

14024609 B: 11376 P: 8936 Total Pages: 10
10/03/2022 03:13 PM By: Mwestergard Fees: \$0.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: RIVERTON CITY
12830 S REDWOOD RD RIVERTON, UT 84190

When recorded, mail to: 

Riverton City Recorder
12830 South 1700 West
Riverton City, UT 84065

Affects Parcel No(s): 33-06-151-001-0000
33-06-100-058-0000

LONG-TERM STORMWATER MANAGEMENT AGREEMENT

This Long-Term Stormwater Management Agreement ("Agreement") is made and entered into this 19 day of September, 2022, by and between Riverton City, a Utah municipal corporation ("City"), and Edge Mountain Ridge, LLC, a Limited Liability Company ("Owner").

RECITALS

WHEREAS, the City is authorized and required to regulate and control the disposition of storm and surface waters within the City, as set forth in the Riverton City Stormwater Ordinance, as amended ("Ordinance"), adopted pursuant to the Utah Water Quality Act, as set forth in *Utah Code Ann. §§ 19-5-101, et seq.*, as amended ("Act"); and

WHEREAS, the Owner hereby represents and acknowledges that it is the owner in fee simple of certain real property more particularly described in Exhibit "A," attached hereto and incorporated herein by this reference ("Property"); and

WHEREAS, the Owner desires to build or develop the Property and/or to conduct certain regulated construction activities on the Property which will alter existing storm and surface water conditions on the Property and/or adjacent lands; and

WHEREAS, in order to accommodate and regulate these anticipated changes in existing storm and surface water flow conditions, the Owner is required to build and maintain at Owner's expense a storm and surface water management facility or improvements ("Stormwater Facilities"); and

WHEREAS, the Stormwater Facilities are more particularly described and shown in the final site plan or subdivision approved for the Property and related engineering

drawings, and any amendments thereto, which plans and drawings are on file with the City and are hereby incorporated herein by this reference ("Development Plan"); and

WHEREAS, summary description of all Stormwater Facilities, details and all appurtenance draining to and affecting the Stormwater Facilities and establishing the standard operation and routine maintenance procedures for the Stormwater Facilities, and control measures installed on the Property, ("Long Term Stormwater Management Plan") more particularly shown in Exhibit "B" on file with the Riverton City Recorder and,

WHEREAS, a condition of Development Plan approval, and as required as part of the City's Small MS4 UPDES General Permit from the State of Utah, Owner is required to enter into this Agreement establishing a means of documenting the execution of the Long Term Stormwater Management Plan and,

NOW, THEREFORE, in consideration of the benefits received and to be received by the Owner, its successors and assigns, as a result of the City's approval of the Long Term Stormwater Management Plan, and the mutual covenants contained herein, the parties agree as follows:

Section 1

Construction of Stormwater Facilities. The Owner shall, at its sole cost and expense, construct the Stormwater Facilities in accordance with the Development Plans and specifications, and any amendments thereto which have been approved by the City.

Section 2

Maintenance of Stormwater Facilities. The Owner shall, at its sole cost and expense, adequately maintain the Stormwater Facilities. Owner's maintenance obligations shall include all system and appurtenance built to convey stormwater, as well as all structures, improvements, and vegetation provided to control the quantity and quality of the stormwater. Adequate maintenance, for purposes of this Agreement, is defined as good working condition so that the Stormwater Facilities are performing their design functions. The Owner shall, at its sole cost and expense, perform all work necessary to keep the Stormwater Facilities in good working condition.

Section 3

Annual Maintenance Report of Stormwater Facilities. The Owner shall, at its sole cost and expense, inspect the Stormwater Facilities and submit an inspection report and certification to the City annually. The purpose of the inspection and certification is to assure safe and proper functioning of the Stormwater Facilities. The annual inspection shall cover all aspects of the Stormwater Facilities, including, but not limited to, the parking lots, structural improvements, berms, channels, outlet structure, pond areas, access roads, vegetation, landscaping, etc. Deficiencies shall be noted in the inspection report. The report shall also contain a certification as to whether adequate maintenance has been performed and whether the structural controls are operating as designed to protect water quality. The annual inspection report and certification shall be due by June 30th of each year and shall be on forms acceptable to the City.

Section 4

City Oversight Inspection Authority. The Owner hereby grants permission to the City, its authorized agents and employees, to enter upon the Property and to inspect the Stormwater Facilities upon reasonable notice not less than three business days to the Owner. Such inspections shall be conducted in a reasonable manner and at reasonable times, as determined appropriate by the City. The purpose of the inspection shall be to determine and ensure that the Stormwater Facilities are being adequately maintained, are continuing to perform in an adequate manner, and are in compliance with the Act, the Ordinance, and the Long Term Stormwater Management Plan.

