



ENT 157956:2020 PG 1 of 9
JEFFERY SMITH
UTAH COUNTY RECORDER
2020 Oct 09 8:57 am FEE 40.00 BY MA
RECORDED FOR DIAMOND CREEK DEVELOPME

When recorded, mail to:

Lehi City Recorder
153 North 100 East
Lehi City, UT 84043

Affects Parcel No(s): 58:023:0300

LONG-TERM STORMWATER MANAGEMENT AGREEMENT

This Long-Term Stormwater Management Agreement ("Agreement") is made and entered into this 21 day of September, 2020, by and between Lehi City, a Utah municipal corporation ("City"), and SOA Investments Ltd., a _____ ("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 Lehi 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, a 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" or "LTSWMP") are more particularly shown in Exhibit "B" on file with the Lehi City Recorder and,

WHEREAS, as 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, the Owner is required to enter into this Agreement establishing a means of documenting the execution of the Long-Term Stormwater Management Plan;

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 (3) 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 the 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 records of the Utah 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 the deficiencies as provided in Section 5 and failure to cure, then, upon Owner's failure to cure or correct within thirty (30) 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 the 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 the thirty (30) days, such amount shall be deemed delinquent and shall be subject to interest at the rate of ten percent (10%) per annum. The 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 Utah County Recorder's Office and the covenants and agreements contained herein shall run with the land. 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 Agreement 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 Utah 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 the 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. No modification shall be effective until recorded in the Utah 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 this 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 this Agreement at the County Recorder but is included by this reference and shall 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 Lehi City recorder.

STORMWATER FACILITIES MAINTENANCE AGREEMENT

SO AGREED this 21 day of September 2020.

PROPERTY OWNER

By: [Signature] David Scoville Title: Member/Manager

By: _____ Title: _____

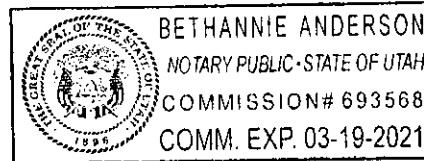
STATE OF UTAH)

:SS.

COUNTY OF UTAH)

The above instrument was acknowledged before me by David Scoville, this 21 day of September, 2020.

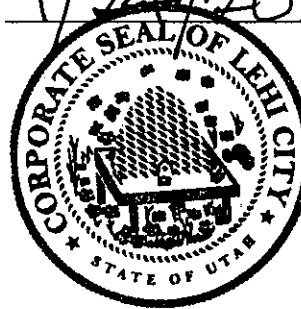
Notary Public
Residing in: Springville, UT
My commission expires: 3-19-2021



LEHI CITY

By: [Signature] Mark Johnson Date: 9/24/2020
Mayor

Attest: [Signature]
City Recorder



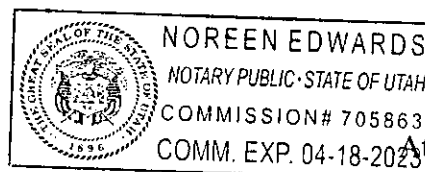
STATE OF UTAH)

:SS.

COUNTY OF UTAH)

The above instrument was acknowledged before me by Mark Johnson this 24 day of September, 2020.

[Signature] Noreen Edwards
Notary Public
Residing in: Lehi, UT
My commission expires: 4-18-23



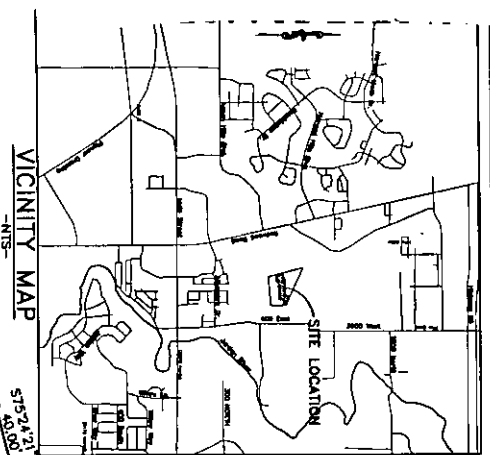
Attachments:

Exhibit A: Plat and Legal Description

Exhibit B: Long-Term Stormwater Management Plan, on file with the Lehi City Recorder

