

EASEMENT PURCHASE AGREEMENT

This EASEMENT PURCHASE AGREEMENT (“Agreement”) is made and executed this ___ day of _____, 2019, by and between, SALT LAKE COUNTY, a body corporate and politic of the State of Utah, hereinafter referred to as GRANTOR, which expression shall include its heirs, administrators, and assigns, and QUESTAR GAS COMPANY, a corporation of the State of Utah, hereinafter referred to as GRANTEE.

RECITALS

- A. GRANTOR owns two parcels of real property on either side of the Jordan River located at approximately 3148 South 1100 West (Parcel No. 15-26-301-024) and 1162 West 3300 South (Parcel No. 15-26-301-025) in South Salt Lake City, Utah (the “Properties”).
- B. GRANTEE desires to obtain a perpetual easement across a portions of the Properties (the “Easement Areas”) to allow Grantee to construct, maintain, operate, and repair thereon an underground pipeline and related gas transmission facilities.
- C. GRANTOR is willing to grant and convey to GRANTEE a perpetual easement over the Properties in accordance with the terms and conditions of this Agreement.

IN CONSIDERATION of the covenants and conditions set forth herein, it is mutually agreed by the parties hereto as follows:

1. GRANTOR agrees to grant, convey, and deliver to GRANTEE the following:
 - A. A perpetual, non-exclusive easement to GRANTEE over portions of the Properties as provided in the Easement Grant, attached hereto as Exhibit 1 and incorporated herein by this reference.
2. IN CONSIDERATION of the sale and conveyance of the Easement Grant, GRANTEE shall pay the GRANTOR the amount of \$7,200.00. The full amount of \$7,200.00 shall payable as follows: full purchase price at closing.
3. GRANTOR and GRANTEE understand and agree that this Agreement shall not be considered final until executed by the Mayor of Salt Lake County.
4. GRANTOR and GRANTEE agree that Derrick Sorensen of the Salt Lake County Real Estate Division shall act as closing agent in accordance with the terms of this Agreement for the parties hereto.
5. It is agreed that the terms herein constitute the entire Agreement between GRANTOR and GRANTEE and that no verbal statement made by anyone shall be construed to be part of this Agreement unless incorporated in writing herein.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be duly executed this ___ day of _____, 2019.

RECOMMENDED FOR APPROVAL:

By _____
Acquisition Officer

GRANTOR:
Salt Lake County

By: _____
Mayor or Designee

GRANTEE:
QUESTAR GAS COMPANY

By: _____
Michael Gill, Authorized Representative,
Director of Engineering and Project
Management

APPROVED AS TO FORM

Salt Lake County
District Attorney's Office



EXHIBIT "A"
Easement Grant
(1 of 2)

East side of the Jordan River located at approximately 3148 South 1100 West (Parcel No. 15-26-301-024)

A perpetual gas easement being a part of an entire tract described in that Warranty Deed recorded February 8, 1973 as Entry No. 2517438 in Book 3255, at Page 206 in the Office of the Salt Lake County Recorder. Said perpetual easement is located in the Southwest Quarter of Section 26, Township 1 South, Range 1 West, Salt Lake Base and Meridian and described as follows:

Beginning at the southwesterly corner of Lot 1, Bryman School Subdivision recorded April 6, 2004 as Entry No. 9024673 in Book 2004p of plats, at Page 79 in the Office of said Recorder and a point in the northerly right-of-way line of 3300 South Street of the State Road Commission of Utah referred to as Parcel No. 0134:71, Project No. US-0134 (4); thence N. 89°38'04" W. (Record = North 89°41' West) 100.61 feet along said northerly right-of-way line to the easterly "ordinary high water mark" of the Jordan River; thence Northerly along said easterly "ordinary high water mark" of the Jordan River the following two (2) courses: 1) N. 12°35'43" E. 13.28 feet; 2) N. 04°48'42" E. 17.07 feet; thence S. 89°38'04" E. 96.30 feet to a point on the westerly boundary line of said Lot 1 of Bryman School Subdivision; thence S. 00°01'09" W. 30.00 feet along said westerly boundary line to the **Point of Beginning**.