Section 5

Notice of Deficiencies. If the City finds that the Stormwater Facilities contain any defects or are not being maintained adequately, the City shall send Owner written notice of the defects or deficiencies and provide Owner with a reasonable time, but not less than sixty (60) days, to cure such defects or deficiencies. Such notice shall be confirmed delivery to the Owner or sent certified mail to the Owner at the address listed on the Salt Lake County Tax Assessor.

Section 6

Owner to Make Repairs. The Owner shall, at its sole cost and expense, make such repairs, changes or modifications to the Stormwater Facilities as may be determined as reasonably necessary by the City within the required cure period to ensure that the Stormwater Facilities are adequately maintained and continue to operate as designed and approved.

Section 7

City's Corrective Action Authority. In the event the Owner fails to adequately maintain the Stormwater Facilities in good working condition acceptable to the City, after due notice of deficiencies as provided in Section 5 and failure to cure, then, upon Owner's failure to cure or correct within thirty days following a second notice delivered to Owner, the City may issue a Citation punishable as a Misdemeanor in addition to any EPA fine. The City may also give written notice that the facility storm drain connection will be disconnected. Any damage resulting from the disconnection is subject to the foregoing cure periods. It is expressly understood and agreed that the City is under no obligation to maintain or repair the Stormwater Facilities, and in no event shall this Agreement be construed to impose any such obligation on the City. The actions described in this Section are in addition to and not in lieu of any and all equitable remedies available to the City as provided by law for Owner's failure to remedy deficiencies or any other failure to perform under the terms and conditions of this Agreement.

Section 8

Reimbursement of Costs. In the event the City, pursuant to this Agreement, incurs any costs, or expends any funds resulting from enforcement or cost for labor, use of equipment, supplies, materials, and the like related to storm drain disconnection from the city system, the Owner shall reimburse the City upon demand, within thirty (30) days

of receipt thereof for all actual costs incurred by the City. After said thirty (30) days, such amount shall be deemed delinquent and shall be subject to interest at the rate of ten percent (10%) per annum. Owner shall also be liable for any collection costs, including attorneys' fees and court costs, incurred by the City in collection of delinquent payments.

Section 9

Successor and Assigns. This Agreement shall be recorded in the Salt Lake County Recorder's Office and the covenants and agreements contained herein shall run with the land and whenever the Property shall be held, sold, conveyed or otherwise transferred, it shall be subject to the covenants, stipulations, agreements and provisions of this Agreement which shall apply to, bind and be obligatory upon the Owner hereto, its successors and assigns, and shall bind all present and subsequent owners of the Property described herein.

Section 10

Severability Clause. The provisions of this Agreement shall be severable and if any phrase, clause, sentence or provision is declared unconstitutional, or the applicability thereof to the Owner, its successors and assigns, is held invalid, the remainder of this Covenant shall not be affected thereby.

Section 11

Utah Law and Venue. This Agreement shall be interpreted under the laws of the State of Utah. Any and all suits for any claims or for any and every breach or dispute arising out of this Agreement shall be maintained in the appropriate court of competent jurisdiction in Salt Lake County, Utah.

Section 12

Indemnification. This Agreement imposes no liability of any kind whatsoever on the City, and the Owner agrees to hold the City harmless from any liability in the event the Stormwater Facilities fail to operate properly. The Owner shall indemnify and hold the City harmless for any and all damages, accidents, casualties, occurrences, or claims which might arise or be asserted against the City from failure of Owner to comply with its obligations under this agreement relating to the Stormwater Facilities.

Section 13

Amendments. This Agreement shall not be modified except by written instrument executed by the City and the Owner of the Property at the time of modification, and no modification shall be effective until recorded in the Salt Lake County Recorder's Office.

Section 14

Subordination Requirement. If there is a lien, trust deed or other property interest recorded against the Property, the trustee, lien holder, etc., shall be required to execute a subordination agreement or other acceptable recorded document agreeing to subordinate their interest to the Agreement.

Section 15

Exhibit B. The Long-Term Stormwater Management Plan (LTSWMP) must adapt to change in good judgment when site conditions and operations change and when existing programs are ineffective. Exhibit B will not be filed with the agreement at County Recorder but is included by reference and kept on file with the City Recorder. Revision applications must be filed with the City Stormwater Division and amended into the LTSWMP on file with the Riverton City recorder.

STORMWATER FACILITIES MAINTENANCE AGREEMENT

SO AGREED this 19th day of September 2022.

