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Weber Basin Water
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RUTH JAMES OLSEN
WIFE

Edith D. Olsen

CONTRACT BETWEEN WEBER BASIN WATER CONSERVANCY DISTRICT
AND

EVERGREEN LAND INVESTMENT GROUP

FOR THE SALE AND USE OF UNTREATED WATER

THIS CONTRACT made this 16th day of December, 1975, between
the WEBER BASIN WATER CONSERVANCY DISTRICT, organized under the laws of
the State of Utah, herein styled "District", and Evergreen Land Invest-
ment Group, of 3280 West 3500 South, Salt Lake City,
Utah 84119
herein styled the "Purchaser",

WITNESSETH

WHEREAS, the District made a contract with the United States dated
December 12, 1952 (thereafter amended), hereinafter referred to as the
Government-District Contract for the repayment of certain costs of the
works of Weber Basin Project, hereinafter referred to as the Project
by means of which water is and will be made available for use for irri-
gation, municipal and miscellaneous purposes, and

WHEREAS, the Purchaser desires, by means of a well/~~spring~~ to divert
or withdraw underground water for domestic and miscellaneous purposes
at or near the following locations: S 1700 ft & E 2400 ft fr NW cor
Sec 6, T6N, R3E (So. Fk of Ogden River)
~~LOT 8, SECTION 6, TOWNSHIP 6 NORTH, RANGE 3 EAST, SALT
LAKE BASE & MERIDIAN~~

(above described diversions are not located within municipal
boundaries)

which diversion will intercept and withdraw water that will require re-
placement, and the District has Project water to sell to the Purchaser
to replace the water so intercepted and withdrawn.

NOW, THEREFORE, in consideration of the mutual and dependent
promises and covenants herein contained, it is hereby mutually agreed
by and between the parties hereto as follows:

1. SALE OF WATER: The District for the price hereinafter spec-
ified, hereby sells and agrees to deliver in the manner and at the
place hereinafter provided, and the Purchaser hereby purchases the
right to use in each calendar year untreated Project water in amounts
of 28.0 acre-feet, except the District will not be obligated to

23-019-002
1000-100-172

23-007-0005
2000-810-002

4200-8100-10024
23-017-0017, 0018, 0024
- 0025, 0026

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deliver water to the Purchaser as herein provided until satisfactory evidence is furnished that the use of this water as replacement water has been approved by the State Engineer of Utah. If for any reason written notice of such approval by the State Engineer is not received by the District from the State Engineer by not later than 6-16-76 (6 months from date of contract), this contract shall in all respects cease and terminate.

2. PLACE OF DELIVERY AND USE: The water covered hereby is sold to the purchaser solely for the replacement of underground water diverted, withdrawn or to be diverted or withdrawn by said well/spring for domestic and miscellaneous use in and upon the following described lands in WEBER County, Utah: Lot 8, Sec 6, T6N, R3E, SLB&M; Sec 1 & 2, T6N, R2E, SLM; Sec 19, 20 and those portions of Sections 30 and 31 not included in Evergreen Park Sub. No. 1, Township 7 North, Range 3 East, SLM; the E 1/2 and the SE 1/4 of the SW 1/4 of Sec 24, Sec 25, 35 & 36, T7N, R2E, SLB&M. Cont. approx 5752 acres.

and for no other use or purpose. Its use as replacement water shall be subject to such rules and regulations as the State Engineer of Utah may prescribe.

Delivery of such water shall be as directed by the State Engineer or his representative at CAUSEY Reservoir. The District shall have no obligation to provide works or facilities of any type to conduct such water from such point of delivery to its ultimate place of use. The purchaser shall have no right to hold over or accumulate water from year to year, nor to sell or rent the water.

3. OBLIGATION OF PURCHASER TO PAY FOR WATER: For the purchase of the annual quantity of water which the District holds and will hold for the Purchaser as herein provided, the Purchaser shall pay to the District an annual amount to consist of the total of the following items:

- (a) \$15.00 per acre-foot of water, being a total of \$ 420.00 to apply on the District's obligation under the repayment contract No. 14-06-400-33 between the United States and the District, as it has been or may be amended and supplemented.

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(b) An amount not to exceed \$5.00 annually as determined by the District to pay the District's special costs and expenses in administering this allotment.

(c) An amount equal to the assessments imposed by the State Engineer for the distribution of the water replaced hereunder.

(d) A fair proportionate amount of estimated operating and maintenance charges of the District for the then calendar year. Such fair proportionate amount shall be determined each year by the Board of Directors of the District and the determination shall be final and conclusive. If such estimate is more or less than the actual cost thereof, an appropriate adjustment will be made in the annual amount for the year following the year for which the estimate was made.

The first annual payment under items (a), (b), (c) and (d) above shall be made by the Purchaser to the District before the first water is delivered, and shall be in payment for water available for the use as herein provided for that calendar year, and succeeding annual payments shall be made by the Purchaser to the District on or before January 1 of each year thereafter, provided, however, that upon payment in full of that part of the construction obligation of the District apportioned to the development unit applicable to this contract, no further payments under item (a) shall be required. Each annual payment shall be made to the District whether or not all or any part of the water is called for or used hereunder.

4. PENALTY FOR DELINQUENCY: Every installment or charge required to be paid to the District under this contract, which shall remain unpaid after its due date, shall bear interest at the rate of eight percent (8%) per annum from date of delinquency.

