

**WHEN RECORDED, RETURN TO:**

**Brett Coombs, Esq.**  
**Grantsville City Attorney**  
**429 East Main Street**  
**Grantsville City, Utah 84029**

**GRANTSVILLE CITY**  
**MASTER DEVELOPMENT AGREEMENT**  
**FOR**  
**HAWTHORNE ESTATES SUBDIVISION**

THIS MASTER DEVELOPMENT Agreement (“**Agreement**”) is made and entered as of the 5<sup>th</sup> day of March, 2020, by and between Grantsville City, a municipal corporation of the State of Utah (“**City**”) and Parkview Ventures, LLC a Utah limited liability company (“**Developer**”).

**RECITALS**

A. The capitalized terms used in this Agreement and in these Recitals are defined in Section 1.2, below.

B. Developer owns and is developing the Property as a residential subdivision. Developer and the City desire that the Property be developed in a unified and consistent fashion pursuant to the Final Plan. The Parties desire to enter into this Agreement to specify the rights and responsibilities of the Developer to develop the Property as expressed in this Agreement and the rights and responsibilities of the City to allow and regulate such development pursuant to the requirements of this Agreement.

C. The Parties understand and intend that this Agreement is a “development agreement” within the meaning of, and entered into pursuant to the terms of Utah Code Ann. §10-9a-101 (2005) *et seq.* This Agreement conforms with the intent of the City’s General Plan and the Zoning.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City and Developer hereby agree to the following:

**TERMS**

1. **Definitions.** As used in this Agreement, the words and phrases specified below shall have the following meanings:

- 1.1. **Agreement** means this Master Development Agreement including all of its Exhibits and Addendum No. 1.
- 1.2. **Applicant** means a person or entity submitting a Development Application.

- 1.3. **Buildout** means the completion of all of the development on the entire Project in accordance with this Agreement.
- 1.4. **City** means Grantsville City, a political subdivision of the State of Utah.
- 1.5. **City's Future Laws** means the ordinances, policies, standards, and procedures which may be in effect as of a particular time in the future when a Development Application is submitted for a part of the Project and which may or may not be applicable to the Development Application depending upon the provisions of this Agreement.
- 1.6. **Council** means the elected City Council of the City.
- 1.7. **Default** means a breach of this Agreement as specified herein.
- 1.8. **Developer** means Parkview Ventures, LLC and its successors/assignees as permitted by this Agreement.
- 1.9. **Development** means the development of a portion of the Property pursuant to an approved Development Application.
- 1.10. **Development Application** means an application to the City for development of a portion of the Project or any other permit, certificate or other authorization from the City required for development of the Project.
- 1.11. **Final Plat** means the recordable map or other graphical representation of land prepared in accordance with Utah Code Ann. § 10-9a-603 (2019), and approved by the City, subdividing any portion of the Project.
- 1.12. **GLUDMC** means the Grantsville Land Use and Development Code.
- 1.13. **LUDMA** means the Land Use, Development, and Management Act, Utah Code Ann. § 10-9a-101 (2005), *et seq.*
- 1.14. **Maximum Residential Units** means the development on the Property of Blue Lakes Subdivision (12) Residential Dwelling Units
- 1.15. **Notice** means any notice to or from any Party to this Agreement that is either required or permitted to be given to another party.
- 1.16. **Party/Parties** means, in the singular, Developer or the City; in the plural Developer and the City.
- 1.17. **Final Plan** means the final plan for the development of the Project, which has been approved by the City and which is attached as Exhibit "B."
- 1.18. **Project** means the residential subdivision to be constructed on the Property pursuant to this Agreement with the associated Public Infrastructure and private facilities, and all of the other aspects approved as part of this Agreement.
- 1.19. **Property** means the real property owned by and to be developed by Developer more fully described in **Exhibit A**.
- 1.20. **Public Infrastructure** means those elements of infrastructure that are planned to be dedicated to the City or other public entities as a condition of the approval of a Development Application.
- 1.21. **Residential Dwelling Unit** means a structure or portion thereof designed and intended for use as attached residences as illustrated on the Final Plan.
- 1.22. **Zoning** means the R-1-21 zoning of the Property.

## **2. Development of the Project.**

- 2.1. **Compliance with the Final Plan and this Agreement.** Development of the Project

shall be in accordance with LUDMA, GLUDMC, the City's Future Laws (to the extent they are applicable as specified in this Agreement), the Final Plan and this Agreement.

**2.2. Maximum Residential Units.** At Buildout, Developer shall be entitled to have developed the Maximum Residential Units of the type and in the general location as shown on the Final Plan.

**3. Vested Rights.**

**3.1. Vested Rights Granted by Approval of this Agreement.** To the maximum extent permissible under the laws of Utah and the United States and at equity, the Parties intend that this Agreement grants to Developer all rights to develop the Project in fulfillment of this Agreement, LUDMA, GLUDMC, the Zoning of the Property, and the Final Plan except as specifically provided herein. The Parties specifically intend that this Agreement grant to Developer the "vested rights" identified herein as that term is construed in Utah's common law and pursuant to Utah Code Ann. § 10-9a-509 (2019).

**3.2. Exceptions.** The vested rights and the restrictions on the applicability of the City's Future Laws to the Project as specified in Section 3.1 are subject to the following exceptions:

**3.2.1. Master Developer Agreement.** The City's Future Laws or other regulations to which the Developer agrees in writing;

**3.2.2. State and Federal Compliance.** The City's Future Laws or other regulations which are generally applicable to all properties in the City and which are required to comply with State and Federal laws and regulations affecting the Project;

**3.2.3. Codes.** Any City's Future Laws that are updates or amendments to existing building, fire, plumbing, mechanical, electrical, dangerous buildings, drainage, or similar construction or safety related codes, such as the International Building Code, the APWA Specifications, AAHSTO Standards, the Manual of Uniform Traffic Control Devices or similar standards that are generated by a nationally or statewide recognized construction/safety organization, or by the State or Federal governments and are required to meet legitimate concerns related to public health, safety or welfare;

**3.2.4. Taxes.** Taxes, or modifications thereto, so long as such taxes are lawfully imposed and charged uniformly by the City to all properties, applications, persons and entities similarly situated; or,

**3.2.5. Fees.** Changes to the amounts of fees for the processing of Development Applications that are generally applicable to all development within the City (or a portion of the City as specified in the lawfully adopted fee schedule) and which are adopted pursuant to State law.

**3.2.6. Impact Fees.** Impact Fees or modifications thereto which are lawfully adopted, and imposed by the City pursuant to Utah Code Ann. Section 11-36a-101 (2011) *et seq.*

**3.2.7. Planning and Zoning Modification.** Changes by the City to its planning principles and design standards as permitted by Local, State or Federal law.

