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10/15/2019 11:44 AM \$0.00  
Book -- 10845 Pg - 5450-5460  
RASHELLE HOBBS  
RECORDER, SALT LAKE COUNTY, UTAH  
SOUTH JORDAN  
1600 W TOWNE CENTER DR  
SOUTH JORDAN UT 84095-8265  
BY: DCA, DEPUTY - WI 11 P.

**When recorded, mail to:**

South Jordan City Recorder  
1600 Towne Center Drive  
South Jordan, Utah 84095

Affects Parcel No(s): 2722451010000 27224510110000

Property/Subdivision: 11551 S. Redwood Road 11581 S. Redwood Road

Project Name: Unique Auto Body

**SOUTH JORDAN CITY  
STORMWATER FACILITIES  
MAINTENANCE AGREEMENT**

This Stormwater Facilities Maintenance Agreement ("Agreement") is made and entered into this 27 day of JUNE, 2019, by and between South Jordan City, a Utah municipal corporation ("City"), and Unique Auto Body, a \_\_\_\_\_ ("Owner").

**RECITALS**

WHEREAS, the City is authorized and required to regulate and control the disposition of storm and surface waters within the City, as set forth in the South Jordan City Stormwater Ordinance, as amended ("Ordinance"), adopted pursuant to the Utah Water Quality Act, as set forth in *Utah Code Ann. §§ 19-5-101, et seq.*, as amended ("Act"); and

WHEREAS, the Owner hereby represents and acknowledges that it is the owner in fee simple of certain real property more particularly described in Exhibit "A," attached hereto and incorporated herein by this reference ("Property"); and

WHEREAS, the Owner desires to build or develop the Property and/or to conduct certain regulated construction activities on the Property which will alter existing storm and surface water conditions on the Property and/or adjacent lands; and

WHEREAS, in order to accommodate and regulate these anticipated changes in existing storm and surface water flow conditions, the Owner desires to build and

maintain at Owner's expense a storm and surface water management facility or improvements ("Stormwater Facilities"); and

WHEREAS, the Stormwater Facilities are more particularly described and shown in the final site plan or subdivision approved for the Property and related engineering drawings, and any amendments thereto, which plans and drawings are on file with the City and are hereby incorporated herein by this reference ("Development Plan"); and

WHEREAS, as a condition of Development Plan approval, and as required as part of the City's Small MS4 UPDES General Permit from the State of Utah, Owner is required to enter into this Agreement addressing the maintenance requirements for the Stormwater Facilities and control measures installed on the Property.

NOW, THEREFORE, in consideration of the benefits received and to be received by the Owner, its successors and assigns, as a result of the City's approval of the Development Plan, and the mutual covenants contained herein, the parties agree as follows:

1. **Construction of Stormwater Facilities.** The Owner shall, at its sole cost and expense, construct the Stormwater Facilities in strict accordance with the plans and specifications identified in the Development Plan and any amendments thereto, which have been approved by the City.

2. **Maintenance of Stormwater Facilities.** The Owner shall, at its sole cost and expense, adequately maintain the Stormwater Facilities. Owner's maintenance obligations shall include all pipes and channel built to convey stormwater, as well as all structures, improvements, and vegetation provided to control the quantity and quality of the stormwater. Adequate maintenance, for purposes of this Agreement, is defined as good working condition so that the Stormwater Facilities are performing their design functions. The Owner shall, at its sole cost and expense, perform all work necessary to keep the Stormwater Facilities in good working condition. In the event that a maintenance schedule is set forth in the Development Plan, such maintenance schedule shall be followed.

3. **Annual Inspection of Stormwater Facilities.** The Owner shall, at its sole cost and expense, inspect the Stormwater Facilities and submit an inspection report and certification to the City annually. The purpose of the inspection and certification is to assure safe and proper functioning of the Stormwater Facilities. The annual inspection shall cover all aspects of the Stormwater Facilities, including, but not limited to, the structural improvements, berms, outlet structure, pond areas, access roads, vegetation, landscaping, etc. Deficiencies shall be noted in the inspection report. The report shall also contain a certification as to whether adequate maintenance has been performed and whether the structural controls are operating as designed to protect water quality. The annual inspection report and certification shall be due by July 31<sup>st</sup> of each year and shall be on forms acceptable to the City.

4. **City Oversight Inspection Authority.** The Owner hereby grants permission to the City, its authorized agents and employees, to enter upon the Property and to inspect the Stormwater Facilities whenever deemed necessary by the City. Such inspections shall be conducted in a reasonable manner and at reasonable times, as determined appropriate by the City. The purpose of the inspection shall be to determine and ensure that the Stormwater Facilities are being adequately maintained, are continuing to perform in an adequate manner, and are in compliance with the Act, the Ordinance, and the Development Plan.