5. REMEDIES OF DISTRICT IN CASE OF DEFAULT: The annual amount payable hereunder shall be and constitute a perpetual lien upon the lands hereinabove described. If the Purchaser shall fail to make any payment due hereunder on or before the due date, the District may refuse the delivery of water, or upon written notice to Purchaser, cancel this contract in its entirety, but either or both of these remedies are not exclusive, and the District may exercise any other remedy given by

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this contract or by law to enforce collection of any payment due hereunder, and for the foreclosure of the lien hereby created.

6. RELIEF IN EVENT OF DROUTH AND WATER SHORTAGE: In the event there is a shortage of water caused by drouth, inaccuracies in distribution not resulting from negligence, hostile diversion, prior or superior claims or other causes not within the control of the District, no liability shall accrue against the District or the United States or any of their officers, agents, or employees or either of them for any damage, direct or indirect, arising therefrom and the payments to the District provided for herein shall not be reduced because of any such shortage or damage. During periods of water shortage, allocations of treated and untreated water for municipal, domestic and industrial use shall have first priority.

7. CONSTRUCTION, OPERATION AND MAINTENANCE OF PURCHASER'S FACILITIES: The Purchaser shall construct, operate and maintain without cost to the District or the United States, the well/~~spring~~ and appurtenant facilities necessary to secure and accurately measure its water supply. The metering or other measuring device installed by the Purchaser shall be satisfactory to the State Engineer. The District has no responsibility for the quantity or quality of water that the Purchaser is able to secure through the operation of its well/~~spring~~.

8. BENEFICIAL USE OF WATER: The basis, the measure and the limit of the right of the Purchaser in the use of water shall rest perpetually in the beneficial application thereof, and the Purchaser agrees to put the water purchased by him hereunder to beneficial use in accordance with law.

9. ASSIGNMENT LIMITED-SUCCESSORS AND ASSIGNS OBLIGATED: The provisions of this contract shall apply to and bind the successors and assigns of the parties hereto but as long as payments are required under Article 3(a) above neither this contract or any assignment or transfer of this contract or any part thereof or interest therein shall be valid until approved by the Secretary of the Interior.

10. NOTICE: Any notice herein required to be given to the Purchaser shall be sufficiently given if sent by mail addressed to Purchaser at 3280 W. 3500 S., Salt Lake City, Utah 84119, and

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to the District if sent to 2837 East Highway 193, Layton, Utah 84041.

11. OBSERVATION OF FEDERAL AND STATE POLLUTION LAWS: The Purchaser agrees that it will comply fully with all applicable Federal Laws, orders and regulations and the laws of the State of Utah, all as administered by appropriate authorities, concerning the pollution of streams, reservoirs, ground water, or water courses with respect to thermal pollution or the discharge of refuse, garbage, sewage effluent, industrial waste, oil, mine tailings, mineral salts or other pollutants.

IN WITNESS WHEREOF, the parties have caused this contract to be executed and signed the day and year first above written.

L. D. Poulson, MD.

Purchasers

WEBER BASIN WATER CONSERVANCY DISTRICT

Ralph A. Richards
President

ATTEST:

Mary M. Morgan
Secretary
(SEAL)

APPROVED: David L. Scorsone
Authorized Representative of the
"Appd. Sol. Off. Secretary of the Interior"

L. J. [Signature]

STATE OF UTAH)
COUNTY OF Salt Lake

On this 7 day of June, 1976, personally appeared before me L. D. Poulson MD the signers of the within instrument, who duly acknowledged to me that they executed the same.

L. D. Poulson
Notary Public
Residing at: Salt Lake City

My commission expires: Oct 30, 1977
(SEAL)

-RESOLUTION-

BE IT AND IT IS HEREBY RESOLVED by the Partners
of EVERGREEN LAND INVESTMENT GROUP , that L. D. Poulsen of 3280 West
3500 South, Salt Lake City, Utah 84119, General Partner of said limited
(Title)
partnership, be and he is hereby authorized and empowered to execute on behalf
of EVERGREEN LAND INVESTMENT , as owner of record of property so described, in
a replacement water agreement between the Weber Basin Water Conservancy District
and EVERGREEN LAND INVESTMENT , on the terms and conditions contained in
GROUP
the form of agreement presented and considered at this meeting.

-CERTIFICATION-

I, Clayton I. Ek, General Partner and Secretary , of EVERGREEN LAND
(Title)
INVESTMENT GROUP, hereby certify that the foregoing is a true and correct copy
of a resolution adopted by the Partners of EVERGREEN LAND INVESTMENT
GROUP, at a regular meeting held July 12, 1976.

Clayton I. Ek
Clayton I. Ek

Title Secretary & General Partner
5265 South Spring House Lane
Murray, Utah 84107

Walter Sanderson



RESOLUTION

BE IT AND IT IS HEREBY RESOLVED by the Board of Directors of the Weber Basin Water Conservancy District, that the President and the Secretary of said District be and they are hereby authorized and empowered to execute on behalf of said District replacement water agreements with the following purchasers, on the terms and conditions contained in the forms of agreements presented to and considered at this meeting.

Evergreen Land Investment Group - 28 acre-feet
untreated replacement water

L. D. Poulsen, M. D. - 2.0 acre-feet untreated
replacement water

CERTIFICATE

I, WAYNE M. WINEGAR, Secretary of the Weber Basin Water Conservancy District, hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Board of Directors of the Weber Basin Water Conservancy District at a regular meeting held December 5, 1975.


Wayne M. Winegar, Secretary

(SEAL)