BEGINNING AT A POINT WHICH LIES N00° 18'43"W 1843.18 FEET ALONG QUARTER SECTION LINE AND EAST 471.64 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE ALONG HARMONY TOWNHOMES PLAT "A" THE FOLLOWING TWELVE (12) COURSES TO WIT: (1) N76° 06'48"E 112.00 FEET, (2) S13° 53'12"E 31.95 FEET, (3) N76° 07'05"E 80.57 FEET, (4) N05° 32'27"W 51.95 FEET, (5) N85° 21'22"E 160.21 FEET, (6) N85° 11'22"E 12.37 FEET, (7) N87° 21'36"E 156.00 FEET, (8) N86° 25'01"E 14.73 FEET, (9) N89° 48'00"E 156.49 FEET, (10) NORTH 115.73 FEET; (11) EAST 118.85 FEET, (12) NORTHEASTERLY 44.00 FEET ALONG THE ARC OF A 28.00 FOOT RADIUS CURVE TO THE LEFT THROUGH THE CENTRAL ANGLE OF 90° 02'00", THE CHORD BEARS N44° 59'00"E 39.61 FEET; THENCE N00° 02'00"W 49.68 FEET; THENCE N65° 04'00"W 252.62 FEET; THENCE S24° 47'01"W 114.28 FEET; THENCE WEST 51.00 FEET; THENCE SOUTH 39.07 FEET; THENCE WEST 35.16 FEET; THENCE N65° 04'00"W 331.81 FEET; THENCE S75° 24'21"W 40.00 FEET; THENCE SOUTH 118.64 FEET; THENCE S86° 18'37"W 44.71 FEET; THENCE S68° 13'24"W 16.85 FEET; THENCE S13° 53'12"E 31.28 FEET; THENCE S76° 06'48"W 130.00 FEET; THENCE S13° 53'12"E 192.76 FEET, TO THE POINT OF BEGINNING.

CONTAINING 4.32 ACRES.



