

RECORDED, MAIL TO:  
Washington City  
1305 E Washington Dam Rd.  
Washington, UT 84780

DOC # 20120018016

Agreement Page 1 of 6  
Russell Shirts Washington County Recorder  
05/31/2012 03:19:44 PM Fee \$ 0.00  
By WASHINGTON CITY



Storm Water Management BMP  
Maintenance Agreement  
Washington City, Utah

Tax ID: W-171-A & W-S-2-23-4301-A

WHEREAS, the Property Owner SALISBURY DEVELOPERS, INC. recognizes that the post construction storm water facilities (hereinafter referred to as "Facilities") must be

maintained for the development called, HOBBLE CREEK SUBDIVISION, located in Washington City, Washington County, Utah; and

WHEREAS, the Property Owner is the owner of real property more particularly described on Exhibit A attached hereto (hereinafter referred to as "the Property") and on which the Facilities are located, and

WHEREAS, The City of Washington (hereinafter referred to as "the City") and the Property Owner, or its administrators, executors, successors, heirs, or assigns, including any homeowners association, agree that the health, safety and welfare of the citizens of the City require that the Facilities be constructed and maintained on the property, and

WHEREAS, it is required that the Facilities as shown on the approved development plans and specifications be constructed and maintained by the Property Owner, its administrators, executors, successors, heirs, or assigns, including any homeowners association.

NOW, THEREFORE, in consideration of the foregoing, the mutual covenants contained herein, and the following terms and conditions, the parties hereto agree as follows:

**SECTION 1**

The Facilities shall be constructed by the Property Owner in accordance with the approved plans and specifications for the development.

**SECTION 2**

The Property Owner, its administrators, executors, successors, heirs or assigns, including any homeowners association, shall maintain the Facilities in good working condition acceptable to the City and in accordance with the Schedule of Long Term Maintenance Activities agreed hereto and attached as Exhibit B.

**SECTION 3**

The Property Owner, its administrators, executors, successors, heirs or assigns, including any homeowners association, hereby grants permission to the City, its authorized agents and employees, to enter upon the property and to inspect the Facilities whenever the City deems necessary. Whenever possible, the City shall provide notice prior to entry. All easements as shown on the Final Plat shall be maintained to allow access to the Facilities.

**SECTION 4**

In the event the Property Owner, its administrators, executors, successors, heirs or assigns, including any homeowners association, fails to maintain the Facilities as shown on the approved plans and specifications in good working order acceptable to the City, the City, with due notice, may enter the property and take whatever steps it deems necessary to return the Facilities to good working order. This provision shall not be construed to allow the City to erect any structure of a permanent nature on the property. It is expressly understood and agreed that the City is under no obligation to maintain or repair the Facilities and in no event shall this Agreement be construed to impose any such obligation on the City.

**SECTION 5**

In the event the City, pursuant to the Agreement, performs work of any nature, or expends any funds in the performance of said work for labor, use of equipment, supplies, materials, and the like, the Property Owner shall reimburse the City within thirty (30) days of receipt thereof for all the costs incurred by the City hereunder. If not paid within the prescribed time period, the City shall secure a lien against the real property in the amount of such costs. 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 a result of the Property Owner's failure to maintain the Facilities.

**SECTION 6**

It is the intent of this agreement to insure the proper maintenance of the Facilities by the Property Owner; provided, however, that this Agreement shall not be deemed to create or effect any additional liability of any party for damage alleged to result from or caused by storm water runoff.

**SECTION 7**

Sediment accumulation resulting from the normal operation of the Facilities will be properly removed. The Property Owner will make accommodation for the removal and disposal of all accumulated sediments. Accumulated sediments will be disposed of properly offsite.

**SECTION 8**

The Property Owner shall use the standard SMP Operation and Maintenance Checklist, available from the City and by this reference made a part hereof for the purpose of a minimal annual inspection of the Facilities by a qualified inspector. This annual inspection shall be submitted to the City on or before July 1<sup>st</sup> each year, after inspection is completed by a qualified inspector.

**SECTION 9**

The Property Owner, its administrators, executors, successors, heirs and assigns, including any homeowners association, hereby indemnifies and holds harmless the City and its authorized agents and employees 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 Facilities by the Property Owner or the City when the City acts in accordance with Section 4 of this agreement. In the event a claim is asserted against the City, its authorized agents or employees, the City shall promptly notify the Property Owner and the Property Owner shall defend at its own expense any suit based on such claim. If any judgment or claims against the City, its authorized agents or employees shall be allowed, the Property Owner shall pay for all costs and expenses in connection herewith.

**SECTION 10**

This Agreement shall be recorded among the deed records of the Recorder of Washington County and shall constitute a covenant running with the land and shall be binding on the Property Owner, its administrators, executors, heirs, assigns, including any homeowners association, and any other successors in interest.