**3.2.8. Compelling, Countervailing Interest.** Laws, rules or regulations that the City's land use authority finds, on the record, are necessary to avoid jeopardizing a compelling, countervailing public interest pursuant to Utah Code Ann. § 10-9a-509(1)(a)(i) (2019).

**4. Term of Agreement.** Unless earlier terminated as provided for herein, the term of this

Agreement shall be until January 31, 2025. If Developer has not been declared to be currently in Default as of January 31, 2025 (and if any such Default is not being cured) then this Agreement shall be automatically extended until January 31, 2030. This Agreement shall also terminate automatically at Buildout.

5. **Addendum No. 1.** Addendum No. 1 contains the provisions of this Agreement that are specific to the development of the Project. If there is a conflict between this Agreement and Addendum No. 1, then Addendum No. 1 shall control.

6. **Public Infrastructure.**

6.1. **Construction by Developer.** Developer, at Developer's cost and expense, shall have the right and the obligation to construct or cause to be constructed and install all Public Infrastructure reasonably and lawfully required as a condition of approval of a Development Application pursuant to GLUDMC. Such construction must meet all applicable standards and requirements and must be approved by the City's engineer.

6.2. **Responsibility Before Acceptance.** Developer shall be responsible for all Public Infrastructure covered by this Agreement until final inspection of the same has been performed by the City, and a final acceptance and release has been issued by the City Council. The City shall not, nor shall any officer or employee thereof, be liable or responsible for any accident, loss or damage happening or occurring to the Public Infrastructure, nor shall any officer or employee thereof, be liable for any persons or property injured by reason of said Public Infrastructure; all of such liabilities shall be assumed by the Developer.

6.3. **Warranty.** Developer shall repair any defect in the design, workmanship or materials in all Public Infrastructure which becomes evident during a period of one year following the acceptance of the improvements by the City Council or its designee (Durability Testing Period). If during the Durability Testing Period, any Public Infrastructure shows unusual depreciation, or if it becomes evident that required work was not done, or that the material or workmanship used does not comply with accepted standards, said condition shall, within a reasonable time, be corrected.

6.4. **Timing of Completion of Public Infrastructure.** In accordance with the diligence requirements for the various types of approvals as described in the GLUDMC, construction of the required Public Infrastructure shall be completed prior to March 5, 2021. Upon a showing of good and sufficient cause by Developer the City shall, in accordance with the provisions of GLUDMC, extend the time of performance if requested prior to expiration of the completion date.

6.5. **Bonding.** In connection with any Development Application, Developer shall provide bonds or other development security, including warranty bonds, to the extent required by GLUDMC, unless otherwise provided by Utah Code § 10-9a-101, *et seq.* (2005), as amended. The Applicant shall provide such bonds or security in a form acceptable to the City or as specified in GLUDMC. Partial releases of any such required security shall be made as work progresses based on GLUDMC.

6.6. **City Completion.** The Developer agrees that in the event he does not: (a) complete all improvements within the time period specified under paragraph two above, or secure an extension of said completion date, (b) construct said improvements in accordance with City standards and as set forth in Paragraph one above, and (c) pay all claimants for material and labor used in the construction of said improvements, the City shall be entitled

to declare the developer(s) in default, request and receive the funds held by the guarantor as surety and utilize the monies obtained to install or cause to be installed any uncompleted improvements and/or to pay any outstanding claims, as applicable. Provided however, that the City shall not be responsible for any work beyond the amount of funds so provided. Any funds remaining after completion of the improvements shall be returned to the Guarantor. The Developer further agrees to be personally liable for any cost of improvements above the amount made available under the terms of this agreement.

**7. Upsizing/Reimbursements to Developer.**

**7.1. Upsizing.** The City shall not require Developer to “upsized” any future Public Infrastructure (i.e., to construct the infrastructure to a size larger than required to service the Project) unless financial arrangements reasonably acceptable to Developer are made to compensate Developer for the incremental or additive costs of such upsizing to the extent required by law.

**8. Default.**

**8.1. Notice.** If Developer or the City fails to perform their respective obligations hereunder or to comply with the terms hereof, the Party believing that a Default has occurred shall provide Notice to the other Party.

**8.2. Contents of the Notice of Default.** The Notice of Default shall:

8.2.1. Specific Claim. Specify the claimed event of Default;

8.2.2. Applicable Provisions. Identify with particularity the provisions of any applicable law, rule, regulation or provision of this Agreement that is claimed to be in Default; and

8.2.3. Optional Cure. If the City chooses, in its discretion, it may propose a method and time for curing the Default which shall be of no less than thirty (30) days duration, if weather conditions permit.

**8.3. Remedies.** Upon the occurrence of any Default, and after notice as required above, then the parties may have the following remedies:

8.3.1. Law and Equity. All rights and remedies available at law and in equity, including, but not limited to, injunctive relief and/or specific performance.

8.3.2. Security. The right to draw on any security posted or provided in connection with the Project and relating to remedying of the particular Default.

8.3.3. Future Approvals. The right to withhold all further reviews, approvals, licenses, building permits and/or other permits for development of the Project in the case of a default by Developer until the Default has been cured.

**8.4. Public Meeting.** Before any remedy in Section 8.3 may be imposed by the City the party allegedly in Default shall be afforded the right to attend a public meeting before the City Council and address the City Council regarding the claimed Default.

**8.5. Default of Assignee.** A default of any obligations expressly assumed by an assignee shall not be deemed a default of Developer.

**8.6. Limitation on Recovery for Default – No Damages against the City.** Anything in this Agreement notwithstanding Developer shall not be entitled to any claim for any monetary damages as a result of any breach of this Agreement and Developer waives any claims thereto. The sole remedy available to Developer and any assignee shall be that of specific performance.

**9. Notices.** All notices required or permitted under this Agreement shall, in addition to any

other means of transmission, be given in writing by certified mail and regular mail to the following address:

**To the Developer:**

Parkview Ventures LLC  
3135 South Richmond St.  
Salt Lake City, UT 84106

**To the City:**

Grantsville City  
Attn: Mayor  
429 East Main Street  
Grantsville, Utah 84029

10. **Dispute Resolution.** Any disputes subject to mediation or arbitration shall be resolved pursuant to Addendum No. 2.

11. **Incorporation of Recitals and Exhibits.** The Recitals and Exhibits “A” - “B” are hereby incorporated into this Agreement.

12. **Headings.** The captions used in this Agreement are for convenience only and are not intended to be substantive provisions or evidences of intent.

13. **No Third-Party Rights/No Joint Venture.** This Agreement does not create a joint venture relationship, partnership or agency relationship between the City, or Developer. Except as specifically set forth herein, the parties do not intend this Agreement to create any third-party beneficiary rights.