5. **Notice of Deficiencies.** If the City finds that the Stormwater Facilities contain any defects or are not being maintained adequately, the City shall send Owner written notice of the defects or deficiencies and provide Owner with a reasonable time to cure such defects or deficiencies. Such notice shall be hand-delivered to the Owner or sent certified mail to the Owner at the Property address.

6. **Owner to Make Repairs.** The Owner shall, at its sole cost and expense, make such repairs, changes or modifications to the Stormwater Facilities as may be determined as reasonably necessary by the City within the required cure period to ensure that the Stormwater Facilities are adequately maintained and continue to operate as designed and approved.

7. **City's Corrective Action Authority.** In the event the Owner fails to adequately maintain the Stormwater Facilities in good working condition acceptable to the City, after due notice of deficiencies as provided in Section 5, the City may enter upon the Property and take whatever steps necessary to correct deficiencies and to charge the costs of such repairs to the Owner. It is expressly understood and agreed that the City is under no obligation to maintain or repair the Stormwater Facilities, and in no event shall this Agreement be construed to impose any such obligation on the City. The actions described in this Section are in addition to and not in lieu of any and all legal remedies available to the City as provided by law for Owner's failure to remedy deficiencies or any other failure to perform under the terms and conditions of this Agreement.

8. **Reimbursement of Costs.** In the event the City, pursuant to this Agreement, performs work of any nature, or expends any funds in performance of said work for labor, use of equipment, supplies, materials, and the like, the Owner shall reimburse the City upon demand, within thirty (30) days of receipt thereof for all actual costs incurred by the City. After said thirty (30) days, such amount shall be deemed delinquent and shall be subject to interest at the rate of ten percent (10%) per annum. Owner shall also be liable for any collection costs, including attorneys' fees and court costs, incurred by the City in collection of delinquent payments.

9. **Successor and Assigns.** This Agreement shall be recorded in the Salt Lake County Recorder's Office and the covenants and agreements contained herein

shall run with the land and whenever the Property shall be held, sold, conveyed or otherwise transferred, it shall be subject to the covenants, stipulations, agreements and provisions of this Agreement which shall apply to, bind and be obligatory upon the Owner hereto, its successors and assigns, and shall bind all present and subsequent owners of the Property described herein.

10. **Severability Clause.** The provisions of this Agreement shall be severable and if any phrase, clause, sentence or provision is declared unconstitutional, or the applicability thereof to the Owner, its successors and assigns, is held invalid, the remainder of this Covenant shall not be affected thereby.

11. **Utah Law and Venue.** This Agreement shall be interpreted under the laws of the State of Utah. Any and all suits for any claims or for any and every breach or dispute arising out of this Agreement shall be maintained in the appropriate court of competent jurisdiction in Salt Lake County, Utah.

12. **Indemnification.** This Agreement imposes no liability of any kind whatsoever on the City and the Owner agrees to hold the City harmless from any liability in the event the Stormwater Facilities fail to operate properly. The Owner shall indemnify and hold the County harmless for any and all damages, accidents, casualties, occurrences, or claims which might arise or be asserted against the City from the construction, presence, existence, or maintenance of the Stormwater Facilities.

13. **Amendments.** This Agreement shall not be modified except by written instrument executed by the City and the Owner of the Property at the time of modification, and no modification shall be effective until recorded in the Salt Lake County Recorder's Office.

14. **Subordination Requirement.** If there is a lien, trust deed or other property interest recorded against the Property, the trustee, lien holder, etc., shall be required to execute a subordination agreement or other acceptable recorded document agreeing to subordinate their interest to the Agreement.

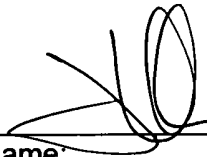
*[Signature page to follow]*

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first set forth above.

**"City"**  
**South Jordan City**

By: Bud Klawns  
Its: City Engineer

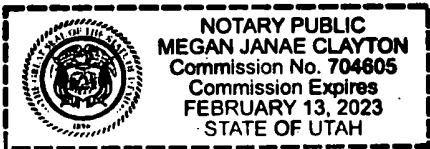
**"Owner"**

\_\_\_\_\_  
By:   
Print Name: Jeremy Weiland  
Title: owner

CITY ACKNOWLEDGMENT

STATE OF UTAH )  
 : ss.  
COUNTY OF SALT LAKE )

On the 15 day of October, 2019, personally appeared before me Brad Klavans, who being duly sworn, did say that he/she is the City Engineer of **SOUTH JORDAN CITY**, a municipal corporation of the State of Utah, and that the foregoing instrument was signed in his/her capacity as land use authority on behalf of the City for approval of Stormwater Facilities Maintenance Agreements.



