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BOXELDER COUNTY  
STATE OF UTAHRECORDED Nov. 7, 1957 TIME 12:10 PM FILE 113 Page 285  
MARGARET R. EVANS, RECORDER BY Margaret EvansNo Fee  
(Sec. 21-7-2, Utah  
Code Ann., 1953.)

## A G R E E M E N T

This agreement entered into this 11<sup>th</sup> day of November, 1957, in original and three copies, by and between the State of Utah, acting through the UTAH WATER AND POWER BOARD, First Party, sometimes referred to herein as the State, and the EVANS WATER COMPANY, a corporation, organized under the laws of the State of Utah, Second Party, sometimes referred to herein as the irrigation company.

W I T N E S S E T H

THAT WHEREAS, the First Party desires to promote a water conservation project consisting of a pipeline water distribution system for domestic, stockwater and other miscellaneous agricultural uses in the farm community south of Tremonton, Boxelder County, Utah, including approximately seven (7) miles of main line four(4) inches and six (6) inches in diameter and eight (8) miles of connecting lines and service connections together with appurtenant works, and the necessary crossings under railroads, canals and roads. The work is located in Sections 35, 26, 23, 14, 15, 11, 10, 9, 8, 4, 3 and 2 in Township 10 North, Range 3 West, Salt Lake Base and Meridian; and in Sections 34, 33, 28, 27, 22, 21, 17, 16 and 15 in Township 11 North, Range 3 West, Salt Lake Base and Meridian.

WHEREAS, it is the desire of the Second Party to enter into a contract with the First Party, for a consideration to be hereinafter provided, and to use the water developed by the aforesaid project, and as the Second Party has the available manpower and facilities necessary to construct the aforesaid project, and is ready, willing and able to enter into a contract for such purpose.

NOW THEREFORE, the Parties hereto enter into the following agreement and make the following assignments:

1. The Second Party hereby agrees to convey, grant and warrant to the First Party, title, in fee simple, to the real estate upon which the structures are to be constructed; and further agrees to convey, grant

and warrant to the First Party, title to such easements and rights-of-way as shall be necessary to enable the First Party to construct, maintain and operate said project; and further agrees to grant and convey to the First Party an easement to use any and all of the Second Party's facilities in the Evans Water Company's system, located in Sections 35, 26, 23, 14, 15, 10, 9, 8, 4, 3, 2, and 11 in Township 10 North, Range 3 West, Salt Lake Base and Meridian; and in Sections 34, 33, 28, 27, 22, 21, 17, 16 and 15 in Township 11 North, Range 3 West, Salt Lake Base and Meridian.

2. The Second Party hereby agrees to grant and convey to the First Party all right, title and interest which it has or may have, to the right to the use of water as specified in agreement between the Evans Water Company and West Corinne Water Company, a Utah corporation, said agreement is dated October 8, 1957, a copy of which is on file in the office of the Utah Water and Power Board. The water is to be delivered at a point West 1310 feet and South 12 feet from the NE<sup>1</sup><sub>4</sub> of Section 35, Township 10 North, Range 3 West, SL&M, and is subject to the prior rights of the West Corinne Water Company as stipulated in the aforesaid agreement dated October 8, 1957.

3. The Second Party recognizes as valid the conveyance of easements and rights-of-way executed by various owners of the benefited land to the First Party, and agrees that all performance by the Second Party under this contract shall be subservient to, and in recognition of the aforesaid rights of the First Party in and to the aforesaid easements and rights-of-way.

4. The Second Party agrees to supply the necessary manpower and facilities, and agrees to complete the construction of the aforesaid project at a cost in accordance with plans, specifications and work items, a copy of which is attached to this contract and which is hereby incorporated by reference and made a part hereof.

5. The First Party agrees to pay to the Second Party sixty-nine point two percent (69.2%) of the total cost of constructing the

project, but in no event shall the amount paid by the First Party exceed \$86,500.00, and the Second Party shall itself pay for all costs in excess of the amount paid by the First Party. The Second Party agrees and undertakes to construct to completion as designed and specified, the aforesaid project in all events regardless of unforeseen contingencies, and agrees to pay all costs in excess of the aforesaid amount paid by the First Party.

6. It is further agreed that the First Party shall pay ninety percent (90%) of the amount payable by the First Party to the Second Party upon the presentation by the Second Party to the First Party of a certified statement of the payments requirement which shall be in the nature of a partial estimate of the work completed to date by the Second Party on each work item. The ten percent (10%) withheld as above set forth will become due and payable to the Second Party, with, and as a part of the final payment to be made by the First Party upon the completion of the project, and its inspection and acceptance by an engineer designated by the First Party.

7. It is further agreed that the Second Party shall complete the construction of the project on or before December 1, 1958, and that title to the entire project, including all appurtenant facilities and water rights shall immediately vest in the First Party. It is also agreed that this contract shall not become binding upon the First Party until it has been signed by all persons and agencies required by law, and that the First Party shall not become liable to the Second Party for any commitments made by the Second Party until this contract has been completed.

8. The First Party agrees to sell, and the Second Party agrees to purchase the easements, rights-of-way, water rights, the pipelines as constructed and all appurtenant facilities acquired by the First Party in this Agreement and Assignments at a total purchase price defined to be the combined total of all funds paid by the First Party to the Second Party for the construction of the project, but not to exceed \$86,500.00, plus all expense incurred by the First Party for the investigation,

engineering and inspection of the project, and to be determined by the First Party upon the completion of the project, and payable over a period of time not to exceed sixteen (16) years, in annual installments of one-sixteenth (1/16), or more per year, of the total purchase price as defined above, without interest.