PROPERTY OWNER

By: Edgecliff Ranch Ridge LLC Title: Manager
By: Steve Mandox Title: _____

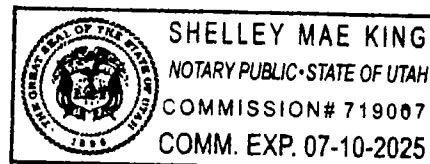
STATE OF UTAH)

:ss.

COUNTY OF SALT LAKE)

The above instrument was acknowledged before me by Steve Mandox, this
19 day of September, 2022.

Shelley King
Notary Public
Residing in: Lehi, UT
My commission expires: 7-10-2025

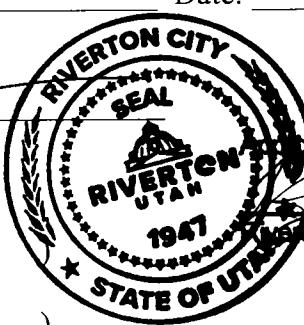


RIVERTON CITY

By: Trent Staggs Date: 9.20.22
Mayor Trent Staggs
Attest: Jane L City Recorder

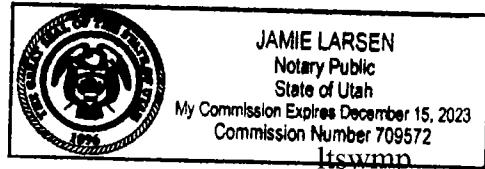
STATE OF UTAH)
:ss.

COUNTY OF SALT LAKE)



The above instrument was acknowledged before me by Trent Staggs, this
20 day of Sept., 2022.

Jane L
Notary Public
Residing in: Salt Lake
My commission expires: 12.15.23



Attachments:

Exhibit A: Plat and Legal Description

Exhibit B: Long-Term Stormwater Management Plan; Filed with Riverton City Recorder

EXHIBIT A

Legal Description- East Portion

A parcel of land situate in the North Half of Section 6, Township 4 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point Northerly Right-of-Way line of 13800 South Street, said point being North 89°50'58" West 1,556.23 feet along the section line and North 23.00 feet from the East Quarter Corner of Section 6, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running

thence along said Northerly Boundary line the following two (2) courses:

(1) North 89°50'58" West 1,822.83 feet;

(2) Northwesterly 32.27 feet along the arc of a 40.00 foot radius curve to the right (center bears North 00°09'02" East and the chord bears North 66°44'20" West 31.40 feet with a central angle of 46°13'16") to the Easterly Right-of-Way line of Sentinel Ridge Boulevard;

thence North 00°11'13" East 2,210.88 feet along said Easterly Right-of-Way line;

thence South 89°48'47" East 74.56 feet;

thence Southeasterly 28.05 feet along the arc of a 70.00 foot radius curve to the right (center bears South 00°03'29" East and the chord bears South 78°34'35" East 27.87 feet with a central angle of 22°57'46");

thence Northeasterly 139.89 feet along the arc of a 130.00 foot radius curve to the left (center bears North 22°54'18" East and the chord bears North 82°04'37" East 133.24 feet with a central angle of 61°39'21");

thence Southeasterly 120.33 feet along the arc of a 70.00 foot radius curve to the right (center bears South 38°45'03" East and the chord bears South 79°30'20" East 106.05 feet with a central angle of 98°29'26");

thence Southeasterly 224.19 feet along the arc of a 110.00 foot radius curve to the left (center bears North 59°49'23" East and the chord bears South 88°33'52" East 187.36 feet with a central angle of 116°46'31");

thence Northeasterly 88.35 feet along the arc of a 70.02 foot radius curve to the right (center bears South 55°48'05" East and the chord bears North 70°20'36" East 82.60 feet with a central angle of 72°17'23");

thence South 73°30'27" East 117.72 feet;

thence Southeasterly 89.41 feet along the arc of a 470.00 foot radius curve to the right (center bears South 16°29'33" West and the chord bears South 68°03'28" East 89.27 feet with a central angle of 10°53'58");

thence South 62°36'29" East 182.46 feet;

thence Southeasterly 245.08 feet along the arc of a 530.00 foot radius curve to the left (center bears North 27°23'31" East and the chord bears South 75°51'19" East 242.90 feet with a central angle of 26°29'39");

thence Southeasterly 156.38 feet along the arc of a 470.00 foot radius curve to the right (center bears South 00°53'51" West and the chord bears South 79°34'15" East 155.66 feet with a central angle of 19°03'47");

thence Southeasterly 88.91 feet along the arc of a 180.00 foot radius curve to the left (center bears North 19°57'39" East and the chord bears South 84°11'21" East 88.01 feet with a central angle of 28°18'00");

thence North 83°59'21" East 79.14 feet;