The above-described perpetual gas easement contains 2,938 square feet in area, or 0.067 acre, more or less.

EXHIBIT "B-1": By this reference, made a part hereof.

BASIS OF BEARING: S. 87°30'30" W. along the monument line between the Salt Lake County brass monuments at the intersection of 3300 South and 1000 West Street and at the intersection of 3300 South Street and 1300 West Street.

EXHIBIT "B-1"

| LINE TABLE | | |
|------------|--------|---------------|
| LINE # | LENGTH | BEARING |
| L1 | 13.28 | N12° 35' 43"E |
| L2 | 17.07 | N4° 48' 42"E |

JORDAN RIVER

SALT LAKE COUNTY
15-26-301-024

LOT 1
BRYMAN SCHOOL
SUBDIVISION
E#9024673,
BK: 2004P, PG: 79

S89°38'04"E 96.30'

RW#
40978

S 0°01'09" W
30.00'

SOUTH SALT LAKE CITY
15-26-378-001




N89°38'04"W 100.61'

POB

STATE ROAD COMMISSION OF UTAH REFERRED TO AS
PARCEL NO. 0134: 71,
PROJECT NO. US-0134(4)

3300 SOUTH STREET

LEGEND

-  TRACT BOUNDARY
-  "ORDINARY HIGH WATER MARK"
-  PERPETUAL GAS EASEMENT



Scale in Feet

1"=30'

PAGE 8 OF 8

PREPARED: JULY 30, 2019



DOMINION ENERGY 3300 SOUTH IHP PROJECT
Perpetual Gas Easement

Prepared for:
Salt Lake County Real Estate

Sec. 26, T.1S, R.1W, S.L.B.&M.
Work Order No. W072519025 Real Estate No.: 3819

Prepared by the Office of:
Reid J. Demman, P.L.S.
Salt Lake County Surveyor

2001 S. State St. #N1-400
Salt Lake City, Utah 84114-4575
(385) 468-8240

EXHIBIT "A"
Easement Grant
(2 of 2)

West side of the Jordan River located at approximately 1162 West 3300 South (Parcel No. 15-26-301-025)

A perpetual gas easement being a part of an entire tract described in that Warranty Deed recorded February 8, 1973 as Entry No. 2517438 in Book 3255, at Page 206 in the Office of the Salt Lake County Recorder. Said perpetual easement is located in the Southwest Quarter of Section 26, Township 1 South, Range 1 West, Salt Lake Base and Meridian and described as follows:

Beginning at the southeasterly corner of Cultural Center Drive of the Utah Cultural Celebration Center Subdivision Lot 1 Amended and Extended with Street Dedication recorded September 5, 2012 as Entry No. 11465236 in Book 2012p of Plats, at Page 134 in the Office of said Recorder and a point in the northerly right-of-way line of 3300 South Street of the State Road Commission of Utah referred to as Parcel No. 0134:71, Project No. US-0134 (4), which is 1056.57 feet N. 00°08'40" W. along the Section line and 1236.96 feet N. 89°51'20" E. from the Southwest Corner of said Section 26; thence Northwesterly along the northeasterly right-of-way line of said Cultural Center Drive the following two (2) courses: 1) North 9.95 feet; 2) N. 66°16'10" W. 22.27 feet; thence N. 00°14'19" E. 11.17 feet; thence S. 89°45'41" E. 47.44 feet to the westerly "ordinary high water mark" of the Jordan River; thence Southerly along said westerly "ordinary high water mark" of the Jordan River the following three (3) courses: 1) S. 12°59'40" W. 10.03 feet; 2) S. 10°28'07" E. 12.93 feet; 3) S. 00°34'27" W. 7.51 feet to said northerly right-of-way line of 3300 South Street; thence N. 89°45'41" W. (Record = North 89°41' West) 27.11 feet along said northerly right of way line to the **Point of Beginning**.