14. **Assignability.** The rights and responsibilities of Master Developer under this Agreement may be assigned in whole or in part, respectively, by Developer with the consent of the City as provided herein.

14.1. **Sale of Lots.** Developer’s selling or conveying lots in any approved subdivision shall not be deemed to be an assignment.

14.2. **Related Entity.** Developer’s transfer of all or any part of the Property to any entity “related” to Developer (as defined by regulations of the Internal Revenue Service in Section 165), Developer’s entry into a joint venture for the development of the Project or Developer’s pledging of part or all of the Project as security for financing shall also not be deemed to be an assignment. Developer shall give the City Notice of any event specified in this sub-section within ten (10) days after the event has occurred. Such Notice shall include providing the City with all necessary contact information for the newly responsible party.

14.3. **Process for Assignment.** Developer shall give Notice to the City of any proposed assignment and provide such information regarding the proposed assignee that the City may reasonably request in making the evaluation permitted under this Section. Such Notice shall include providing the City with all necessary contact information for the proposed assignee. Unless the City objects in writing within twenty (20) business days of notice, the City shall be deemed to have approved of and consented to the assignment. The City shall not unreasonably withhold consent.

14.4. **Partial Assignment.** If any proposed assignment is for less than all of Master Developer's rights and responsibilities then the assignee shall be responsible for the performance of each of the obligations contained in this MDA to which the assignee succeeds. Upon any such approved partial assignment Master Developer shall not be released from any future obligations as to those obligations which are assigned but shall remain jointly and severally liable with assignee(s) to perform all obligations under the terms of this Agreement which are specified to be performed by Developer.

14.5. **Complete Assignment.** Developer may request the written consent of the City of an assignment of Developer's complete interest in this Agreement. In such cases, the proposed assignee shall have the qualifications and financial responsibility necessary and adequate, as required by the City, to fulfill all obligations undertaken in this Agreement by Developer. The City shall be entitled to review and consider the ability of the proposed assignee to perform, including financial ability, past performance and experience. After review, if the City gives its written consent to the assignment, Developer shall be released from its obligations under this Agreement for that portion of the Property for which such assignment is approved.

15. **No Waiver.** Failure of any Party hereto to exercise any right hereunder shall not be deemed a waiver of any such right and shall not affect the right of such party to exercise at some future date any such right or any other right it may have.

16. **Severability.** If any provision of this Agreement is held by a court of competent jurisdiction to be invalid for any reason, the Parties consider and intend that this Agreement shall be deemed amended to the extent necessary to make it consistent with such decision and the balance of this Agreement shall remain in full force and affect.

17. **Force Majeure.** Any prevention, delay or stoppage of the performance of any obligation under this Agreement which is due to strikes, labor disputes, inability to obtain labor, materials, equipment or reasonable substitutes therefor; acts of nature, governmental restrictions, regulations or controls, judicial orders, enemy or hostile government actions, wars, civil commotions, fires or other casualties or other causes beyond the reasonable control of the Party obligated to perform hereunder shall excuse performance of the obligation by that Party for a period equal to the duration of that prevention, delay or stoppage.

18. **Time is of the Essence.** Time is of the essence to this Agreement and every right or responsibility shall be performed within the times specified.

19. **Appointment of Representatives.** To further the commitment of the Parties to cooperate in the implementation of this Agreement, the City and Developer each shall designate and appoint a representative to act as a liaison between the City and its various departments and the Developer. The initial representative for the City shall be the Mayor. The initial representative for Developer shall be Paul Linford. The Parties may change their designated representatives by Notice. The representatives shall be available at all reasonable times to discuss and review the performance of the Parties to this Agreement and the development of the Project.

20. **Applicable Law.** This Agreement is entered into in Tooele County in the State of Utah and shall be construed in accordance with the laws of the State of Utah irrespective of Utah's choice of law rules.

21. **Venue.** Any action to enforce this Agreement shall be brought only in the Third District Court for the State of Utah.

22. **Entire Agreement.** This Agreement, and all Exhibits thereto, documents referenced

herein, is the entire agreement between the Parties and may not be amended or modified except either as provided herein or by a subsequent written amendment signed by all Parties.

23. **Mutual Drafting.** Each Party has participated in negotiating and drafting this Agreement and therefore no provision of this Agreement shall be construed for or against any Party based on which Party drafted any particular portion of this Agreement.

24. **No Relationship.** Nothing in this Agreement shall be construed to create any partnership, joint venture or fiduciary relationship between the parties.

25. **Amendment.** This Agreement may be amended only in writing signed by the parties hereto.

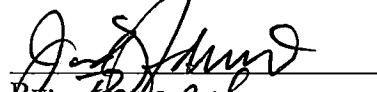
26. **Recordation and Running with the Land.** This Agreement shall be recorded in the chain of title for the Project. This Agreement shall be deemed to run with the land. The data disk of GLUDMC, **Exhibit C**, shall not be recorded in the chain of title. A secure copy of **Exhibit C** shall be filed with the City Recorder and each party shall also have an identical copy.

27. **Priority.** This Agreement shall be recorded against the Property senior to any respective covenants and any debt security instruments encumbering the Property.

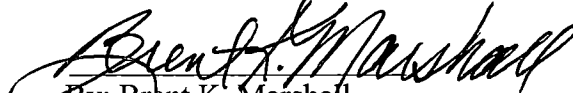
28. **Authority.** The Parties to this Agreement each warrant that they have all of the necessary authority to execute this Agreement. Specifically, on behalf of the City, the signature of the Mayor of the City is affixed to this Agreement lawfully binding the City pursuant to Resolution No. 2020-12 adopted by the City on March 18, 2020.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement by and through their respective, duly authorized representatives as of the day and year first herein above written.


DEVELOPER  
PARKVIEW VENTURES, LLC

  
By: Tahed L. Fredrick  
Its: Tahed L. Fredrick


GRANTSVILLE CITY

  
By: Brent K. Marshall,  
Its: Mayor

Approved as to form and legality:

  
City Attorney

Attest:

  
City Recorder





**CITY ACKNOWLEDGMENT**

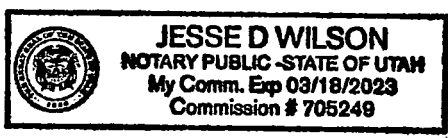
STATE OF UTAH )  
 :SS.  
COUNTY OF TOOELE )

On the 20 day of March, 2021 personally appeared before me Brent Marshall who being by me duly sworn, did say that he is the Mayor of Grantsville City, a political subdivision of the State of Utah, and that said instrument was signed in behalf of the City by authority of its City Council and said Mayor acknowledged to me that the City executed the same.