thence North 68°34'45" East 11.73 feet;

thence South 04°56'39" West 14.82 feet;

thence South 01°31'26" West 114.94 feet;

thence South 03°33'13" East 85.79 feet;

thence South 04°49'22" East 397.90 feet;

thence South 81°24'06" West 20.23 feet;

thence South 08°35'54" East 78.27 feet;

thence South 22°22'32" East 296.56 feet;

thence South 25°11'03" East 106.56 feet;

thence South 20°04'29" East 100.35 feet;

thence South 05°15'41" East 107.69 feet;

thence South 00°24'02" West 525.27 feet;

thence South 06°59'42" East 109.21 feet;

thence South 25°34'15" East 112.81 feet;

thence South 89°50'58" East 24.20 feet;

thence South 33°11'55" East 11.96 feet to the point of beginning.

Contains 3,531,687 Square Feet or 81.076 Acres.

Legal Description- West Portion

A parcel of land situate in the Northwest Quarter of Section 6, Township 4 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point on the Northerly Right-of-Way line of 13800 South Street, said point being North 89°50'58" West 3,528.85 feet along the section line and North 23.00 feet from the East Quarter Corner of Section 6, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running

thence North 89°50'58" West 1,316.21 feet along said Northerly Right-of-Way line to the Easterly Right-of-Way line of Mountain View Corridor;

thence along said Easterly Right-of-Way line the following four (4) courses:

(1) North 00°26'26" West 541.71 feet;

(2) North 03°20'26" East 400.51 feet;

(3) North 00°20'07" East 412.73 feet;

(4) North 00°26'26" West 80.80 feet;

thence North 82°23'18" East 40.19 feet;

thence Northeasterly 126.29 feet along the arc of a 102.68 foot radius curve to the left (center bears North 07°36'42" West and the chord bears North 47°09'05" East 118.48 feet with a central angle of 70°28'26");

thence Northeasterly 85.89 feet along the arc of a 384.35 foot radius curve to the left (center bears North 78°05'08" West and the chord bears North 05°30'46" East 85.71 feet with a central angle of 12°48'13");

thence Northeasterly 190.64 feet along the arc of a 3,172.19 foot radius curve to the right (center bears North 89°06'39" East and the chord bears North 00°49'57" East 190.61 feet with a central angle of 03°26'36");

thence Northeasterly 127.92 feet along the arc of a 552.29 foot radius curve to the right (center bears South 87°21'04" East and the chord bears North 09°17'03" East 127.63 feet with a central angle of 13°16'14");

thence North 45°46'28" East 108.24 feet;

thence Northeasterly 13.98 feet along the arc of a 52.31 foot radius curve to the right (center bears South 47°44'01" East and the chord bears North 49°55'26" East 13.94 feet with a central angle of 15°18'54");

thence North 57°39'01" East 205.63 feet;

thence Northeasterly 55.54 feet along the arc of a 470.00 foot radius curve to the right (center bears South 32°20'59" East and the chord bears North 61°02'09" East 55.51 feet with a central angle of 06°46'16");

thence North 64°26'45" East 154.26 feet;

thence Southeasterly 154.49 feet along the arc of a 120.00 foot radius curve to the right (center bears South 25°23'10" East and the chord bears South 78°30'14" East 144.04 feet with a central angle of 73°45'51");

thence Northeasterly 299.40 feet along the arc of a 165.00 foot radius curve to the left (center bears North 48°22'41" East and the chord bears North 86°23'44" East 259.98 feet with a central angle of 103°57'54");

thence Northeasterly 107.58 feet along the arc of a 70.00 foot radius curve to the right (center bears South 55°35'13" East and the chord bears North 78°26'33" East 97.30 feet with a central angle of 88°03'31");

thence Southeasterly 136.44 feet along the arc of a 130.00 foot radius curve to the left (center bears North 32°38'06" East and the chord bears South 87°25'57" East 130.27 feet with a central angle of 60°08'06");

thence Northeasterly 34.46 feet along the arc of a 70.00 foot radius curve to the right (center bears South 27°30'00" East and the chord bears North 76°36'07" East 34.11 feet with a central angle of 28°12'15");

thence South 89°48'47" East 64.15 feet to the Westerly Right-of-Way line of Sentinel Ridge Boulevard;

thence along said Westerly Right-of-Way line the following two courses:

(1) South 00°11'13" West 2,210.90 feet;

(2) Southwesterly 32.32 feet along the arc of a 40.00 foot radius curve to the right (center bears North 46°08'26" West and the chord bears South 67°00'18" West 31.45 feet with a central angle of 46°17'28") to the point of beginning.

Contains 2,774,847 Square Feet or 63.702 Acres.