M Clayton  
Notary Public

My Commission Expires:  
2/13/23

Residing at:  
Salt Lake County

OWNER ACKNOWLEDGMENT

STATE OF UTAH )  
 : ss.  
COUNTY OF SALT LAKE )

On the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me \_\_\_\_\_, who being duly sworn, did say that he/she is the legal property owner of record of the property subject to this Maintenance Agreement and that he/she has executed this Agreement with full authority to do so.

\_\_\_\_\_  
Notary Public

My Commission Expires:

Residing at:

**CORPORATE ACKNOWLEDGMENT**

STATE OF UTAH )  
 )  
 ) : ss.  
COUNTY OF UTAH )

On this 10 day of October, 2019, personally appeared before me Jeremy Weller (name of document signer), whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the owner (title of office) of Unique Auto Body (name of corporation) and that said document was signed by him/her in behalf of said Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said Jeremy Weller (name of document signer) acknowledged to me that said Corporation executed the same.

Witness my hand and official seal.

Angie M. Allen  
(Notary signature)

(notary seal)



**Exhibit "A"**

**Property Legal Description**

**Parcel Details for: 2722451010000**

<b>Acreage:</b>	<b>Address:</b>	<b>Land Value:</b>	<b>Building Value:</b>	<b>Total Value:</b>
0.1800	11551 S REDWOOD RD	500.00	0.00	500.00

<b>Legal Description</b>
BEG S 89°56'45" E 53 FT & S 0°07'35" W 983 FT FR CEN OF SEC 22, T 3S, R 1W, SLM; S 89°56'45" E 314 FT; S 0°07'35" W 25 FT; N 89°56'45" W 314 FT; N 0°07'35" E 25 FT TO BEG. 0.18 AC. 5065-0762 5406-2108 9178-6287 9218-2054

**Parcel Details for: 27224510110000**

<b>Acreage:</b>	<b>Address:</b>	<b>Land Value:</b>	<b>Building Value:</b>	<b>Total Value:</b>
2.8200	11581 S REDWOOD RD	880,500.00	222,500.00	658,000.00

<b>Legal Description</b>
BEG S 0°07'35" W 1008 FT & S 89°56'45" E 53 FT FR CEN OF SEC 22, T 3S, R 1W, SLM; S 89°56'45" E 314 FT; S 0°07'35" W 391.26 FT; N 89°56'45" W 314 FT; N 0°07'35" E 391.26 FT TO BEG. (LESS THAT PORTION OCCUPIED BY UDOT). 2.82 AC. 5406-2108 6780-1833 7380-1381,1393 7558-0312 8574-7073 9290-1366



~~12651666  
11/3/2017 1:41:00 PM \$16.00  
Book - 10616 Pg - 3042-3043  
ADAM GARDINER  
Recorder, Salt Lake County, UT  
SUTHERLAND TITLE  
BY: eCASH, DEPUTY - EF 2 P.~~

**WHEN RECORDED RETURN TO:  
GRANTEE**

**11521 South Redwood Road  
South Jordan, UT 84095**

Tax ID No.: 27-22-451-010 and 27-22-451-011

### WARRANTY DEED

MICHAEL GOLDBERG, **GRANTOR**, hereby **CONVEY(S) AND WARRANT(S)** to **UNIQUE AUTO BODY SOUTH JORDAN, INC.**, a Utah corporation, **GRANTEE**, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Salt Lake County, State of Utah described as follows:

SEE EXHIBIT "A" ATTACHED HERETO


Subject to City and/or County taxes and assessments, not delinquent; Easements, Rights-of-Way, Covenants, Conditions and Restrictions now of record.

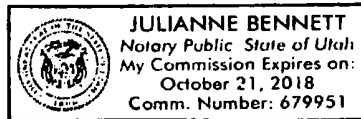
WITNESS, the hand of said grantor this 2nd day of November, 2017.