[Signature]  
NOTARY PUBLIC

My Commission Expires: 3/18/2023

Residing at: Grantsville



**DEVELOPER ACKNOWLEDGMENT**

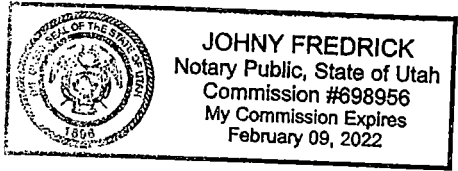
STATE OF UTAH )  
 :SS.  
COUNTY OF Tooe )

On the 8<sup>TH</sup> day of APRIL, 2020, personally appeared before me JARED FREDRICK who being by me duly sworn, did say that he/she is the Manager of PARKVIEW VENTURES, a Utah limited liability company and that the foregoing instrument was duly authorized by the company at a lawful meeting held by authority of its operating agreement and signed in behalf of said company.

[Signature]  
NOTARY PUBLIC

My Commission Expires: FEB 09, 2022

Residing at: 3135 S RICHMOND ST, SLC, UT



## TABLE OF EXHIBITS

Exhibit "A"	Legal Description of Property
Exhibit "B"	Final Plat
Exhibit "C"	GLUDMC
Addendum No. 1	Specific Project Terms
Addendum No. 2	Dispute Resolution Procedures

Exhibit A

## Hawthorn Estates Subdivision Legal Description

## PARCEL 1:

TAX PARCEL NO. 01-065-0-0045

A PARCEL OF LAND LYING AND SITUATE IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SALT LAKE BASE AND MERIDIAN, GRANTSVILLE CITY, TOOELE COUNTY, UTAH. COMPRISING A 9.41 ACRE PORTION OF THAT PARTICULAR PARCEL OF LAND DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED AS ENTRY NO. 451002 OF THE TOOELE COUNTY RECORDS. BASIS OF BEARING FOR SUBJECT PARCEL BEING NORTH 01°00'14" WEST 2,643.88 FEET (MEASURED) BETWEEN THE TOOELE COUNTY BRASS CAP MONUMENTS MONUMENTALIZING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35. SUBJECT PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE TOOELE COUNTY BRASS CAP MONUMENT MONUMENTALIZING THE EAST QUARTER CORNER OF SAID SECTION 35; THENCE NORTH 01°00'14" WEST 1,151.40 FEET COINCIDENT WITH THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35; THENCE SOUTH 88°59'46" WEST 891.35 FEET TO THE TRUE POINT OF BEGINNING; THENCE THE FOLLOWING THREE (3) COURSES COINCIDENT WITH THE WEST BOUNDARY OF LITTLE RENO ESTATES, PHASE 1, 1) SOUTH 00°38'32" EAST 442.66 FEET; 2) NORTH 89°21'28" EAST 256.00 FEET; 3) SOUTH 00°38'32" EAST 322.50 FEET; THENCE DEPARTING SAID SUBDIVISION SOUTH 89°21'28" WEST 100.00 FEET; THENCE NORTH 88°19'10" WEST 66.05 FEET; THENCE SOUTH 89°04'55" WEST 100.00 FEET; THENCE NORTH 00°38'32" WEST 32.54 FEET; THENCE NORTH 66°51'11" WEST 99.99 FEET; THENCE SOUTH 87°52'48" WEST 86.32 FEET; THENCE SOUTH 35°22'00" WEST 20.90 FEET; THENCE SOUTH 89°21'34" WEST 67.71 FEET; THENCE NORTH 00°38'29" WEST 80.00 FEET; THENCE SOUTH 89°21'31" WEST 115.84 FEET; THENCE SOUTH 86°32'10" WEST 66.06 FEET; THENCE SOUTH 89°00'19" WEST 100.00 FEET; THENCE NORTH 00°59'41" WEST 240.00 FEET; THENCE SOUTH 89°00'19" WEST 31.75 FEET; THENCE NORTH 00°59'41" WEST 231.83 FEET; THENCE NORTH 89°04'49" EAST 324.33 FEET; THENCE NORTH 02°39'03" EAST 160.15 FEET; THENCE NORTH 89°21'28" EAST 250.37 FEET TO THE POINT OF BEGINNING. OUT OF 1-65-1 FOR 2020 YEAR. 9.41 AC

## PARCEL 2:

TAX PARCEL NO. 01-065-0-0046

A PARCEL OF LAND LYING AND SITUATE IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SALT LAKE BASE AND MERIDIAN, GRANTSVILLE CITY, TOOELE COUNTY, UTAH. COMPRISING A 5.02 ACRE PORTION OF THAT PARTICULAR PARCEL OF LAND DESCRIBED IN THAT

CERTAIN WARRANTY DEED RECORDED AS ENTRY NO. 451002 OF THE TOOELE COUNTY RECORDS. BASIS OF BEARING FOR SUBJECT PARCEL BEING NORTH 01°00'14" WEST 2,643.88 FEET (MEASURED) BETWEEN THE TOOELE COUNTY BRASS CAP MONUMENTS MONUMENTALIZING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35. SUBJECT PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE TOOELE COUNTY BRASS MAP MONUMENT MONUMENTALIZING THE EAST QUARTER CORNER OF SAID SECTION 35; THENCE SOUTH 89°04'55" WEST 202.59 FEET COINCIDENT WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35 TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING COINCIDENT WITH SAID QUARTER SECTION LINE SOUTH 89°04'55" WEST 843.30 FEET; THENCE DEPARTING SAID SECTION LINE NORTH 00°55'05" WEST 33.00 FEET TO A NUMBER FIVE REBAR AND CAP STAMPED "PLS 356548"; THENCE NORTH 33°59'49" WEST 106.01 FEET TO A NUMBER FIVE REBAR AND CAP STAMPED "PLS 356548"; THENCE NORTH 13°01'10" WEST 81.90 FEET TO A NUMBER FIVE REBAR AND CAP STAMPED "PLS 356548"; THENCE NORTH 24°13'55" WEST 87.30 FEET TO A NUMBER FIVE REBAR AND CAP STAMPED "PLS 356548"; THENCE NORTH 00°38'24" WEST 80.00 FEET TO A NUMBER FIVE REBAR AND CAP STAMPED "PLS 356548"; THENCE NORTH 35°22'00" EAST 119.80 FEET TO THE SOUTHEAST CORNER OF LOT 115, HAWTHORN ESTATES PHASE 1 AND A NUMBER FIVE REBAR AND CAP STAMPED "PLS 356548"; THENCE THE FOLLOWING SIX (6) COURSES COINCIDENT WITH THE SOUTH BOUNDARY OF SAID HAWTHORN ESTATES PHASE 1, 1) NORTH 87°52'48" EAST 86.32 FEET; 2) SOUTH 66°51'11" EAST 99.99 FEET; 3) SOUTH 00°38'32" EAST 32.54 FEET; 4) NORTH 89°04'55" EAST 100.00 FEET; 5) SOUTH 88°19'10" EAST 66.05 FEET; 6) NORTH 89°21'28" EAST 100.00 FEET TO THE SOUTHEAST CORNER OF LOT 111 OF SAID HAWTHORN ESTATES AND A POINT ON THE WEST BOUNDARY OF LITTLE RENO ESTATES SUBDIVISION, PHASE 1; THENCE THE FOLLOWING TWO (2) COURSES COINCIDENT WITH SAID WEST BOUNDARY 1) SOUTH 00°38'32" EAST 330.74 FEET TO THE SOUTHWEST CORNER OF LOT 32 OF SAID PHASE 1; 2) NORTH 89°04'52" EAST 440.01 FEET; THENCE DEPARTING SAID PHASE 1 BOUNDARY SOUTH 00°38'32" EAST 52.94 FEET TO THE POINT OF BEGINNING. OUT OF 1-65-1 FOR 2020 YEAR. 5.02 AC

