

RETURNED
Da Co Planning
JUN 30 1994

E 1128301 B 1775 P 799
CAROL DEAN PAGE, DAVIS CNTY RECORDER
✓ 1994 JUN 30 8:32 AM FEE 14.00 DEP COP
REC'D FOR CHRIS W THURGOOD CONST

IMPROVEMENT AGREEMENT

SE-17-4N-2W

and

GRANT OF LIEN

Lance S. Hamblin and Lanni A. Hamblin

of Davis County, State of Utah, hereinafter referred to as Applicant, and
Davis County, a County of the State of Utah, hereinafter referred to as the
County, hereby mutually agree as follows:

1. Preliminary. Applicant is an owner of real property abutting
on a county road located at 3402 West 2700 South Syracuse, which
property is at particularly described in Paragraph 2 hereof. There is now
in force in Davis County an Ordinance known as Davis County Subdivision
Ordinance, which requires the installation of curb, gutter, sidewalk and
other off-site improvements, (as set forth in said ordinance) adjacent to
any property, where the same improvements have not previously been installed;
and said improvements are to be installed at the time application is made
for a building permit.

2. Legal Description. The above referred to real property is
situate in Davis County, Utah, and particularly described as follows to wit:
Beginning at a point 635 feet East from the South Quarter Corner
of Section 17, Township 4 North, Range 2 West, Salt Lake Meridian and
running thence East 165 feet; thence North 297 feet; thence West 165
feet; thence South 297 feet to the point of beginning.

12-096-0043 3. Agreement for Postponed Installation. The parties agree that
the applicant may postpone compliance with the off-site improvement provisions
of said subdivision ordinance until such time as the County Commissioners
shall determine in their considered discretion, that the said off-site
improvements should be installed adjacent to Applicant's said property. The
Commission's decision shall be based on the number of buildings constructed
along the road fronting on that property and also the general overall
development of the area; but it is expressly understood and agreed that
the Commission may order the required off-site improvements to be made at
any time.

E
X
P
O
S
U
R
E

B
O
A
R
D

4. Postponed Installation. Upon receipt of notice that the County Commission has made the determination referred to in Paragraph 3 above, the Applicant or his successor in interest in the ownership of the above described property shall either proceed to install the said off-site improvements at his own expense, or at the option of the County, in the event a special improvement district is organized for the purpose of installing the said off-site improvements, to pay his share of the costs of such improvements, through the said special improvement district.

5. Compliance with County Ordinances and Specifications. It is agreed that the installation of said off-site improvements shall be done in accordance with all applicable County Ordinances, specifications, standards, and any administrative rules or regulations pertinent thereto, as of the time of installation. All work shall be subject to the inspection of the County Building Official or his agent; and any question as to conformity with County specifications or standards or as to the technical sufficiency of the work shall be decided by the said Building Official, and his decision shall be final and conclusive.

6. Grant of Lien. Applicant hereby gives and grants a lien to County on the above described real property to insure compliance with this agreement by applicant; and to give notice of such lien it is agreed that this Agreement shall be recorded in the office of the Davis County Recorder, and shall continue to be a lien against the said real property until the installation of said off-site improvements are completed as hereinabove provided. Thereafter, the lien shall be discharged by the County. Applicant shall pay the expenses of recording and discharging the said lien.

7. Successors, Enforcement. This agreement shall run with the land and be binding on the parties hereto, their successors or assigns. Should the services of an attorney be required to enforce this Agreement, the defaulting party agrees to pay a reasonable attorney's fee..

IN WITNESS WHEREOF, the undersigned parties have executed this agreement
this 19 day of June, 1994.

ATTEST:

Margaret Lane
DAVIS COUNTY CLERK

Garced Hamblin
APPLICANT
Lawn A. Hamblin
Gayle A. Hamblin
DAVIS COUNTY COMMISSION, CHAIRMAN

STATE OF UTAH)
COUNTY OF DAVIS)

On this 19th day of JUNE A.D. 1994 personally
appeared before me Garced S. Hamblin, one of the signers of
Lawn A. Hamblin
the foregoing Agreement who duly acknowledged to me that he executed the
same.

Rex Barber
Notary Public
Residing at: Syracuse, Utah

My Commission Expires:
10/29/96