  
\_\_\_\_\_  
MICHAEL GOLDBERG

State of Utah  
County of Salt Lake

On this 2nd day of November, 2017, before me, the undersigned Notary Public, personally appeared MICHAEL GOLDBERG, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

  
\_\_\_\_\_  
Notary Public  
My commission expires: October 21, 2018



File Number: 37740  
Warranty Deed Ind BP UT

Page 1 of 2

~~Ent 12651666 BK 10616 PG 3042~~

BK 10845 PG 5458

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**Parcel 1:**

Beginning at a point which is South 0°07'35" West 1008.0 feet and South 89°56'45" East 33 feet from the center of Section 22, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 89°56'45" East 334.0 feet; thence South 0°07'35" West 391.26 feet; thence North 89°56'45" West 334.0 feet; thence North 0°07'35" East 391.26 feet to the point of beginning. LESS AND EXCEPTING: A parcel of land in fee for the widening of the existing highway State Route 68 known as Project No. SP-0068(24)43, being part of an entire tract of property situate in the Southwest quarter of the Southeast quarter and Norwest quarter, Southeast quarter of Section 22, Township 3 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows: BEGINNING in the intersection of the existing Easterly right of way line of said existing highway State Route 68 and the Northerly boundary line of said entire tract at a point 1008.00 feet South 00°07'35" West along the quarter section line and 33.00 feet South 89°56'45" East from the center of said Section 22, said point is approximately 33.00 feet perpendicularly distant Easterly from the centerline of said project opposite engineer station 130+57.35, and running thence South 89°56'45" East 20.00 feet along said Northerly boundary line to a point 53.00 feet perpendicularly distant Easterly from the centerline of said project; thence South 00°07'35" West 391.26 feet along a line parallel with and 53.00 feet perpendicularly distant Easterly from the centerline of said project to the Southerly boundary line of said entire tract; thence North 89°56'45" West 20.00 feet along said Southerly boundary line to said existing Easterly right of way line; thence North 00°07'35" East 391.26 feet along a line parallel with said centerline to the point of beginning.

Tax Parcel No.: 27-22-451-011

**Parcel 2:**

Beginning at point which is South 89°56'45" East 33.00 feet and South 0°07'35" West 983.00 feet from the center of Section 22, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 89°56'45" East 334.00 feet; thence South 0°07'35" West 833.12 feet; thence North 89°56'45" West 125.00 feet; thence North 0°07'35" East 209.00 feet; thence North 89°56'45" West 209.00 feet; thence North 0°07'55" East 624.12 feet to the point of beginning. LESS AND EXCEPTING therefrom: Beginning at a point which is South 0°07'35" West 1008.0 feet and South 89°56'45" East 33 feet from the center of Section 22, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 89°56'45" East 334.0 feet; thence South 0°07'35" West 391.26 feet; thence North 89°56'45" West 334.0 feet; thence North 0°07'35" East 391.26 feet to the point of beginning. ALSO, LESS AND EXCEPTING therefrom: Any portion lying within the bounds of Poole Subdivision, recorded January 20, 1998, as Entry No. 6841151, in Book 98-01P of Plats, at Page 15, of official records. ALSO, LESS AND EXCEPTING therefrom: Beginning in the intersection of the existing Easterly right of way line of said existing highway State Route 68 and the Northerly boundary line of said entire tract at a point 983.00 feet South 00°07'35" West along the quarter section line and 33.00 feet South 89°56'45" East from the center of said Section 22, said point is approximately 33.00 feet perpendicularly distant Easterly from the centerline of said project opposite engineer station 130+82.35, and running thence South 89°56'45" East 20.00 feet along said Northerly boundary line to a point 53.00 feet perpendicularly distant Easterly from the centerline of said project; thence South 00°07'35" West 25.00 feet along a line parallel with and 53.00 feet perpendicularly distant Easterly from the centerline of said project to the Southerly boundary line of said entire tract; thence North 89°56'45" West 20.00 feet along said Southerly boundary line to said existing Easterly right of way line; thence North 00°07'35" East 25.00 feet along said existing Easterly right of way line parallel with said centerline to the point of beginning.

Tax Parcel No.: 27-22-451-010

File Number: 37740  
Warranty Deed Ind BP UT

Page 2 of 2

~~BK 10616 PG 3043~~

BK 10845 PG 5459

**SUPPLEMENTAL CONTACT INFORMATION SHEET  
FOR  
SOUTH JORDAN CITY  
STORMWATER FACILITIES  
MAINTENANCE AGREEMENT**

**CONTACT INFORMATION**

Name (Main Contact): Adam Ashby - Unique Aut Body Phone: 801-631-8643  
Address: 11521 S. Redwood Road  
City: South Jordan State: UT Zip: 84095  
Contact Person: \_\_\_\_\_ Phone: \_\_\_\_\_  
Contact Email: adam@uniqueautobody.com

**SECONDARY CONTACT INFORMATION (ASSIGNED/ OR DEPARTMENT)**

Name (Main Contact): \_\_\_\_\_ Phone: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Contact Person: \_\_\_\_\_ Phone: \_\_\_\_\_  
Contact Email: \_\_\_\_\_