PARCEL 3:

TAX PARCEL NO. 01-065-0-0047

A PARCEL OF LAND LYING AND SITUATE IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SALT LAKE BASE AND MERIDIAN, GRANTSVILLE CITY, TOOELE COUNTY, UTAH. COMPRISING A 3.53 ACRE PORTION OF THAT PARTICULAR PARCEL OF LAND DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED AS ENTRY NO. 451002 OF THE TOOELE COUNTY RECORDS. BASIS OF BEARING OF SUBJECT PARCEL BEING NORTH 01°00'14" WEST 2,643.88 FEET (MEASURED) BETWEEN THE TOOELE COUNTY BRASS CAP MONUMENTS MONUMENTALIZING THE EAST LINE OF THE NORTHEAST

QUARTER OF SAID SECTION 35. SUBJECT PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE TOOELE COUNTY BRASS CAP MONUMENT MONUMENTALIZING THE EAST QUARTER CORNER OF SAID SECTION 35; THENCE SOUTH 89°04'55" WEST 1,045.88 FEET COINCIDENT WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35 TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING COINCIDENT WITH SAID QUARTER SECTION LINE SOUTH 89°04'55" WEST 328.04 FEET; THENCE DEPARTING SAID SECTION LINE NORTH 00°55'05" WEST 119.71 FEET TO A NUMBER FIVE REBAR AND CAP STAMPED "PLS 356548"; THENCE NORTH 25°55'17" WEST 88.22 FEET TO A NUMBER FIVE REBAR AND CAP STAMPED "PLS 356548"; THENCE NORTH 20°03'09" WEST 84.64 FEET TO A NUMBER FIVE REBAR AND CAP STAMPED "PLS 356548"; THENCE NORTH 05°35'34" WEST 80.26 FEET TO A NUMBER FIVE REBAR AND CAP STAMPED "PLS 356548"; THENCE NORTH 00°59'41" WEST 160.00 FEET TO THE SOUTHWEST CORNER OF LOT 117, HAWTHORN ESTATES PHASE 1 AND A NUMBER FIVE REBAR AND CAP STAMPED "PLS 356548"; THENCE THE FOLLOWING FOUR (4) COURSES COINCIDENT WITH THE SOUTH BOUNDARY OF SAID HAWTHORN ESTATES PHASE 1, 1) NORTH 89°00'19" EAST 100.00 FEET; 2) NORTH 86°32'10" EAST 66.06 FEET; 3) NORTH 89°21'31" EAST 115.84 FEET; 4) SOUTH 00°38'29" EAST 80.00 FEET; 5) NORTH 89°21'34" EAST 67.71 FEET TO A POINT ON THE WEST BOUNDARY OF LOT 130 HAWTHORN ESTATES, PHASE 2; THENCE THE FOLLOWING SIX (6) COURSES COINCIDENT WITH SAID WEST BOUNDARY LINE, 1) SOUTH 35°22'00" WEST 98.90 FEET; 2) SOUTH 00°38'24" EAST 80.00 FEET; 3) SOUTH 24°13'55" EAST 87.30 FEET; 4) SOUTH 13°01'10" EAST 81.90 FEET; 5) SOUTH 33°59'49" EAST 106.01 FEET; 6) SOUTH 00°55'05" EAST 33.00 FEET TO THE POINT OF BEGINNING. OUT OF 1-65-1 FOR 2020 YEAR. 3.53 AC

Exhibit "B"  
Final Plat

# HAWTHORN ESTATES PHASE 1, SUBDIVISION

## GRANTSVILLE CITY, TOOELE COUNTY, UTAH

A Subdivision, Lying and Situated in the Northern Quarter of Section 35, Township 2 South, Range 6 West, Salt Lake Base and Meridian.