**SECTION 11**

This Agreement may be enforced by proceedings at law or in equity by or against the parties hereto and their respective successors in interest.

**SECTION 12**

Invalidation of any one of the provisions of this Agreement shall in no way effect any other provisions and all other provisions shall remain in full force and effect.

**MAINTENANCE AGREEMENT**

**PROPERTY OWNER**

BY: Rick Salisbury 

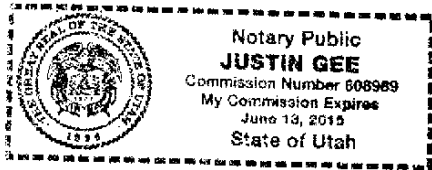
Title: PRESIDENT / CEO

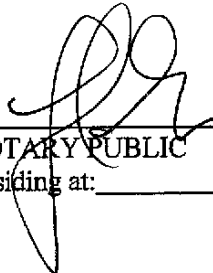
Attachments: Exhibit A Legal Description(s) of Property  
Exhibit B Schedule of Long Term Maintenance Activities

STATE OF Utah )  
:SS.  
COUNTY OF Washington )

On the 15 day of May, 2012, personally appeared before me Rick Salisbury and ~~XXXXXXXXXX~~, 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 to 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 entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



  
\_\_\_\_\_  
NOTARY PUBLIC  
Residing at: \_\_\_\_\_

My Commission Expires:  
\_\_\_\_\_

Exhibit A  
Storm Water Management BMP Maintenance Agreement  
Legal Description(s)

Parcel 1:

S: 23 T: 42S R: 15W ALL LOTS 1, 2, 3, 4, & 5 BLK 10 R F GOULD ENTRY IN NW1/4 SEC 23 T42S R15W.

ALSO: BEG AT PT ON CUR OF ELY R/W OF PROP ALIGNMENT OF 300 EAST STREET, SD PT ALSO BEING S01\*05'42" W 582.89 FT ALG C/S/L & W 184.66 FT ALG N LN OF 500 SOUTH STREET FM N1/4 COR SEC 23 (CNTY BRASS CAP) T42S R15W; TH SLY 33.16 FT M/L ALG NON-TNGT CUR LFT RAD PT LIES N86\*50'26" E RAD OF 640.00 FT HAV CTL ANG OF 02\*58'06" ALG SD PROP R/W TO N BLK LN OF BLK 10 OF R F GOULD'S ENTRY SEC 23; TH N89\*09'20" W 796.43 FT ALG SD N BLK LN TO ELY R/W/L OF 100 EAST STREET; TH N01\*23'10" E 33.00 FT M/L TO CTR LN OF SD 500 SOUTH STREET; TH S89\*09'20" E, 792.95 FT ALG SD CTR LN TO POB. ALSO: (0.35 AC FM RDWY) BEG AT PT ON WLY LN OF PROP R/W FOR 300 EAST STREET, SD PT ALSO BEING S01\*05'42" W 1567.17 FT ALG C/S/L & W 48.51 FT FM N1/4 COR SEC 23 T42S R15W; TH N88\*36'50" W 352.31 FT ALG CTR LN OF SD 2 RD WD ROAD; TH S01\*23'10" W 16.50 FT M/L TO S R/W/L OF SD ROAD; TH N88\*36'50" W 581.72 FT ALG SD S LN TO ELY R/W/L OF 100 EAST STREET; TH N01\*23'10" E 33.00 FT M/L ALG SD E LN TO NLY R/W/L OF SD 2 RD ROAD; TH S88\*36'50" E 931.49 FT ALG SD N LN TO WLY LN OF PROP R/W FOR 300 EAST ST; TH SLY 16.69 FT M/L ALG NON-TNGT CUR LFT RAD PT LIES N83\*23'04" E RAD OF 640.00 FT HAV CTL ANG OF 01\*29'41" ALG SD W LN TO POB.

