

0/5
E 3536811 B 8296 P 1063-1067
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
7/17/2023 3:01 PM
FEE 0.00 Pgs: 5
DEP LL REC'D FOR CLEARFIELD
CITY

JORDAN VALLEY WATER CONSERVANCY DISTRICT
PROTECTION CRITERIA

15-131-0025 → 0030

As identified in paragraph 2 of the Jordan Valley Water Note applicable to:

All of lots 25, 26, 27, 28, 29 and 30 of Hamblin Estates Subdivision Phase 2,
Clearfield, Utah,

this document is being recorded by Jordan Valley Water Conservancy District ("District")
and the property owner to provide notice to purchasers of these lots of current easement
protection criteria associated with the area shown on the plat as J.V.W.C.D. Easement.

A. Surface structures that may be constructed within the District's
Easement/Right-of-Way, but only upon the prior written consent of the District, include:
asphalt roadway, with no utilities within roadway; non-reinforced concrete pads, parking
areas, walkways and driveways, curb, gutter, sidewalk; and non-masonry fence located
on the property line with or without gated opening. However, where the District's facilities
or pipeline(s) have specific maximum and minimum cover designations, the special
requirements for structures crossing over the pipeline(s) shall be obtained from the
District for the maximum allowable external loading or minimum cover. All surface
structures shall be analyzed and considered by the District on an individual basis.

B. Permanent structures, as designated and characterized by the District,
may NOT be constructed in, on, over, across or along the District's Easement/Right-of-
Way including, but not limited to, footings, foundations, masonry block walls, rock walls,

buildings, garages, decks, swimming pools, masonry fireplaces, firepits, pergolas, in-ground basketball standards and in-ground trampolines.

C. All changes in ground surfaces or elevations within the Easement/Right-of-Way are considered encroaching structures. Earthfills and cuts on adjacent property shall not encroach onto the Easement/Right-of-Way without the prior written consent of the District.

D. No trees or vines are allowed within the Easement/Right-of-Way. Shrubs or hedges that reach more than six feet (6') in height at maturity and/or have extensive root systems are not permitted within the Easement/Right-of-Way.

E. Except for irrigation lines associated with landscaping on the lot, underground pipes, wires, conduit or other installations may not be made without the District's prior written consent.

F. Existing gravity drainage of the Easement/Right-of-Way shall be maintained. No new concentration of surface or subsurface drainage may be directed onto, under or across the Easement/Right-of-Way without adequate provision for removal of drainage water or adequate protection of the Easement/Right-of-Way.

G. Prior to any construction within the Easement/Right-of-Way, an excavation must be made to determine the location of existing District facilities and pipeline(s). The excavation shall be made by or in the presence of the District, at the property owner's expense.

H. All construction activities within the Easement/Right-of-Way shall be limited

to construction of the Encroachment Improvements previously approved by the District, and the Encroachment Improvements shall be constructed strictly in accordance with the plans and specifications previously approved by the District.

I. The ground surfaces or elevations within the Easement/Right-of-Way shall be restored to the condition, elevation and contour which existed prior to construction or on plans, drawings, guidelines and/or maps approved by the District.

J. District shall be notified upon completion of construction and shall, at the property owner's expense, provide the District with one (1) copy of as-built drawings showing the actual location of the Encroachment Improvements within the Easement/Right-of- Way.

K. Following completion of construction of the Encroachment Improvements, and except in case of emergency repairs, the property owner shall give the District at least ten (10) days written notice before entering upon the Easement/Right-of-Way for the purpose of accessing, maintaining, inspecting, repairing, or removing the Encroachment Improvements.

L. If unusual conditions are proposed for the Encroachment Improvements or unusual field conditions within the Easement/Right-of-Way are encountered, as designated and characterized by the District, the District may, at its discretion, impose conditions or requirements which are different from or more stringent than those prescribed in these Guidelines.

M. All backfill material within the Easement/Right-of-Way shall be compacted

to ninety percent (90%) of maximum density, unless otherwise allowed or required by the District. Mechanical compaction shall not be allowed within six inches (6") of any of the District's facilities and pipeline(s). Mechanical compaction using heavy equipment, as designated and characterized by the District, shall not be allowed over District facilities and pipeline(s) or within eighteen inches (18") horizontally.

N. Backfilling of any excavation or around any facilities or pipeline(s) within the Easement/Right-of-Way shall be compacted in layers not exceeding six inches (6") thick to the following requirements: (1) cohesive soils to 90 percent (90%) maximum density specified by ASTM Part 19, D-698, method A; (2) noncohesive soils to 70 percent (70%) relative density specified by ANSI/ASTM Part 19, d-2049, par. 7.1.2, wet method.

O. To enable the District to locate non-metallic Encroachment Improvements below ground level, the property owner shall install a "locator wire" as required by District specifications when an encroachment is allowed.

P. The property owner shall notify the District at least forty-eight (48) hours in advance of commencing initial construction of the Encroachment Improvements in order to permit inspection by the District.

Q. No encroachment shall involve the use or storage of hazardous material(s), as designated and characterized by the District.

Although this document describes the currently applicable protection criteria adopted by the District, a lot owner should contact the District before performing any work within the Easement/Right-Of-Way.

DATED this 10th day of JULY, 2023.

JORDAN VALLEY WATER CONSERVANCY DISTRICT

Alan Packard
By: Alan Packard
Its: General Manager/CEO

DATED this 11 day of July, 2023.

HAMBLIN INVESTMENTS INC.

Douglas B. Hamblin
By: Douglas B. Hamblin

STATE OF UTAH)
) ss
County of DAVIS)

On the 11th day of July 2023, personally appeared before me, the undersigned notary public, DOUGLAS HAMBLIN, as president of Hamblin Investments, Inc., who by me duly sworn did acknowledge that he signed this document freely, voluntarily and in behalf of said corporation for the purposes therein mentioned.

Stacy Millgate
NOTARY PUBLIC
My commission expires: 4/14/25