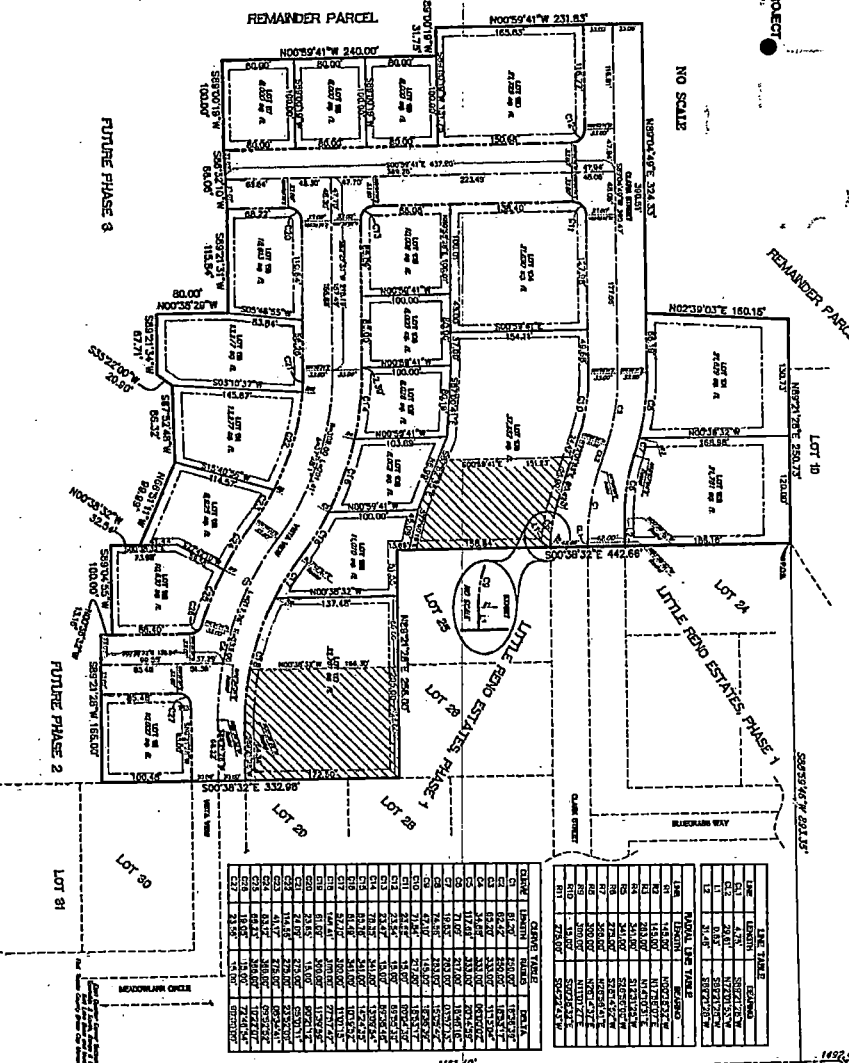
### FINAL PLAT

VICINITY MAP

**BOUNDARY CONSULTANTS**

6804 West 2400 North  
 Ogden, Utah 84203  
 Gary Burrell/DBP/581945@state.utah.gov

DATE: \_\_\_\_\_  
 REVISION: \_\_\_\_\_



**PLANNING COMMISSION APPROVAL**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020 BY THE GRANTSVILLE CITY PLANNING COMMISSION

**GRANTSVILLE CITY ENGINEER**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020 BY THE GRANTSVILLE CITY ENGINEER

**GRANTSVILLE CITY HEALTH DEPARTMENT**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020 BY THE GRANTSVILLE CITY HEALTH DEPARTMENT

**GRANTSVILLE CITY PUBLIC WORKS**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020 BY THE GRANTSVILLE CITY PUBLIC WORKS

**HAWTHORN ESTATES PHASE 1, SUBDIVISION**

**GRANTSVILLE CITY, TOOELE COUNTY, UTAH**

A Subdivision, Lying and Situated in the Northern Quarter of Section 35, Township 2 South, Range 6 West, Salt Lake Base and Meridian.

**FINAL PLAT**

On this \_\_\_\_\_ day of \_\_\_\_\_ 2020, personally appeared before me, the undersigned Notary, in and for said County of \_\_\_\_\_ State of Utah, the signature of the person designated to receive this plat, who is the managing member of \_\_\_\_\_ and that he signed it freely and voluntarily and for the uses and purposes herein mentioned.

Notary Public \_\_\_\_\_ by Commission Expires \_\_\_\_\_

**OWNERS' DECLARATION**

The undersigned hereby declare that the foregoing plat was prepared and verified in accordance with the provisions of the Utah Subdivided Land Act, and that the same is a true and correct copy of the original filed in the office of the County Clerk of Tooele County, Utah, and that the same is intended to be a permanent record of the same.

Signed this \_\_\_\_\_ day of \_\_\_\_\_ 2020.

By \_\_\_\_\_ its Manager

RECORDED & INDEXED

TOOELE COUNTY RECORDER

APPROVED

3/16/2020

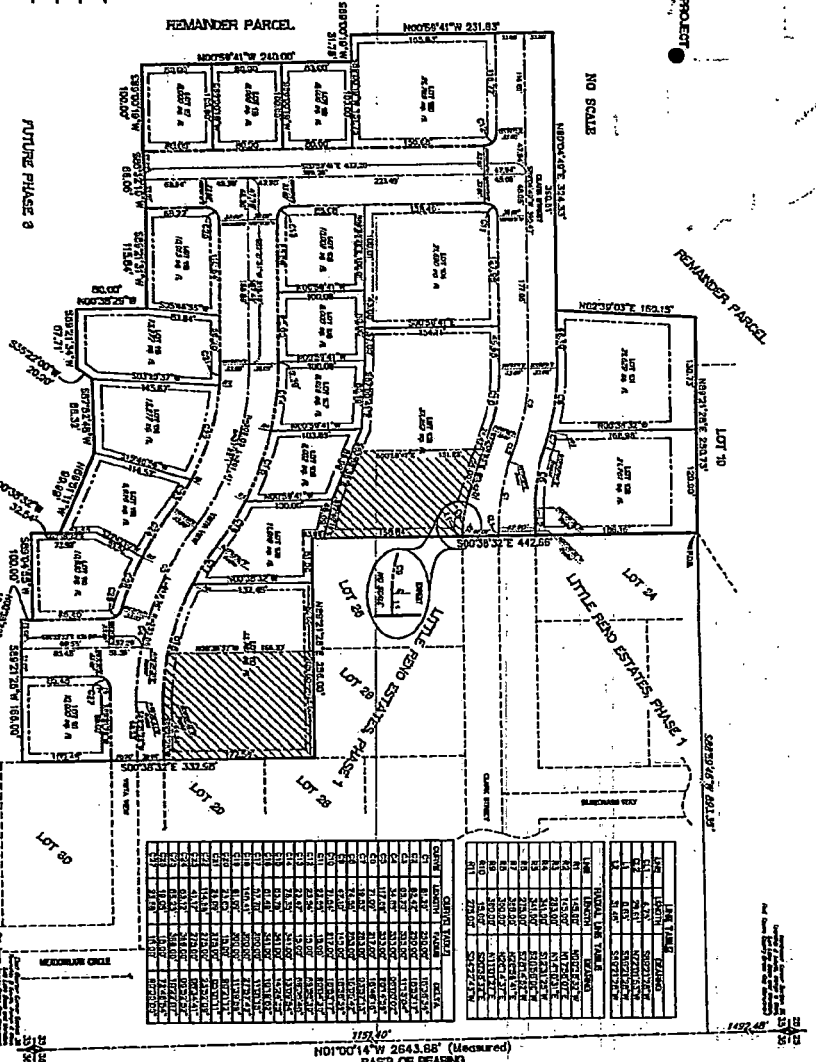
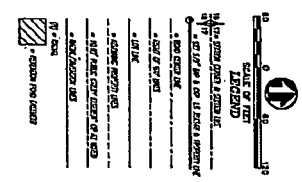
# HAWTHORN ESTATES PHASE 1, SUBDIVISION

GRANTSVILLE CITY, TOOELE COUNTY, UTAH

A Subdivision Lying and Situated in the Northern Quarter of Section 18, Township 4 South, Range 6 West, Salt Lake Base and Meridian.