9. The first annual installment of one-sixteenth (1/16), or more, of the total purchase price, as defined above, shall become due and payable on the First day of December 1959, and a like sum, or more, to be due and payable on the First day of December of each and every year thereafter until the full purchase price, as defined above, shall have been paid in full; said sums shall be payable at the office of the UTAH WATER AND POWER BOARD, and the first monies received by the First Party under the terms of this contract will be applied against the indebtedness incurred by the First Party for investigation, engineering and inspection, until fully paid, and any residue will be applied to funds paid by the First Party for the construction of the project. Delinquent payments shall bear interest at a rate of six percent (6%) per annum.

10. It is further agreed by the Second Party, that it will maintain a complete and separate accounting record of all expenditures made in connection with the cost of the project. The records, as maintained, shall become the property of the First Party upon the completion of the project.

11. During the period of such purchase under this contract, provided the Second Party is not delinquent in any manner, the Second Party shall have, and is hereby given the right to use the First Party's water rights, easements, the pipeline as constructed, and other facilities appurtenant to the project. The Second Party does hereby assume during the life of this agreement, the full obligation of maintaining the easements, pipelines and other facilities, and of protecting all water rights from forfeiture.

12. In order to secure the payment of the aforesaid purchase

price, it is hereby expressly agreed that the First Party may require the Second Party to assess all outstanding shares of their stock for the full amount of any delinquencies in the aforesaid purchase installments. It is further agreed by the Second Party that it will not incur any mortgage or encumbrances, other than those already acquired by it, on any of its property, real or personal, without first securing the written consent of the First Party. It is further agreed that the Second Party will not incur any indebtedness whatsoever for a principal sum in excess of \$25,000.00, without first procuring the written consent of the First Party. The remedies herein provided shall be deemed cumulative, and not exclusive.

13. The Second Party, hereby warrants to the First Party, that the construction of the project will not interfere with existing water rights. If the project herein described shall give rise to a claim, or cause of action to any holder of any water rights because of the interference with such rights by the operation of the aforesaid project, then the Second Party hereby agrees to indemnify the First Party to the extent of such claim or cause of action.

After the Second Party shall have paid in full, the purchase price as defined above, the First Party shall, with the approval of the Utah State Senate, execute such deeds and bills of sale as will be necessary to revest the same title to the aforesaid property and water rights in the Second Party, as are vested in the First Party.

14. If either Party to the contract violates any of the conditions or covenants made herein, the other may give written notice of such breach or failure, and if the same shall not be cured within ninety (90) days after such notice, the other may declare the contract forfeited and may proceed to its remedies at law for such breach.

15. The Second Party hereby agrees to assume the full obligation for any claim or liability for any injury or death of persons, or for any property loss or damage that may arise in accomplishing the construction

of this project for the First Party, and further, the Second Party agrees to hold the First Party immune for all such claims for damages, injury, or death of persons during the life of this agreement.

16. That this agreement, or any part thereof, or the benefits to be received under said agreement, may not be the subject of an assignment to any person, firm or corporation, by the said Second Party without first having secured the written consent of the First Party to any such proposed assignment or disposition of the agreement.

IN WITNESS WHEREOF, the State of Utah, acting through the UTAH WATER AND POWER BOARD, Party of the First Part, has caused these presents to be signed by the Chairman and Director of the said UTAH WATER AND POWER BOARD, by authority of a resolution of said Board at a meeting held October 25, 1957; and the Party of the Second Part, has caused these presents to be signed and executed on its behalf by STEVEN JEPPESON, its President, and JOSEPH A. GEORGE, its Secretary, by a resolution of its Stockholders at a meeting held July 5, 1957.

## APPROVED:

BOARD OF EXAMINERS - STATE OF UTAH

Elmer D. Clegg  
GovernorSamuel F. Tolman  
Secretary of StateB. R. Ballinger  
Attorney GeneralAPPROVED AS TO AVAILABILITY  
OF FUNDS:

STATE FINANCE COMMISSION

William M. Hart  
ChairmanD. D. Whittaker  
CommissionerJ. F. Danner  
Commissioner

## UTAH WATER AND POWER BOARD

David A. Christman  
Vice Chairman  
Frank Bingham  
Director

EVANS WATER COMPANY

Steven Jepperson  
President  
Joseph A. George  
Secretary

Robert F. Porter  
Assistant Attorney General

## APPROVED AS TO FORM:

STATE OF UTAH  
County of Salt Lake

ss.

On the 11<sup>th</sup> day of October, 1957, personally appeared before me STEVEN JEPPESON and JOSEPH A. GEORGE, who being by me duly sworn, did say that they are the President and Secretary, respectively, of the EVANS WATER COMPANY, and that the said instrument was signed in behalf of said corporation by authority of a resolution of its Stockholders, and said Steven Jepperson and Joseph A. George, acknowledged to me that said corporation executed the same.

James E. Brady  
NOTARY PUBLIC

Residing at: Salt Lake City, Utah

My Commission Expires:

Jan 23, 1959

Abst in 5 of Sec 35-10-3✓ 26-10-3✓ 23-10-3✓ 14-10-3✓ 15-10-3✓  
11-10-3✓ 10-10-3✓ 9-10-3✓ 8-10-3✓ 4-10-3✓  
3-10-3✓ and 2-10-3✓

3 of Sec 34-11-3✓ 33-11-3✓ 28-11-3✓ 27-11-3✓ 22-11-3✓  
21-11-3✓ 17-11-3✓ 16-11-3✓ 15-11-3✓

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