mark Wall who, being duly sworn, did say that he/she is a Manager of Wall Builders
LLC, and that the foregoing instrument was signed on behalf of said company by authority of its
Articles of Organization or its Operating Agreement.





Notary Public



CITY OF SOUTH WEBER, DAVIS COUNTY, UTAH
JOB NO. 6115-03
3-6-2025

A 20 FOOT WIDE GAS EASEMENT BEING A PORTION OF LOT 208, PETERSEN FARMS PUD PHASE 2, WHICH IS LOCATED IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEING 10 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

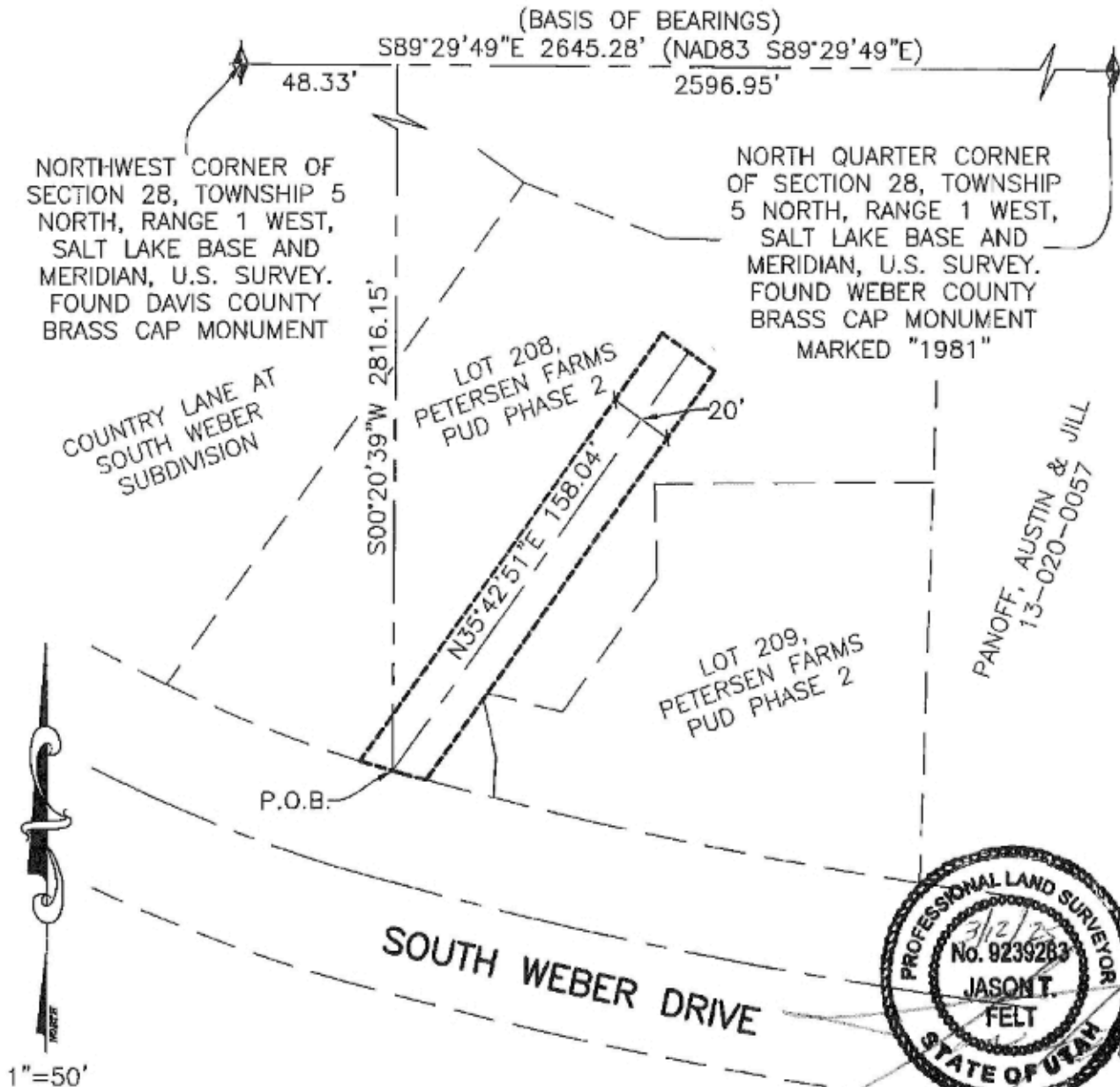
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Solutions You Can Build On™

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5160 S 1500 W • Riverdale, Utah 84405 • Tel: 801-621-3100 • Fax: 801-621-2666
ogden@reeve-assoc.com • reeve-assoc.com

20' WIDE GAS EASEMENT



**Reeve
& Associates, Inc.**

5160 S 1500 W, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2866 WWW.REVEA.CO
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

Project Info.

Designer: N. ANDERSON
Date: 2-24-2025
Name: 20' GAS EASEMENT
Number: 6115-03
Scale: 1"=50'