## FINAL PLAN

SIGNIFY MAP



LOT	AREA	AREA	AREA	AREA
NO.	(SQ. FT.)	(ACRES)	(SQ. FT.)	(ACRES)
28	4,257.12	0.097	4,257.12	0.097
29	4,257.12	0.097	4,257.12	0.097
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99	4,257.12	0.097	4,257.12	0.097
100	4,257.12	0.097	4,257.12	0.097

**Boundary Consultants**  
 1500 E. 1000 S., Suite 100  
 Salt Lake City, UT 84111  
 (801) 792-1188  
 www.boundaryconsultants.com

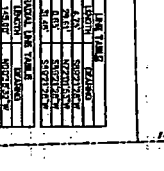
APPROVED FOR THE CITY OF GRANTSVILLE BY THE CITY ENGINEER  
 APPROVED FOR THE COUNTY OF TOOELE BY THE COUNTY ENGINEER  
 APPROVED FOR THE STATE OF UTAH BY THE STATE ENGINEER

**HAWTHORN ESTATES PHASE 1, SUBDIVISION**  
 GRANTSVILLE CITY, TOOELE COUNTY, UTAH  
 FINAL PLAN

1. REMAINING TO BE DONE BY THE RECORDING OFFICE:  
 a. RECORD THIS PLAN WITH THE DEPARTMENT OF HERITAGE AND CULTURE, DIVISION OF LAND, AND TO THE COUNTY CLERK OF TOOELE COUNTY, UTAH.  
 b. FILE THIS PLAN WITH THE ARCHIVES OF THE STATE OF UTAH.  
 c. FILE THIS PLAN WITH THE ARCHIVES OF THE COUNTY OF TOOELE.  
 d. FILE THIS PLAN WITH THE ARCHIVES OF THE CITY OF GRANTSVILLE.  
 e. FILE THIS PLAN WITH THE ARCHIVES OF THE TOOELE COUNTY ENGINEER'S OFFICE.  
 f. FILE THIS PLAN WITH THE ARCHIVES OF THE UTAH STATE ENGINEER'S OFFICE.  
 g. FILE THIS PLAN WITH THE ARCHIVES OF THE TOOELE COUNTY RECORDER'S OFFICE.  
 h. FILE THIS PLAN WITH THE ARCHIVES OF THE UTAH STATE RECORDER'S OFFICE.  
 i. FILE THIS PLAN WITH THE ARCHIVES OF THE TOOELE COUNTY ENGINEER'S OFFICE.  
 j. FILE THIS PLAN WITH THE ARCHIVES OF THE UTAH STATE ENGINEER'S OFFICE.  
 k. FILE THIS PLAN WITH THE ARCHIVES OF THE TOOELE COUNTY RECORDER'S OFFICE.  
 l. FILE THIS PLAN WITH THE ARCHIVES OF THE UTAH STATE RECORDER'S OFFICE.

2. REMAINING TO BE DONE BY THE PROPERTY OWNER:  
 a. PAY THE RELEVANT TAXES.  
 b. PAY THE RELEVANT FEES.  
 c. PAY THE RELEVANT CHARGES.  
 d. PAY THE RELEVANT COSTS.  
 e. PAY THE RELEVANT EXPENSES.  
 f. PAY THE RELEVANT INTEREST.  
 g. PAY THE RELEVANT PENALTIES.  
 h. PAY THE RELEVANT FINES.  
 i. PAY THE RELEVANT DAMAGES.  
 j. PAY THE RELEVANT DAMAGES.  
 k. PAY THE RELEVANT DAMAGES.  
 l. PAY THE RELEVANT DAMAGES.

3. REMAINING TO BE DONE BY THE PROPERTY OWNER:  
 a. PAY THE RELEVANT TAXES.  
 b. PAY THE RELEVANT FEES.  
 c. PAY THE RELEVANT CHARGES.  
 d. PAY THE RELEVANT COSTS.  
 e. PAY THE RELEVANT EXPENSES.  
 f. PAY THE RELEVANT INTEREST.  
 g. PAY THE RELEVANT PENALTIES.  
 h. PAY THE RELEVANT FINES.  
 i. PAY THE RELEVANT DAMAGES.  
 j. PAY THE RELEVANT DAMAGES.  
 k. PAY THE RELEVANT DAMAGES.  
 l. PAY THE RELEVANT DAMAGES.



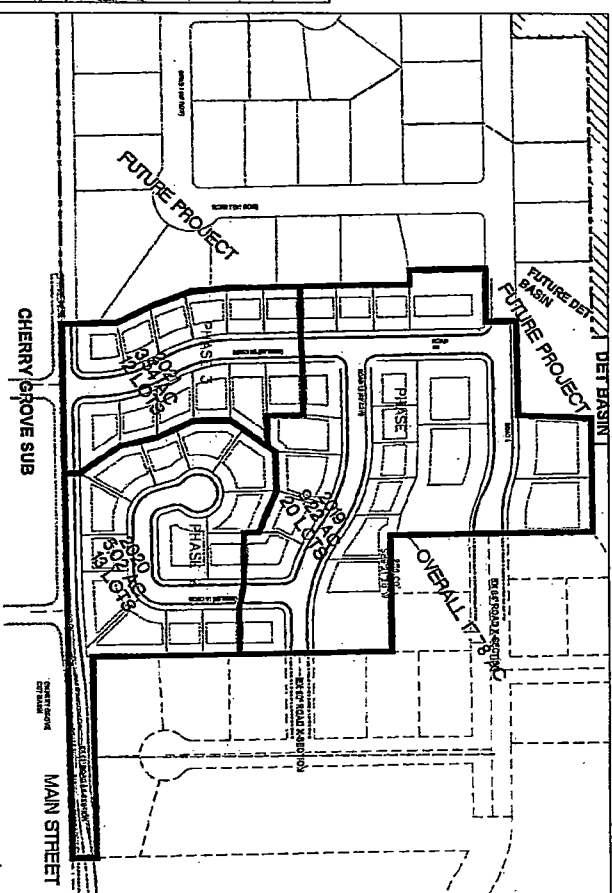
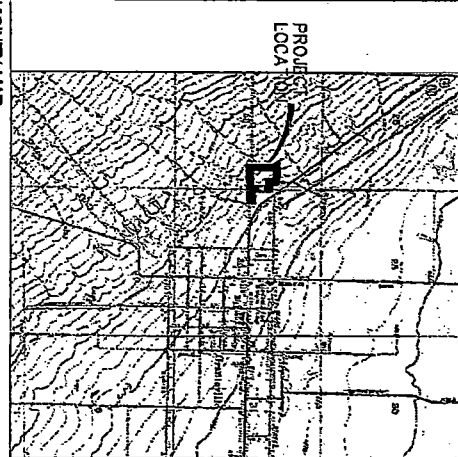
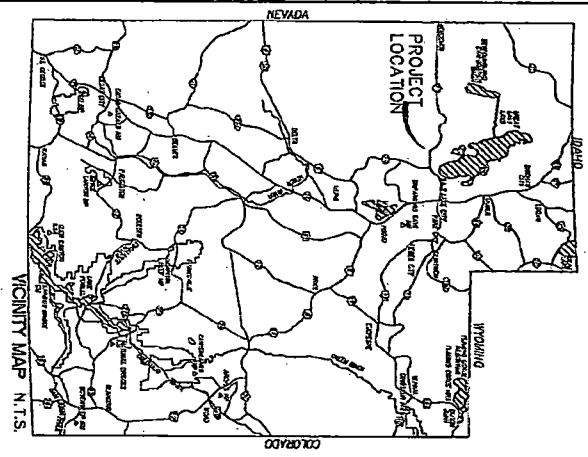
TOOELE COUNTY ENGINEER'S OFFICE  
 1500 E. 1000 S., Suite 100  
 Salt Lake City, UT 84111  
 (801) 792-1188  
 www.tooelecountyengineer.com

