



WHEN RECORDED MAIL TO:

Questar Gas Company  
P.O. Box 45360, Right-of-Way  
Salt Lake City, UT 84145-0360  
FL 127/TCE GraniteRidgeDev

*Space above for County Recorder's use*  
PARCEL # 02-053-0063, 02-053-0064

### **Temporary Construction Easement**

GRANITE RIDGE DEVELOPMENT CO., Grantor, does hereby grant and convey to QUESTAR GAS COMPANY dba DOMINION ENERGY UTAH, Grantee, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, a temporary easement located on Grantor's property (the "Temporary Easement"), for use as construction work space for the staging and construction of Grantee's replacement pipelines, including personnel, vehicles, equipment and materials necessary for the construction of Grantee's Feederline 127 Replacement Project (the "Project"), in Section 26, Township 8 North, Range 2 West, Salt Lake Base & Meridian, Box Elder County, Utah.

The temporary easement is an area 30' in width, adjacent and parallel to Grantee's existing 30' wide easement (total width of 60') located on Grantor's property, as specified above, and as approximately depicted on Exhibit A, an aerial photo, attached hereto and incorporated by this reference (the "Easement Area").

The Easement Area encumbers a portion of Grantor's entire property Parcels # 02-053-0063 and # 02-053-0064, which are described on the attached Exhibit B.

**Non – exclusive Use.** The Temporary Easement acquired herein does not convey any right except as stated herein, nor does it prevent Grantor from the use of the real property within the Easement Area so long as such use does not interfere with the purposes for which the Temporary Easement is being acquired. This Temporary Easement does not convey the right to use the Temporary Easement in a manner that would deny any right of Grantor to access property outside the Easement Area.

**Term of Easement.** This Temporary Easement shall begin on January 1, 2020 ("Commencement Date"), and shall continue until the earlier to occur of (a) the date that is one year after the Commencement Date, being December 31, 2020, or (b) Grantee provides written notice of the completion of the Project.

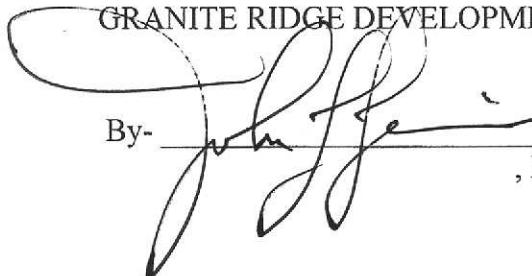
**Extension of Term.** Grantee, upon written notification to Grantor, shall have the option of extending the termination date, on a month to month basis, for up to an additional year, based on payment of a prorated consideration equal to that paid for the Temporary Easement.

**Restoration of Property.** Grantee will restore the Easement Area to as near as practical its condition prior to any of Grantee's use of the Easement Area and shall clean up and remove all construction debris. During the duration of the Temporary Easement, Grantee shall maintain the Easement Area substantially clean of all litter and trash.

**Restrictions on Use.** Grantee shall use the Easement Area solely for the purposes specified hereunder.

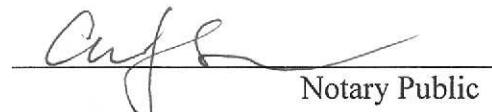
**Miscellaneous.** This grant of Temporary Easement may be executed in several counterparts, each of which shall be an original hereof but all of which, taken together, shall constitute one and the same grant of Easements and be binding upon the parties who executed any counterpart, regardless of whether it is executed by all parties named herein.

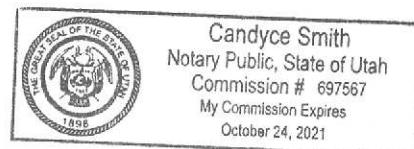
IN WITNESS WHEREOF, Grantor has executed this document this 11<sup>th</sup> day of December 2019.

GRANITE RIDGE DEVELOPMENT CO.  
  
 By- John Lewis, Manager

STATE OF UTAH )  
 ) ss.  
 COUNTY OF Weber )

On the 11<sup>th</sup> day of December, 2019 personally appeared before me John Lewis, who, being duly sworn, did say that he/she is a Manager of GRANITE RIDGE DEVELOPMENT CO. 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





