



\*W2799812\*

E# 2299812 PG 1 OF 3  
ERNEST D ROWLEY, WEBER COUNTY RECORDER  
22-OCT-07 116 PM FEE \$14.00 DEP LF  
REC FOR: MOUNTAIN VIEW TITLE - OGDEN  
ELECTRONICALLY RECORDED

**RIGHT OF WAY AND EASEMENT GRANT**

The undersigned, TETEYS LLC, A WASHINGTON LIMITED LIABILITY COMPANY, hereinafter referred to as GRANTOR, for the sum of TEN DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby assign, grant, convey and set over unto, TUSCAN RIDGE TOWNHOMES, UNIT OWNERS ASSOCIATION, hereinafter referred to as GRANTEE, its successors and assigns, a non-exclusive and perpetual right of way of ingress and egress, over and through a parcel of the GRANTOR'S land, hereinafter described for the express purpose of:

**INSTALLATION, MAINTENANCE, REPAIR OR REPLACEMENT OF PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO NATURAL GAS, ELECTRICAL POWER, COMMUNICATION, FIBER OPTICS, SEWER, DRAINAGE, CULINARY AND SECONDARY WATER LINES.**

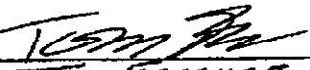
This right-of-way and easement grant shall be binding upon and inure to the benefit of the successors and assigns of the GRANTOR and the successors and assigns of the GRANTEE.

This grant of easement is predicated upon the following:

1. Grantee will cause any damage done to water delivery systems, utilities or landscape to be restored to the condition of the same, as it existed, prior to the use of the easement estate. Work will be done in a professional manner under the supervision of John W. Hansen a licensed real estate broker in the State of Utah.
2. Grantee will be responsible for all maintenance and repair of the lines or equipment installed on the easement estate.
3. Grantee, or its guests will not park any vehicle or equipment on easement estate, other than those needed to exercise the easement estate.
4. Grantee, its heirs, successors or assigns will not erect, construct or cause to be built any fence, gate or other structure over or across the easement estate.
5. Grantee claims and waives any equitable interest in the real property in which the easement estate is described.

IN WITNESS WHEREOF, the GRANTOR has executed this right-of-way and easement grant this ~~11th~~ day of ~~September~~ 2007. This document when signed in counter parts and when all counter parts are combined as one shall be deemed a full and complete agreement.

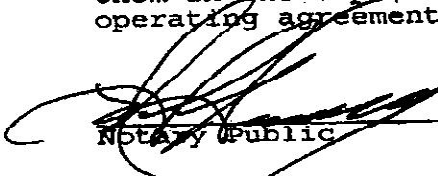
TETEYS LLC, A WASHINGTON LIMITED LIABILITY COMPANY

BY:   
ITS TOM PRUSSING  
ADMINISTRATOR

Continued

State of Utah  
County of Weber

On this the 10th day of October 2007, personally appeared before me, TOM FRASURE, ADMINISTRATOR OF TETHYS LLC, A WASHINGTON LIMITED LIABILITY COMPANY, the signer of the foregoing agreement in the capacity stated therein, who duly acknowledged to me that the document was executed by them in the capacity stated and in accordance with the operating agreement of said limited liability company.

  
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Notary Public





# GREAT BASIN ENGINEERING - NORTH

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## TUSCAN RIDGE TOWNHOMES SOUTH OGDEN CITY, UTAH

Project No. 03N117

Prepared September 12, 2007

Revised September 18, 2007

### 20 foot Wide Public Utility Easement Across Lot 5, Granite Pointe Phase 1 Subdivision:

A part of the Southwest Quarter of Section 22, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey more particularly described as follows:

Beginning at the Northwest corner of Lot 5, Granite Pointe Subdivision Phase 1, South Ogden City, Weber County, Utah which is a part of Crossroads Landing Commercial Subdivision No. 2, South Ogden City, Weber County, Utah running thence South 89°06'13" East 20.00 feet along the South right of way line of Skyline Drive (6150 South Street); thence South 0°37'04" West 368.84 feet to the South boundary line of said Lot 5, Granite Pointe Subdivision Phase 1; thence South 83°12'10" West 20.17 feet along said South boundary line to the Southwest corner of said Lot 5; thence North 0°37'04" East 371.54 feet along the West boundary line of said Lot 5, to the point of beginning.

04-556-0004 ✓