

64-478
RETURN
JAN 10 1995

E 1221468 B 1956 P 302
CAROL DEAN PAGE, DAVIS CNTY RECORDER
1996 JAN 10 1:53 PM FEE 64.00 DEP JB
REC'D FOR SOUTH WEBER CITY

DEVELOPER'S AGREEMENT WITH CITY
(To be used with all subdivisions)

CEDAR BENCH SUBDIVISION PHASES 3, 4 & 5

_____, of SOUTH WEBER CITY, County of DAVIS
_____, State of UTAH, hereinafter referred to as Developer,
and SOUTH WEBER CITY CORPORATION, a municipal corporation of the
State of Utah located in Davis County, hereinafter referred to as
the City, hereby agree as follows:

1. Preliminary. Developer has presented to the South Weber
City Planning Commission and the South Weber City Council a
proposed final plat for the subdivision of, and construction of
improvements on, certain land in South Weber City to be known as
CEDAR BENCH SUBDIVISION PHASES 3, 4 & 5. As consideration for
the granting of said approval and acceptance, Developer has agreed
and does now agree to the provisions hereof and all other
ordinances of South Weber City.

2. Compliance with Subdivision Standards. Developer agrees
to comply with all of the ordinances, rules, regulations,
requirements and standards of the City with respect to the
construction and completion of said subdivision, and particularly
to install and complete all of the off-site improvements required,
within the time hereinafter stated, including but not limited to
the following:

- a. Rough grading and finish grading and surfacing of streets.
- b. Curbs, gutters, waterways, and driveway approaches.
- c. Sanitary sewers, including laterals to property line of
each lot.
- d. Street drainage and drainage structures.
- e. Water lines, including laterals to each property line of
lot.
- f. Fire Hydrants.
- g. Sidewalks and walkways.
- h. Traffic control signs.
- i. Street signs with numbers.
- j. Screening where required.
- k. Money for chip and seal to be paid to city in addition to
10% guarantee.
- l. Monuments.
- m. _____

Said improvements and any others designated shall be done
according to the specifications and requirements of the City. All
work shall be subject to the inspection of South Weber City and any
questions as to the conformity with the City specifications or
standards or as to the technical sufficiency of the work shall be
decided by the City Construction Staff and their decision shall be
final and conclusive.

13-164-0024 Ks 0034
13-165-0035 Ks 0050
13-166-0051 Ks 0073

Developer agrees as consideration for city issuing building permits after initial acceptance of improvements to allow the city to collect and retain utility fees for the time between initial and final acceptance of the utility lines.

Building permits will be issued on condition that all improvements necessary to satisfy fire code requirements have been installed and that enough security is held in escrow to complete all required improvements for the subdivision, including any repairs or replacement after initial installation.

3. Time for Completion and Extension of Time. All of the said off-site improvements shall be fully installed and completed within eighteen (18) months from the date of this agreement. If not completed within two years, the Subdivider may apply to the Planning Commission and the City Council for an extension of time of one year with additional one-year extensions after the first extension if the Planning Commission and City Council agree. Said extensions shall be subject to adequate security for the completion of said improvements being made by increasing the amount of the escrow account.

4. Security for Compliance. As security for compliance by Developer with the ordinance, rules, regulations, requirements, and standards of the City and of Developer's agreements herein stated, Developer has delivered to the City Building Official an acceptable third-party escrow agreement, approved by the City Construction Staff by the terms of which an acceptable third party agrees to hold \$ 558,000.00 (which represents of the cost of all required improvements as determined by the City Construction Staff) in escrow for the use of the City in the event of Developer's failure or refusal to install, complete, construct, repair or replace any off-site improvements in accordance with the provisions of this agreement, the escrow agreement and all city codes and ordinances. The decision of the city as to whether an improvement needs to be installed, constructed, completed or replaced will be final.

Should Developer fail or refuse to complete the said off-site improvements in accordance with the provisions hereof, and particularly within the time stated, or should Developer become insolvent before completion thereof, then the City may, as its option, determine the cost of completing said off-site improvements on the basis of reliable estimates and bids and may apply all sums deposited in escrow against the said cost of completion and may proceed to legally obtain the escrow funds and use the proceeds therefrom to pay the cost of completing the said off-site improvements and to pay all related expenses including but not limited to court cost and attorney's fees.