## EXHIBIT B

## Parcel 02-053-0063

PT SE4 SEC 26 T08N R02W SLM. BEG SE COR SE4, N89\*57'35"W 1011.09 FT ALG S/L SD SE4, N34\*21'24"W 374.34 FT(372.90 FT BY REC), N00\*05'43"E 365.07 FT, S55\*49'36"W 262.53 FT, S00\*12'26"W 179.77 FT, S62\*53'38"E 87.18 FT, N89\*13'33"E 90.76 FT, S34\*21'24"E 373.50 FT TO S/L SD SE4, N89\*57'35"W 902.52 FT ALG SD S/L, N02\*15'15"E 622.33 FT, N88\*55'13"W 8.51 FT TO W EDGE CONCRETE IRR DITCH, N01\*58'48"E 447.06 FT ALG SD WEST EDGE, N88\*20'12"W 435.66 FT (412.50 FT BY REC) TO E R/W/L SR 89-91, L ALG ARC OF 3879.80 FT RAD CURVE 60.32 FT CHORD BEAR N04\*12'50"W 60.32 FT, S88\*20'12"E 208.65 FT, N19\*38'04"W 167.61 FT, S84\*46'46"W 27.37 FT, S55\*54'21"W 108.79 FT, S84\*05'45"W 42.89 FT TO SD E R/W/L, L ALG ARC OF 3879.80 FT RAD CURVE 264.98 FT CHORD BEAR N07\*51'38"W 264.93 FT TO SW CPR WOODYATT SUB, ALG BDRY/L SD SUB FOLLOWING 7 COURSE: 1) N80\*19'47"E 214.25 FT, 2) N12\*13'13"W 109.49 FT, 3) N77\*46'47"E 350.00 FT, 4) N43\*10'38"E 203.74 FT, 5) N46\*34'48"E 243.04 FT, 6) N04\*33'47"E 316.34 FT, 7) N09\*43'13"W 310.35 FT TO NE COR SD SUB BEING N/L SD SE/4, N89\*55'07"E 884.80 FT ALG SD N/L TO W R/W/L ODGEN-BRIGHAM CANAL, ALG SD W R/W/L FOLLOWING 11 COURSE: 1) S13\*09'33"E 28.45 FT, 2) L ALG ARC OF 325.00 FT RAD CURVE 35.50 FT CHORD BEAR S16\*17'18"E 35.48 FT, 3) S19\*25'03"E 47.50 FT, 4) S70\*34'57"W 5.00 FT, 5) S19\*25'03"E 63.00 FT, 6) L ALG ARC OF 130.00 FT RAD CURVE 64.74 FT CHORD BEARS S33\*41'03"E 64.07 FT, 7) S47\*57'03"E 64.10 FT, 8) R ALG ARC OF 70.00 FT RAD CURVE 30.03 FT CHORD BEAR S35\*39'33"E 29.80 FT, 9) S23\*22'03"E 93.70 FT, 10) L ALG ARC OF 130.00 FT RAD CURVE 30.25 FT CHORD BEAR S30\*02'02"E 30.18 FT, 11) S36\*42'03"E 11.09 FT, S35\*16'26"W 251.02 FT, S54\*43'34"E 40.00 FT N35\*16'26"E 238.00 FT TO SD W R/W/L S36\*42'03"E 137.41 FT ALG SD R/W/L, S21\*49'34"E 187.82 FT, S00\*46'12"E 300.00 FT, S89\*13'48"W 90.00 FT, S00\*46'12"E 273.81 FT, S63\*52'40"W 60.38 FT, S89\*14'40"W 96.70 FT, S00\*45'20"E 716.10 FT, N89\*14'40"E 542.70 FT TO E/L SD SE4, S00\*45'20"E 605.50 FT ALG SD E/L TO POB.

LESS: 02-053-0044 #068374 DESC AS: COM 1010.91 FT W ALG S SEC/L FRM SE COR SEC 26 T08N R02W SLM, N 1273.86 FT, S89\*41'47"E 160.38 FT, N55\*21'51"E 150.22 FT, N32\*11'08"W 226.48 FT, S70\*37'33"W 247.52 FT, S19\*52'23"E 206.39 FT TO POB.

LESS [02-053-0051]: BEG AT A PT WHICH IS N00\*45'46"E 701.02 FT ALG A SEC LINE & N90\*00'00"W 1212.27 FT FRM THE SE COR OF SEC 26 T08N R02W SLM, N82\*22'11"W 325.15 FT TO A PT ON A 330.00 FT RAD CURVE TO THE R, ALG THE ARC OF SD CURVE 257.22 FT (CENTRAL ANGLE = 44\*39'32" CHORD BEARING & DIST = N60\*02'25"W 250.75 FT), N37\*42'39"W 369.66 FT TO THE START OF A 270.00 FT RAD CURVE TO THE L, ALG THE ARC OF SD CURVE 278.19 FT (CENTRAL ANGLE = 59\*02'00" CHORD BEARING & DIST = N67\*13'39"W 266.05 FT), S83\*15'21"W 150.49 FT TO A PT ON THE E R/W OF HWY 89 WHICH POINT IS ALSO ON A 3879.80 FT RAD NON-TANGENT CURVE TO THE L, ALG SD R/W 60.00 FT (CENTRAL ANGLE = 00\*53'10" CHORD BEARING & DIST = N06\*44'39"W 60.00 FT), LEAVING SD R/W N83\*15'21"E 150.49 FT TO THE START OF A 330.00 FT RAD CURVE TO THE R, ALG THE ARC OF SD CURVE 161.98 FT (CENTRAL ANGLE = 28\*07'26" CHORD BEARING & DIST = S82\*40'46"E 160.36 FT), N05\*45'13"W 157.82 FT, N27\*19'36"W 195.58 FT TO THE S LINE OF WOODYATT EST 01, N77\*46'47"E (REC S77\*48'W) 307.85 FT TO THE START