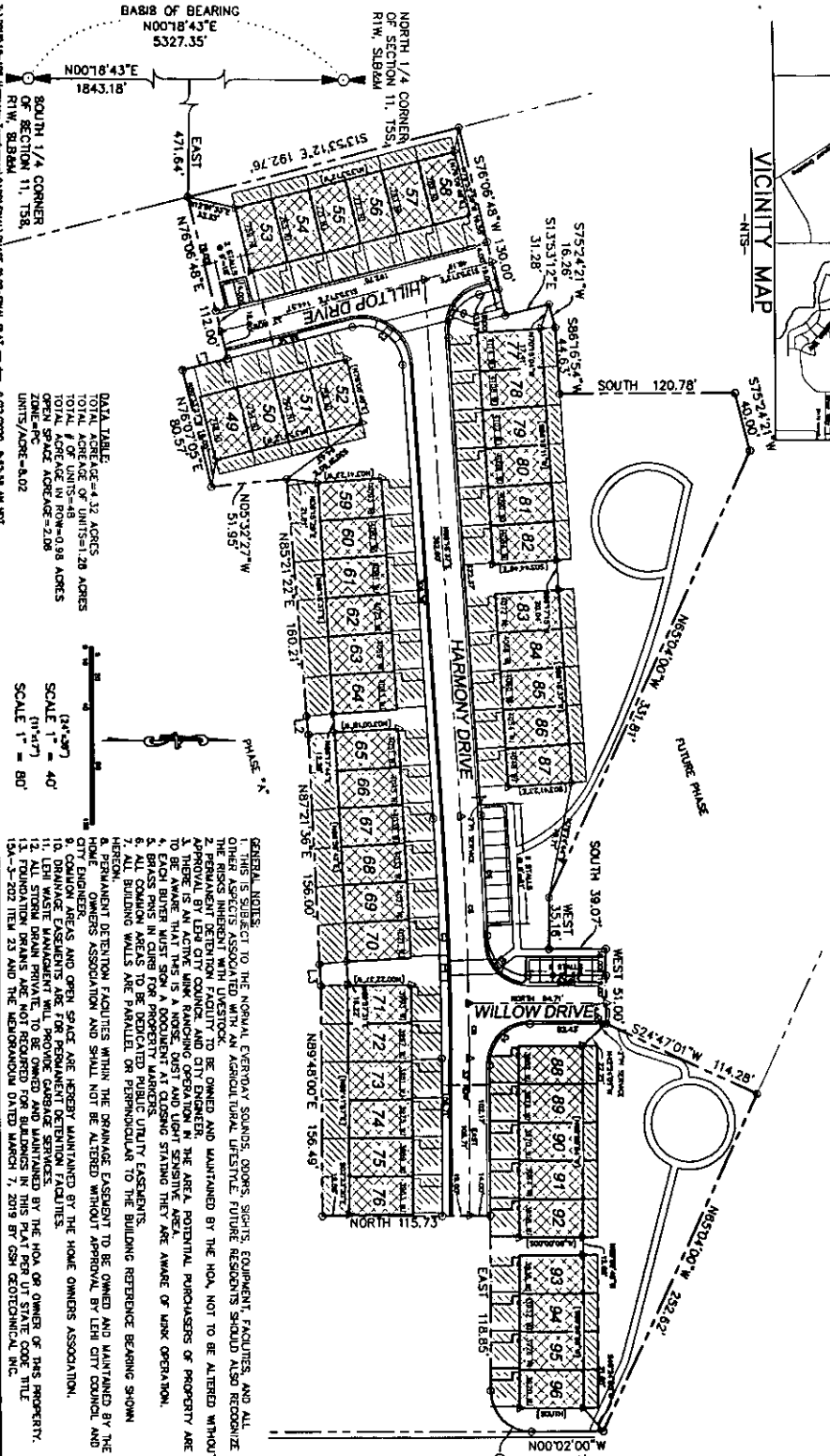
LEGEND

LINE TABLE	
LENGTH	BEARING
L1	31.83 \$ 135.12° E
L2	12.37 N 85.1122° E
L3	14.73 N 89.2501° E

CURVE	RADIUS	CURVE TABLE			
		LENGTH	CHORD DIST.	CHORD BEG.	DELTA
1	24.00	38.51	38.51	0.00000	0.00000
2	28.00	44.84	42.54	0.00000	0.00000
3	32.00	51.17	48.87	0.00000	0.00000
4	36.00	57.50	55.20	0.00000	0.00000
5	40.00	63.83	61.53	0.00000	0.00000
6	44.00	70.16	67.86	0.00000	0.00000
7	48.00	76.49	74.19	0.00000	0.00000
8	52.00	82.82	80.52	0.00000	0.00000
9	56.00	89.15	86.85	0.00000	0.00000
10	60.00	95.48	93.18	0.00000	0.00000
11	64.00	101.81	99.51	0.00000	0.00000
12	68.00	108.14	105.84	0.00000	0.00000
13	72.00	114.47	112.17	0.00000	0.00000
14	76.00	120.80	118.50	0.00000	0.00000
15	80.00	127.13	124.83	0.00000	0.00000
16	84.00	133.46	131.16	0.00000	0.00000
17	88.00	139.79	137.49	0.00000	0.00000
18	92.00	146.12	143.82	0.00000	0.00000
19	96.00	152.45	150.15	0.00000	0.00000
20	100.00	158.78	156.48	0.00000	0.00000
21	104.00	165.11	162.81	0.00000	0.00000
22	108.00	171.44	169.14	0.00000	0.00000
23	112.00	177.77	175.47	0.00000	0.00000
24	116.00	184.10	181.80	0.00000	0.00000
25	120.00	190.43	188.13	0.00000	0.00000
26	124.00	196.76	194.46	0.00000	0.00000
27	128.00	203.09	200.79	0.00000	0.00000
28	132.00	209.42	207.12	0.00000	0.00000
29	136.00	215.75	213.45	0.00000	0.00000
30	140.00	222.08	219.78	0.00000	0.00000
31	144.00	228.41	226.11	0.00000	0.00000
32	148.00	234.74	232.44	0.00000	0.00000
33	152.00	241.07	238.77	0.00000	0.00000
34	156.00	247.40	245.10	0.00000	0.00000
35	160.00	253.73	251.43	0.00000	0.00000
36	164.00	260.06	257.76	0.00000	0.00000
37	168.00	266.39	264.09	0.00000	0.00000
38	172.00	272.72	270.42	0.00000	0.00000
39	176.00	279.05	276.75	0.00000	0.00000
40	180.00	285.38	283.08	0.00000	0.00000
41	184.00	291.71	289.41	0.00000	0.00000
42	188.00	298.04	295.74	0.00000	0.00000
43	192.00	304.37	302.07	0.00000	0.00000
44	196.00	310.70	308.40	0.00000	0.00000
45	200.00	317.03	314.73	0.00000	0.00000
46	204.00	323.36	321.06	0.00000	0.00000
47	208.00	329.69	327.39	0.00000	0.00000
48	212.00	336.02	333.72	0.00000	0.00000
49	216.00	342.35	340.05	0.00000	0.00000
50	220.00	348.68	346.38	0.00000	0.00000
51	224.00	355.01	352.71	0.00000	0.00000
52	228.00	361.34	359.04	0.00000	0.00000
53	232.00	367.67	365.37	0.00000	0.00000

Diagram illustrating a typical lot detail. The lot is rectangular, measuring 4.00' in width and 28.00' in length. The text "LOT #" is centered within the rectangle.