LESS: BEG N89\*14'23" W 2665.05 FT ALG C/S/L & N88\*26'00" W 32.64 FT CONT ALG SD C/S/L & N 1127.01 FM E1/4 COR SEC 23 T42S R15W; TH NLY 41.24 FT ALG & ARC OF 968.50 FT RAD NON-TNGT CUR RGT (CTR BEARS N82\*46'25" E CTL ANG OF 02\*26'22"); TH N40\*14'07" E 2.12 FT; TH NLY 24.23 FT ALG ARC OF 967.00 FT RAD NON-TNGT CUR RGT (CTR BEARS N85\*18'07" E CTL ANG OF 01\*26'08"); TH N03\*15'45" W 152.22 FT; TH N03\*15'45" W 9.25 FT; TH N03\*15'45" W 89.19 FT; TH S86\*44'15" W 3.50 FT; TH N03\*15'45" W 7.00 FT; TH N86\*44'15" E 3.50 FT; TH N03\*15'45" W 161.71 FT; TH NLY 133.85 FT ALG ARC OF 885.00 FT RAD CUR LFT (CTR BEARS S86\*44'15" W CTL ANG OF 08\*39'56"); TH N11\*55'41" W 56.24 FT; TH S78\*04'19" W 3.50 FT; TH N11\*55'41" W 7.00 FT; TH N78\*04'19" E 3.50 FT; TH N11\*55'41" W 239.45 FT; TH NLY 71.83 FT ALG ARC OF 803.00 FT RAD CUR RGT (CTR BEARS N78\*04'19" E CTL ANG OF 05\*07'30"); TH S89\*09'20" E 8.76 FT; TH SLY 33.16 FT ALG ARC OF 640.00 FT RAD NON-TNGT CUR LFT (CTR BEARS N86\*50'26" E CTL ANG OF 02\*58'06"); TH S89\*09'20" E 34.30 FT; TH S11\*55'41" E 362.71 FT; TH SLY 78.79 FT ALG ARC OF 520.96 FT RAD CUR RGT (CTR BEARS S78\*04'19" W CTL ANG OF 08\*39'56"); TH S03\*15'45" E 301.76 FT; TH N86\*44'15" E 5.40 FT; TH S05\*36'20" E 54.90 FT; TH S03\*01'42" E 49.38 FT; TH S04\*51'31" E 60.64 FT; TH S07\*37'57" E 54.37 FT TO PT PERP DIST ELY FM CNTRL LN OF SD PROJ OPP APPRX ENG STA 39+76.12; TH N89\*09'54" W 53.59 FT TO POB.

Parcel 2:

S: 23 T: 42S R: 15W ALL LOT 2 & W 2 AC LOT 3 BLK 1 R F GOULD'S ENTRY IN SEC 23 T42S R15W. BEG NW COR BLK 1 R F GOULD ENTRY IN S0\*43'32" W ALG C/S/L 1585.21 FT & N89\*10'01" W 997.13 FT FM N1/4 COR SEC 23 T42S R15W; TH S01\*22'53" W ALG THE W LN OF SD BLK 1, 294.98 FT; TH S65\*36'27" E ALG S LN OF LOTS 2 & 3 OF SD BLK 1, 665.12 FT; TH N01\*16'46" W 561.19 FT; TH N89\*10'01" W ALG N LN OF SD BLK 1 DIST OF 586.17 FT TO POB.

ALSO: (0.22 AC FM RDWY) BEG AT PT BEING ON WLY LN OF PROP R/W FOR 300 EAST STREET, SD PT ALSO BEING S01\*05'42" W 1567.17 FT ALG C/S/L & W 48.51 FT FM N1/4 COR SEC 23 T42S R15W; TH N88\*36'50" W 352.31 FT ALG CTR LN SD 2 RD WD ROAD; TH S01\*23'10" W 16.50 FT M/L TO S R/W/L SD ROAD; TH N88\*36'50" W 581.72 FT ALG SD S LN TO ELY R/W/L OF 100 EAST ST; TH N01\*23'10" E 33.00 FT M/L ALG SD E LN TO NLY R/W/L OF SD 2 RD ROAD; TH S88\*36'50" E 931.49 FT ALG SD N LN TO WLY LN OF PROP R/W FOR 300 EAST ST; TH SLY 16.69 FT M/L ALG NON-TNGT CUR LFT RAD PT LIES N83\*23'04" E RAD OF 640.00 FT HAV CTL ANG OF 01\*29'41" ALG SD W LN TO POB.

Exhibit B

Storm water Management BMP  
Schedule of Long Term Maintenance Activities  
Washington City, Utah

Activity	Frequency	Notes
Inspection	Annually	It is recommended that the SMP Operation and Maintenance Checklist, referenced by this agreement, be used as a guiding document. This annual inspection should be submitted to City upon completion.
Mowing and maintenance of vegetation	Variable, depending on vegetation and desired aesthetics	Landscaping and vegetation should be cared for throughout the year to ensure that proper sediment removal and infiltration is maintained and the Facilities remain aesthetically appealing.
Remove trash and debris	As needed or following each storm	Trash and debris should be removed regularly to ensure that the Facilities function properly and operate effectively. Trash often collects at inlet and outlet structures.
Inspect and maintain inlet and outlet structures	Annually	The inlet and outlet structures should be inspected for damage and proper operation.
Sediment removal	Variable (2-5 years is typical)	The removal of sediment is necessary if the Facilities begin to lose capacity or effectiveness.