The above-described perpetual gas easement contains 1,101 square feet in area, or 0.025 acre more or less.

EXHIBIT "B": By this reference, made a part hereof.

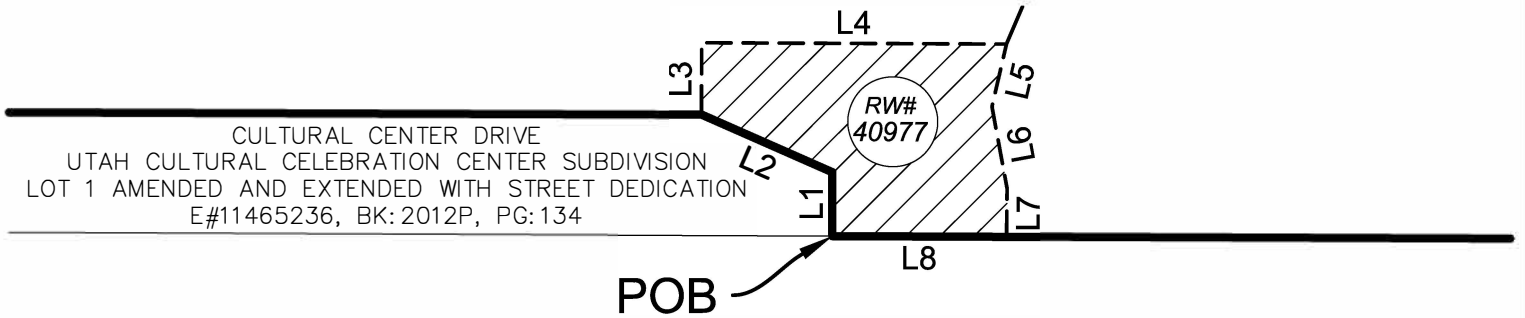
BASIS OF BEARING: N. 00°08'40" W. along the Section line between the Southwest and the West Quarter Corner of said Section 26, Township 1 South, Range 1 West, Salt Lake Base and Meridian.

EXHIBIT "B"

| LINE TABLE | | |
|------------|--------|---------------|
| LINE # | LENGTH | BEARING |
| L1 | 9.95' | NORTH |
| L2 | 22.27' | N66° 16' 10"W |
| L3 | 11.17' | N00° 14' 19"E |
| L4 | 47.44' | S89° 45' 41"E |
| L5 | 10.03' | S12° 59' 40"W |
| L6 | 12.93' | S10° 28' 07"E |
| L7 | 7.51' | S00° 34' 27"W |
| L8 | 27.11' | N89° 45' 41"W |

SALT LAKE COUNTY
15-26-301-025

JORDAN RIVER






CULTURAL CENTER DRIVE
UTAH CULTURAL CELEBRATION CENTER SUBDIVISION
LOT 1 AMENDED AND EXTENDED WITH STREET DEDICATION
E#11465236, BK:2012P, PG:134

STATE ROAD COMMISSION OF UTAH REFERRED TO AS
PARCEL NO. 0134: 71,
PROJECT NO. US-0134(4)

3300 SOUTH STREET

LEGEND

-  TRACT BOUNDARY
-  "ORDINARY HIGH WATER MARK"
-  PERPETUAL GAS EASEMENT



Scale in Feet

1"=30'

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PREPARED: JULY 30, 2019



DOMINION ENERGY 3300 SOUTH IHP PROJECT
Perpetual Gas Easement

Prepared for:
Salt Lake County Real Estate

Sec. 26, T.1S, R.1W, S.L.B.&M.
Work Order No. W072519025 Real Estate No.:3819

Prepared by the Office of:
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