

26 P/W



ENT 41573:2024 PG 1 of 2
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Jun 24 04:34 PM FEE 0.00 BY AC
RECORDED FOR MAPLETON CITY

**MUNICIPAL CORPORATION HOLD HARMLESS AGREEMENT
ACKNOWLEDGMENT STATEMENT OF POTENTIAL GEOLOGICAL HAZARDS OR
HIGH WATER TABLE**

Legal Description: Lot 132, Subdivision Mapleton Heights, Plat C

Property Address: 3467 S MAPLETON HEIGHTS DR

Utah County Tax Identification Number: 67:147:0132

All present and future owners of this property, are hereby noticed that the property located at the aforementioned location, may be subject to physical hazards of a geologic nature, to with: potentially varying groundwater table close to the surface of the natural ground during some periods of the year and/or during high precipitation years, may be present. And that other geological hazards may be present at this location as well.

The mitigating measures are:

1. No habitable floor shall be constructed within two feet of the historic high water table elevation without an engineered water proofing and drainage system design which is connected to an approved positive drainage outflow system.
2. Grading away from the house at 2 percent shall be completed such that all hard surfaced areas such as concrete driveways, sidewalks, roofs, patios, etc. shall drain to the street or another approved drainage area.
3. Footings shall be increased in width to 24 inches or designed in accordance with recommendations in the subdivision soils report on file with the office of the City Engineer.
4. Trenching to determine if primary or secondary faults are present. This should be conducted by an Engineer qualified to prepare a Geotechnical Report for the property.
5. Soil sampling to determine if the proposed building site contains any expansive or collapsible soils. Soil sampling should be conducted by a qualified Engineer or firm.
6. Any other studies to determine if the property is located in proximity to an alluvial fan or an inactive or active landslide area.

Applicable Definitions: For the purpose of this Hold Harmless Agreement, the following definitions shall apply:

1. High Water Table: is any area that has a water table of a height sufficient to impair construction of a home with a basement or a crawl space or that would place a home in a high probability that it would continually or occasionally have water within it.
2. Geological Hazards: means anything relating to expansive or collapsible soils, proximity to potential landslide area, proximity to a primary or secondary fault, proximity to an alluvial fan, proximity to an inactive or active landslide area, or any steep slopes.

(I/We) covenant and agree that without further consent from the Mapleton City Engineer, only the structures and construction specified in any attached geologic report (if submitted by the home builder/property owner) shall be completed. This agreement shall be enforceable by Mapleton City, and any subsequent owner of subject property.

The undersigned owner(s) do hereby covenant and agree to and do hereby release the City of Mapleton and all officers and employees thereof of any liability for any damage or loss which may result from such authorization. (I/We) further agree to hold the City of Mapleton harmless from any damages directly or indirectly related to flooding to the lot caused by the water table, or any flooding or water intrusion into the foundation or basement of the home, as well as any damages caused by geological hazards that may be present on the property.

This covenant and agreement shall run with the land and shall be binding upon the undersigned, any future owners, encumbrance's, their successors, heirs or assigns.

Print Owner's Name(s): Century Land Holdings of Utah, LLC

Owner's Signature(s) CHASE TURNER

State of Utah)

: ss

County of Utah)

Subscribed and sworn to before me this 9th day of April, 2024.

Brenda Sokol
NOTARY PUBLIC