OF A 310.00 FT RAD CURVE TO THE R, ALG THE ARC OF SD CURVE 375.26 FT (CENTRAL ANGLE = 69°21'24" CHORD BEARING & DIST = S67°32'31"E 352.76 FT) TO A PT OF REVERSE CURVATURE ON 290.00 FT RAD CURVE TO THE L, ALG THE ARC OF SD CURVE 184.41 FT (CENTRAL ANGLE = 36°26'03" CHORD BEARING & DIST = S51°04'51"E 181.32 FT), S20°42'08"W 35.00 FT, S68°28'02"E 148.28 FT, S71°50'34"E 148.32 FT, S06°27'56"W 620.82 FT TO THE POB.

LESS [02-053-0055]: BEG AT A PT WHICH IS N89°57'35"W 951.22 FT ALG A SEC LINE FRM THE SE COR OF SD SEC 26, N89°57'35"W 59.87 FT ALG SD SEC LINE, LEAVING SD SEC LINE & GOING ALG THE BOUNDARY OF THE PROP CONVEYED IN BK 406 PG 53 [02-053-0042, 0043] N34°21'24"W 374.34 FT, N00°05'43"E 365.07 FT, S55°49'36"W 262.53 FT, S00°12'25"W 179.77 FT, S62°53'38"E 87.18 FT, N89°13'33"E 90.76 FT, S34°21'24"E 373.50 FT TO A PT ON SD SEC LINE & LEAVING SD BOUNDARY, ALG SD SEC LINE N89°57'35"W 902.51 FT, LEAVING SD SEC LINE N02°15'15"E 458.28 FT, S89°57'36"E 400.78 FT, N00°02'24"E 291.66 FT TO A PT ON THE S LINE OF SADDLEBACK ROAD, ALG SD S LINE OF SADDLEBACK RD S82°22'11"E 325.15 FT, LEAVING SD S LINE OF SADDLEBACK RD N06°27'56"E 103.98 FT, S88°41'24"E 50.44 FT, S14°26'26"E 835.39 FT TO POB.

LESS PT OF FOLLOWING DESC [02-053-0056]: BEG ON THE E R/W/L OF HWY 89 WHICH PT IS ALSO N00°45'46"W 1587.80 FT ALG THE SEC LINE & DUE W 2412.62 FT FRM THE SE COR OF SEC 26 T08N R02W SLM, N77°46'47"E 253.28 FT, S27°19'36"E 195.58 FT, S05°45'13"E 157.82 FT TO THE N R/W OF PROPOSED 655 S ST WHICH PT IS ALSO ON A 330.00 FT RAD CURVE TO THE L, 161.98 FT ALG THE ARC OF SD CURVE (CENTRAL ANGLE = 28°07'26", CH BEAR & DIST = N82°40'56"W 160.36 FT), S83°15'21"W 150.49 FT TO THE E R/W OF SD HWY 89 WHICH PT IS ALSO ON A 3879.80 FT RAD CURVE TO THE L, ALG THE ARC OF SD CURVE 278.09 FT (CENTRAL ANGLE = 04°06'24", CH BEAR & DIST = N09°14'26"W 278.03 FT) TO POB.

LESS: GRANITE RIDGE SUBD PH 1

#### Parcel 02-053-0064

BEG AT A POINT WHICH IS N 89°57'35" W 951.22 FT ALONG A SEC LINE FROM THE SE CORNER OF SEC 26, T 08N, R 02W, SLM. THENCE N 89°57'35" W 59.87 FT ALONG SD SEC LINE, LEAVING SD SEC LINE & GOING ALONG THE BOUNDARY OF THE PROPERTY CONVEYED IN BK 406, PG 53 [02-053-0042, 0043]. THENCE N 34°21'24" W 374.34 FT; N 00°05'43" E 365.07 FT; S 55°49'36" W 262.53 FT; S 00°12'25" W 179.77 FT; S 62°53'38" E 87.18 FT; N 89°13'33" E 90.76 FT; S 34°21'24" E 373.50 FT TO A POINT ON SD SEC LINE & LEAVING SD BOUNDARY; ALONG SD SEC LINE N 89°57'35" W 902.51 FT; LEAVING SD SEC LINE N 02°15'15" E 458.28 FT; S 89°57'36" E 400.78 FT; N 00°02'24" E 291.66 FT TO A POINT ON THE SOUTH LINE OF SADDLEBACK ROAD; ALONG SD SOUTH LINE OF SADDLEBACK RD S 82°22'11" E 325.15 FT; LEAVING SD SOUTH LINE OF SADDLEBACK RD N 06°27'56" E 103.98 FT; S 88°41'24" E 50.44 FT; S 14°26'26" E 835.39 FT TO POB.

LESS: GRANITE RIDGE SUBDIVISION, PHASE 01, WCS. PART OF SEC 26, T 08N, R 02W, SLBM.