The 10% as above stated, shall constitute a guarantee that the said off-site improvements are installed in accordance with the subdivision standards of the City as to quality and service-ability and shall be held by the City for a period of one (1) year from the time the last improvement is "initially accepted" by the City or

until one (1) year after the time the last improvement needing repair or replacement is again accepted. At the end of the one year period the said 10% shall be returned to Developer provided the off-site improvements have proved to have been constructed or installed in accordance with the standards of the City as to quality and serviceability, otherwise, to be applied toward construction or installation of such improvements in accordance with City standards or the repair of same so as to bring them into conformity with such standards. It is agreed that should the sum so retained be insufficient to pay the cost of construction or installing such improvements in accordance with City standards or repairing or replacing the same so as to bring them into conformity with City standards, Developer will pay the difference to the City on demand. The City shall not issue any building permits until the improvements needing repair, replacement, etc., are completed and again accepted.

5. Applicability of Ordinance. This agreement does not supersede, but implements the South Weber City Subdivision Ordinance and all other ordinances and regulations applicable to the subdivision of land and construction of improvements thereon, and Developer agrees to comply in all respects with the provisions of said ordinances. No provision of this agreement shall limit the City in its rights or remedies under said subdivision ordinance or other applicable building ordinances.

6. Successors Enforcement. The terms of this agreement shall be binding upon the parties hereon, their heirs, executors, administrators, assigns or any parties legally acquiring the parties interest through foreclosure, trust deed sale, bankruptcy or otherwise. In the event either party must take legal action to enforce the terms of this agreement, the prevailing party shall have costs of court, including a reasonable attorney's fee.

IN WITNESS WHEREOF, the undersigned parties have executed this agreement the 4TH day of DECEMBER, 1995.

U.S. DEVELOPMENT, INC.

DANNY C. BRIDENSTINE

PRESIDENT

Danny C. Bridenstine Pres.

By:

Title:

SOUTH WEBER CITY CORPORATION

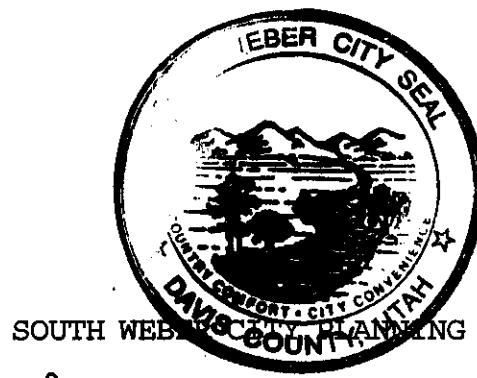
Bill Petty

By:

Mayor

ATTEST:

Ginger L. Miller
CITY RECORDER
GINGER L. MILLER



SOUTH WEBER CITY PLANNING COMM.:

Peggy S. Bateman
CHAIRMAN

ACKNOWLEDGEMENT OF DEVELOPER IF AN INDIVIDUAL,
ASSOCIATION OR PARTNERSHIP

STATE OF UTAH)
: ss.
COUNTY OF _____)

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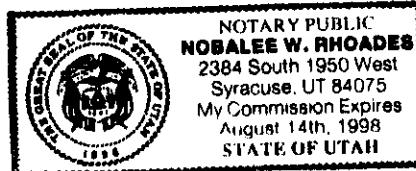
On the _____ day of _____, 19____, personally appeared before me _____, the signer(s) of the above instrument, who duly acknowledged to me that he executed the same on behalf of himself as an individual, or an association or partnership. If for an association or partnership, _____ acknowledges himself to be legally authorized to act on behalf of said association or partnership by executing the foregoing Developers Agreement in his capacity as an associate or partner, as the case may be, with the authority of the association or partnership to sign said instrument.

NOTARY PUBLIC
Residing at: _____

My Commission Expires _____

ACKNOWLEDGEMENT OF DEVELOPER IF CORPORATION

On the 4 day of December, 1995, personally appeared before me Danny C. Bridenstine, who being by me duly sworn, did say that he is the President of U.S. Development, Inc., that the Developers Agreement was signed in behalf of said corporation by his signature under authority of a resolution of its Board of Directors, and said _____ acknowledged to me that said corporation executed the same.



Nobalee W. Rhoades
NOTARY PUBLIC
Residing at: _____

My Commission Expires: _____