TYPICAL LOT DETAILS



1. THIS IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, DOORS, SIGHTS, FACILITIES, AND ALL OTHER ACTIVITIES ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE NOISES OF THE NEIGHBORHOOD.
2. PERMANENT DETENTION FACILITY TO BE OWNED AND MAINTAINED BY THE HOA, NOT TO BE ALTERED WITHOUT APPROVAL BY LEHI CITY COUNCIL AND CITY ENGINEER.
3. THERE IS AN ACTIVE HORN RANCHING OPERATION IN THE AREA. POTENTIAL PURCHASERS OF PROPERTY ARE TO BE AWARE THAT THIS IS A RANCHING COMMUNITY. SOUNDS OF HORNS AND CLOSING OF GATES ARE A PART OF THE RANCHING LIFESTYLE. HORNS AND CLOSING OF GATES ARE AWARE OF WORK OPERATION.
4. BRASS PINS IN CURB FOR PROPERTY MARKERS.
5. ALL COMMON AREAS TO BE DEDICATED PUBLIC UTILITY EASEMENTS.
6. ALL BUILDING WALKS ARE PARALLEL, OR PERPENDICULAR TO THE BUILDING RETRIBUTION BEARING SHOWN HEREON.
7. ALL DETENTION FACILITIES WITHIN THE DRAINAGE EASEMENT TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION AND SHALL NOT BE ALTERED WITHOUT APPROVAL BY LEHI CITY COUNCIL AND CITY ENGINEER.
8. COMMON AREAS AND OPEN SPACE ARE HEREBY MAINTAINED BY THE HOME OWNERS ASSOCIATION.
9. ALL DETENTION FACILITIES TO BE OWNED AND MAINTAINED BY THE HOA.
10. LEH WILL MAINTAIN AND PROVIDE GARBAGE SERVICES.
11. ALL STORM DRAIN PRIVATE, TO BE OWNED AND MAINTAINED BY THE HOA OR OWNER OF THIS PROPERTY.
12. FOUNDATION DRAINS ARE NOT REQUIRED FOR BUILDINGS IN THIS PLAY PER UT STATE CODE TITLE 15A-5-202 ITEM 33 AND THE NEIGHBORHOOD DATED MARCH 7, 2019 BY GSH GEOTECHNICAL, INC.

SLIBVEYORS CERTIFICATE

1. BARBIE L. HELLINGHAM DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HELD CERTIFICATE NO. 184608 AS AUTHORIZED UNDER THE LAWS OF THE STATE OF UTAH, I FURNISHED CERTIFY AS FOLLOWS: THE OWNERS, LARS AND JUDITH L. HELLINGHAM, HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAN, AND REDDESSED BELT, AND HAVE BOUNDARY AND TRACT OF LAND AND LOTS, STREETLY AND EXACTLY, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED OUT ON THE GROUND AS SHOWN ON THIS PLAN AND THAT THIS IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

[illegible]

OWNER'S DEDICATION

THE WITNESS HEREOF WE HAVE AGREED TO SET OUR HANDS THIS
DAY OF _____ A.D. 2020

ACKNOWLEDGEMENT

COUNTY OF UTAH, ss. _____, A.D. 2020, PERSONALLY APPEARED BEFORE ME ON THE _____ DAY OF _____, THE SIGNER(S) OF THE FOREGOING EDUCATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DO EXECUTE THE SAME.

LEGISLATIVE BODY

HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____ A.D. 2020.

MAYOR _____

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____ A.D. 2020, BY THE _____ PLANNING COMMISSION.

HARMONY TOWNHOMES PLAT "B"
A PLANNED COMMUNITY

ATTORNEY'S COMMISSION
LEIGH CITY, UTAH COUNTY, UTAH
CONTAINING 48 UNITS, AND 4.12 ACRES
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 15 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH
NOTARY PUBLIC SEAL CITY ENGINEER SEAL DEEDS-RECORDS SECTION