**APPROVED**  
 cc 3/18/2000



SITE DEVELOPMENT CONSTRUCTION PLANS  
**HAWTHORN ESTATES**  
 PHASE 1-3  
 GRANTSVILLE CITY, UTAH

NORTH HALF OF SECTION 35, TOWNSHIP 2 SOUTH  
 RANGE 6 WEST, SALT LAKE BASE AND MERIDIAN  
**SINGLE FAMILY RESIDENTIAL**  
**PRELIMINARY**



VICINITY MAP  
 N.T.S.  
 September 19, 2019

VICINITY MAP  
 N.T.S.  
 TOTAL LOTS=35 OPEN  
 SPACE=0 AC

REVISIONS	
DESCRIPTION	DATE

INDEX OF SHEETS	
1	TITLE SHEET
1A	PROJECT NOTES
1B	FLAT
2	OVERALL SURVEY
2A	EXISTING CONDITIONS/REGULATION PLAN
2B	PHASE SITE PLAN
3	ORIGINAL SITE PLAN
4	ORIGINAL DRAINAGE MASTER PLAN
CI-03	GRADING AND DRAINAGE PLAN
U1	QUANTITY WATER UTILITY PLAN
U2	SANITARY SEWER UTILITY PLAN
U3	STORM WATER AND PREVENTION UTILITY PLAN
PP1	ROAD 1
PP2	ROAD 9A
PP3	ROAD 11
PP4	ROAD 12
SWPPP	STORM WATER POLLUTION PREVENTION PLAN
ERL-FRZ	EROSION CONTROL DETAILS
D1	SHEET DETAILS
D2	SANITARY SEWER DETAILS
D3	QUANTITY WATER DETAILS
D4	STORM WATER DETAILS
D5	UDOT DETAILS

**PRELIMINARY CONSTRUCTION**

**GATEWAY CONSULTING, INC.**  
 1000 S. 1000 E. SUITE 100  
 GRANTSVILLE, UTAH 84040  
 TEL: 801-401-1111 FAX: 801-401-1112  
 WWW.GATEWAYCONSULTING.COM

DATE: 09/19/19  
 DRAWN BY: J. HARRIS  
 CHECKED BY: J. HARRIS  
 SCALE: AS SHOWN  
 SHEET NO. 1

**APPROVED**  
 09/19/19

## ADDENDUM NO.1

### TERMS

1. **Definitions.** The capitalized terms used in this Addendum No. 1 shall have the meanings set forth in the MDA unless otherwise specified herein.
2. **Modifications to GLUDMA and Other City Standards.** The City has agreed to the following exceptions to the GLUDMA and Grantsville City Construction Standards and Specifications:
  - a. The Development complies with GLUDMA and other City Standards.
3. **Offsite Improvements:**
  - a. **Street Improvements:** The development of the first 45 lots of the Hawthorne Estates Subdivision (17.78 acres) includes the improvement of the north half width of West Main Street fronting the subdivision and extending 440 feet to the east along the south boundary of Little Reno Estates. The traffic study for the complete 184-acre parcel (243 lots) includes requirements for offsite improvement of the intersections at Clark Street and SR-138 and West Main Street and SR-138. The half width offsite improvements of West Main Street for 440 feet along Little Reno Estates are accepted as the Developers contribution to the overall offsite improvements required with the development of the full 184 acres.
4. **Open Space:**
  - a. The Developer shall provide Grantsville City a fee-in-lieu for the raw ground (undeveloped) value of 1.78 acres also described as 10% of the total parcel acreage at a value of \$315,000. The funds shall be deposited with Grantsville City at an equivalent of \$700 per lot per phase (\$31,500 divided by 45 lots) prior to recording of each phase.
  - b. Grantsville City shall utilize the fee in lieu open space funds provided by the Developer for procurement and/or improvement of open space, parks, and/or trails within ½ mile of the proposed development.
5. **Construction Coordination:**
  - a. The Developer shall provide the City 48 hours' notice to coordinate with the City prior to working on or around existing City water and sewer infrastructure.
  - b. All connections to City water and sewer infrastructure shall be inspected by the City prior to back-filling.
  - c. The Developer shall request inspections at least 48 hours prior to the day the Contractor desires the inspection to occur.
  - d. The Developer shall request disinfection testing at least 48 hours prior to the day the Contractor desires the testing to occur.

Addendum No. 2  
(Dispute Resolution)

1. **Meet and Confer.** The City and Developer/Applicant shall meet within fifteen (15) business days of any dispute under this Agreement to resolve the dispute.

2. **Mediation.**

2.1. Disputes Subject to Mediation. Disputes that are not subject to arbitration provided in Section 3 shall be mediated.

2.2. Mediation Process. If the City and Developer/Applicant are unable to resolve a disagreement subject to mediation, the Parties shall attempt within ten (10) business days to appoint a mutually acceptable mediator with knowledge of the legal issue in dispute. If the Parties are unable to agree on a single acceptable mediator they shall each, within ten (10) business days, appoint their own representative. These two representatives shall, between them, choose the single mediator. Developer/Applicant shall pay the fees of the chosen mediator. The chosen mediator shall within fifteen (15) business days from selection, or such other time as is reasonable under the circumstances, review the positions of the Parties regarding the mediation issue and promptly attempt to mediate the issue between the Parties. If the Parties are unable to reach an agreement, the Parties shall request that the mediator notify the Parties in writing of the resolution that the mediator deems appropriate. The mediator's opinion shall not be binding on the Parties.