

70/8

Handwritten: Mail to

SOUTH WEBER CITY
1600 East - South Weber Dr.
South Weber, Utah 84405

Vertical handwritten note: Lots 1 thru 43 Common Access Part Cedar Cove P.U.D. 13-211-0001 thru 0046

DEVELOPER'S PLANNED UNIT DEVELOPMENT (P.U.D.) AGREEMENT WITH SOUTH WEBER CITY

U.S. Development of 1513 N. Hillfield Rd. Laramie, Wt.
(Name of Business) (Address of Business)

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 Cove P.U.D. Planned Unit Development (P.U.D.).

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 Planned Unit Development (P.U.D.) 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 Planned Unit Development (P.U.D.), 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. Street drainage and drainage structures.

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SHERYL L. WHITE, DAVIS CNTY RECORDER
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REC'D FOR SOUTH WEBER CITY

- d. Water lines, including laterals to each property line of lot.
- e. Fire Hydrants.
- f. Sidewalks and walkways.
- g. Traffic control signs.
- h. Street signs with numbers.
- i. Screening where required.
- j. Money for chip and seal to be paid to the City in addition to 10% guarantee.
- k. Monuments.
- l. Fencing when required.
- 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.

Developer agrees as consideration for the 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 on the lot for which a building permit is sought and that

enough security is held in escrow to complete all required improvements for the Planned Unit Development (P.U.D.), 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 two (2) years 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 a maximum extension of time of one year. Said extension 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 the Developer's agreements herein stated, the Developer has delivered to the City Building Official an acceptable third-party escrow agreement, approved by the City Recorder by the terms of which an acceptable third party agrees to hold \$ 474,423.66, (which represents the cost of all required improvements as determined by the City Engineer and Public Works Director), in escrow for the use of the City in the event of the 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 the Developer fail or refuse to complete the said off-site improvements in accordance with the provisions hereof within the time stated, or should the Developer become insolvent before completion thereof, then the City may, at 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. If the funds in the excrow account are insufficient to complete the improvements, the City may complete the improvements and collect the difference from the Developer.

Ten percent (10%) of the total estimated cost of the improvements shall constitute a guarantee that the said off-site improvements are installed in accordance with the Planned Unit Development (P.U.D.) standards of the City as to quality and serviceability 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 the 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 by insufficient to pay the cost of constructing 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, the 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 Planned Unit Development (P.U.D.) Ordinance and all other ordinances and regulations applicable to the subdivision of land and construction of improvements thereon, and the 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 Planned Unit Development (P.U.D.) 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 this 29th day of March, 19 99.

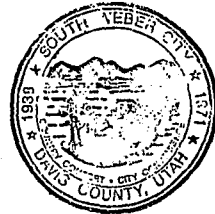
W.S. Development
Developer's Business Name
[Signature] Vice Pres.
By: Title

SOUTH WEBER CITY:

[Signature]
By: Mayor

ATTEST:

[Signature]
Ginger L. Miller
City Recorder

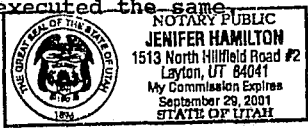


Approved by: [Signature]

[Signature]

ACKNOWLEDGEMENT OF DEVELOPER IF CORPORATION

On the 29th day of March, 19 99,
personally appeared before me David R Brown, who
being by me duly sworn, did say that he/she is the Vice-President
of U.S. Development, Inc., that the Developers Agreement was
signed in behalf of said corporation by his/her signature and said
David R. Brown acknowledged to me that said corporation
~~executed the same.~~



Jenifer Hamilton
Notary Public
Residing at: Layton, UT

My Commission Expires:
Sept 29, 2001

BOUNDARY DESCRIPTION

A PARCEL OF LAND SITUATE WITHIN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NORTHWESTERLY CORNER OF SAID PARCEL, WHICH POINT IS SOUTH 00°00'26" EAST, 877.17 FEET ALONG THE WEST LINE OF SAID SECTION 35; AND RUNNING THENCE SOUTH 89°46'52" EAST 442.25 FEET; THENCE NORTH 00°19'12" EAST 199.23 FEET; THENCE SOUTH 89°56'28" EAST 877.12 FEET; THENCE SOUTH 00°00'18" WEST 290.41 FEET; THENCE SOUTH 89°52'02" EAST 299.70 FEET TO THE WESTERLY RIGHT OF WAY LINE OF 2100 EAST STREET; THENCE SOUTH 00°14'56" WEST 66.00 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE; THENCE NORTH 89°52'02" WEST 299.42 FEET; THENCE SOUTH 00°00'18" WEST 290.00 FEET; THENCE NORTH 89°52'02" WEST 945.12 FEET; THENCE NORTH 00°03'46" WEST 269.41 FEET; THENCE NORTH 48°20'16" WEST 206.59 FEET THENCE NORTH 89°46'52" WEST 220.67 FEET TO THE WEST LINE OF SAID SECTION 35; THENCE NORTH 00°00'26" WEST 40.00 FEET ALONG SAID SECTION LINE TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 642,353 SQUARE FEET IN AREA OR 14.746 ACRES, MORE OR LESS.

* DEED DISTANCE IS 294.00 FEET.

** From the NW Corner