

9612021

WHEN RECORDED MAIL TO:
Questar Gas Company
P.O. Box 45360, Right-of-way
Salt Lake City, UT 84145-0360
2973vill.le; RW01

9612021
01/17/2006 01:39 PM \$16.00
Book - 9244 Pg - 3080-3083
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
QUESTAR GAS COMPANY
PO BOX 45360
SLC UT 84145-0360
BY: SAM, DEPUTY - WI 4 P.

Space above for County Recorder's use
PARCEL I.D.# 27-24-102-012

RIGHT-OF-WAY AND EASEMENT GRANT
UT 22118

CASTLEWOOD-STERLING VILLAGE I, LLC, A Utah Limited Liability Company,
"Grantor", does hereby convey and warrant to QUESTAR GAS COMPANY, a corporation of
the State of 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 (referred to in this Grant as the "Easement") to lay, maintain, operate,
repair, inspect, protect, remove and replace pipelines, valves, valve boxes and other gas
transmission and distribution facilities (referred to in this Grant collectively as "Facilities") as
follows: Ten feet on each side of the centerlines shown on the attached plat, designated Exhibit
"A", and by reference made a part of this Grant, which centerlines are within that certain
development known as VILLAS AT STERLING VILLAGE PUD SUBDIVISION, in the
vicinity of 530 W. 11200 S. South Jordan, which development is more particularly described as:

Land of Grantor located in the Northwest Quarter of Section 24, Township 3
South, Range 1 West, Salt Lake Base and Meridian;

Beginning at a boundary corner of Parcel 1 of the Sterling Village Parcel Plat as
recorded in the office of the Salt Lake County Recorder as Entry No. 6570033, in
Book 97-2p at Page 31, same said point of beginning being South 89°41'55"
West along the section line 1229.70 feet and South 51.99 feet from the North
quarter corner of Section 24, Township 3 South, Range 1 West, Salt Lake Base
and Meridian; and running thence along the boundary line of Parcel 1 the
following 8 courses: South 34°23'42" East 51.91 feet; thence Southwesterly
61.12 feet along the arc of a 235.50 foot radius curve the left chord bears South
48°10'12" West 60.95 feet; thence 35.97 feet along the arc of a 114.50 foot radius
curve to the right chord bears South 49°44'02" West 35.82 feet; thence South
680.62 feet; thence East 172.88 feet; thence North 102.00 feet; thence East 296.32
feet to a point on a boundary line of Parcel 1; thence leaving the boundary line of

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Parcel 1 and running the following 4 courses: South 301.41 feet; thence South 07°42'07" West 71.37 feet; thence South 19°46'30" West 116.79 feet; thence South 22°48'35" West 135.29 feet to a boundary line of Parcel 3 of same said Sterling Village Parcel Plat; thence along the boundary line of said Parcel 3 the following 10 courses: South 89°29'00" West 598.46 feet; thence North 30.00 feet; thence South 89°29'00" West 130.14 feet; thence North 74.38 feet; thence North 07°17'03" East 60.72 feet; thence North 45°00'00" West 44.24 feet; thence North 07°17'03" East 291.40 feet; thence North 02°14'35" East 235.32 feet; thence North 02°34'30" East 392.12 feet; thence North 03°36'28" East 19.28 feet; thence leaving the Westerly boundary line of Parcel 3 of the Sterling Village Parcel Plat and running Easterly the following 13 courses: South 75°12'46" East 103.15 feet; thence Northeasterly 39.46 feet along the arc of a 114.00 foot radius curve to the right chord bears North 19°15'53" East 39.26 feet; thence Northwesterly 24.11 feet along the arc of an 18.00 foot radius curve to the left chord bears North 09°11'13" West 22.35 feet; thence North 45°11'21" East 40.12 feet; thence Southeasterly 26.31 feet along the arc of a 22.00 foot radius curve to the left chord bears South 81°49'01" East 24.77 feet; thence Northeasterly 32.15 feet along the arc of a 114.00 radius curve to the right chord bears North 71°59'59" East 32.04 feet; thence North 00°04'43" East 55.04 feet; thence Northeasterly 89.27 feet along the arc of a 159.00 foot radius curve to the left chord bears North 63°59'40" East 88.10 feet; thence Northwesterly 26.73 feet along the arc of a 22.00 foot radius curve to the left chord bears North 13°06'27" East 25.11 feet; thence North 68°18'17" East 4.00 feet; thence North 21°41'43" West 2.63 feet; thence Northwesterly 15.71 feet along the arc of a 126.00 foot radius curve to the right chord bears North 18°07'22" West 15.70 feet; thence North 75°27'00" East 34.50 feet to the point of beginning.

TO HAVE AND TO HOLD the same unto its successors and assigns, so long as Grantee shall require with the right of ingress and egress to and from the Easement to maintain, operate, repair, inspect, protect, remove and replace the Facilities. 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(s) shall have the right to use the surface of the Easement except for the purposes for which this Easement is granted provided such use does not interfere with the Facilities or any other rights granted to Grantee by this Grant.

Grantor(s) shall not build or construct, nor permit to be built or constructed, any building or other improvement over or across the Easement, nor change the contour thereof, without written consent of Grantee. This Grant shall be binding upon the successors and assigns of Grantor(s) and may be assigned in whole or in part by Grantee without further consideration.

It is hereby understood that any person(s) securing this Grant on behalf of Grantee are without authority to make any representations, covenants or agreements not expressed in this Grant.

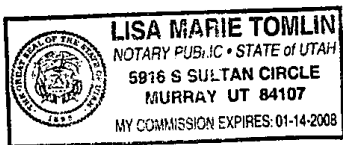
WITNESS the execution hereof this 10 day of January, 2006.

CASTLEWOOD-STERLING VILLAGE I, LLC

By- 
JEFFREY A. DUKE, Manager

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

On the 10 day of January, 2006, personally appeared before me JEFFREY A. DUKE who, being duly sworn, did say that he is a Manager of CASTLEWOOD-STERLING VILLAGE I, LLC, and that the foregoing instrument was signed on behalf of said company by authority of it's Articles of Organization or it's Operating Agreement.




Notary Public

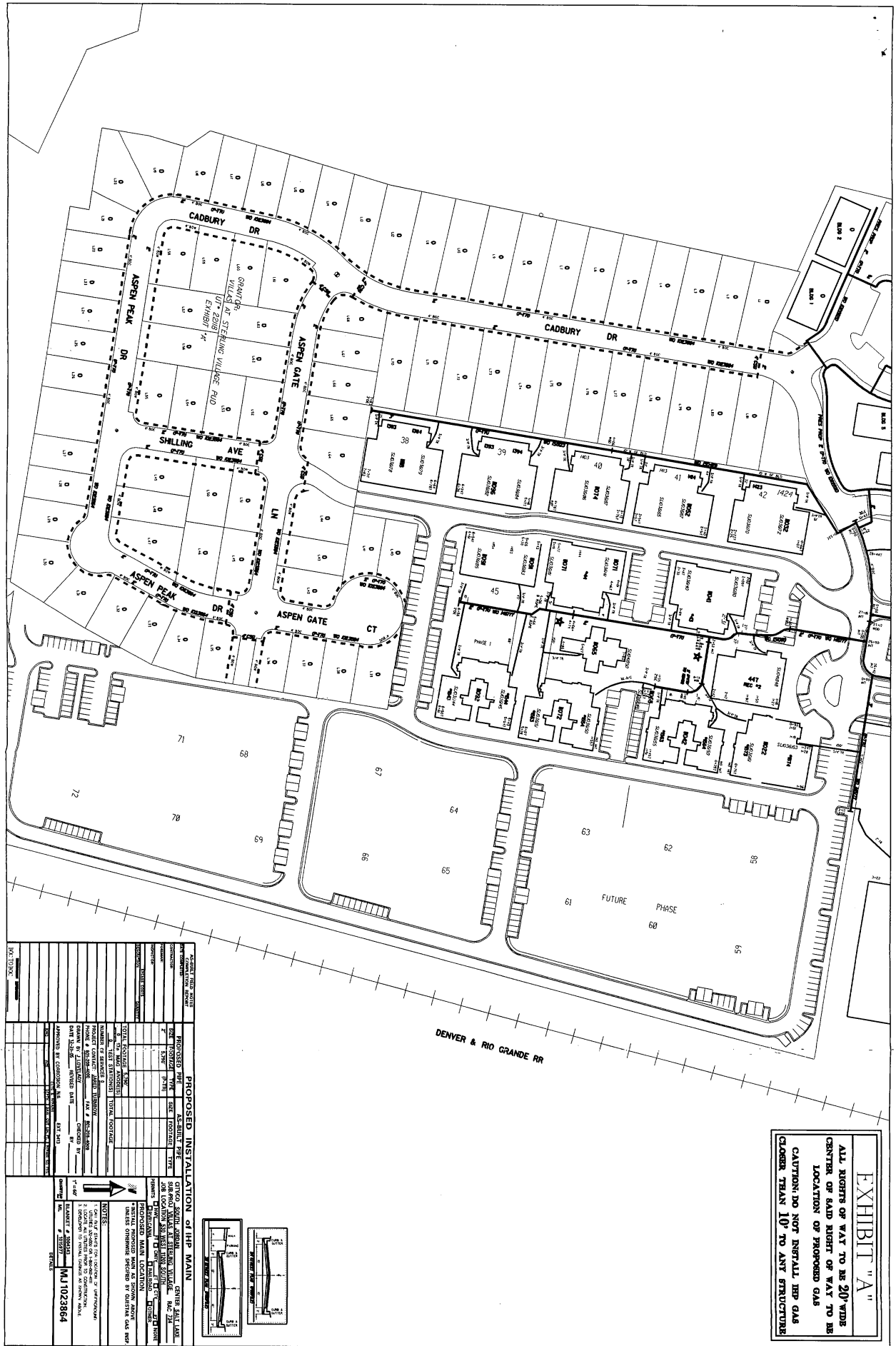
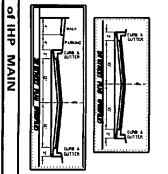


EXHIBIT "A"
ALL RIGHTS OF WAY TO BE 20' WIDE
CENTER OF SAID RIGHT OF WAY TO BE
LOCATION OF PROPOSED GAS
CAUTION: DO NOT INSTALL HBP GAS
CLOSER THAN 10' TO ANY STRUCTURE

PROPOSED INSTALLATION of HBP MAIN

PROPOSED PROJECT			
NO.	DESCRIPTION	DATE	BY
1	PROPOSED PROJECT		
2	AS-SHUNT PVE		
3	OFFICE 2000R ABBEY		
4	CONCRETE		
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TOTAL			



NOTES:
1. SHALL BE INSTALLED ON 12" DUCTILE IRON PIPE.
2. SHALL BE INSTALLED ON 12" DUCTILE IRON PIPE.
3. SHALL BE INSTALLED ON 12" DUCTILE IRON PIPE.
4. SHALL BE INSTALLED ON 12" DUCTILE IRON PIPE.
5. SHALL BE INSTALLED ON 12" DUCTILE IRON PIPE.

MJ1023864