



W3267540



E# 3267540 PG 1 OF 9

LEANN H KILTS, WEBER CTY. RECORDER
19-DEC-22 2:41 PM FEE \$.00 NNP
REC FOR: NORTH OGDEN CITY

SUBDIVIDER'S ESCROW AGREEMENT

Agreement made this 17 day of November, 2022,

between North Ogden City, a municipal corporation of the State of Utah,
located in Weber County, Utah, (the "City"), and **Henry Walker Development
LLC**

of **Davis County, Utah**, (the "Subdivider") and **Cottonwood Title,**

of **Davis County, Utah** (the "Escrow Agent").

RECITALS

1. City and Subdivider have entered into a Developer's Agreement, dated 17 of November, 2022, attached hereto as Exhibit A, for the subdivision and construction of improvements on certain land located in the City to be known as **The Views at Rockwood Subdivision** and has requested formal approval and acceptance thereof by the North Ogden City Council.

2. Due to financial limitations, timing, or other considerations, the Subdivider is unable to install the improvements required by the Subdivision Ordinance of the City upon the entire proposed subdivision. Subdivider has, therefore, requested the City to permit development of the Subdivision in accordance with the Subdivision Ordinance of the City whereby the Subdivider may make payments upon the proposed subdivision by filing necessary deposits in escrow to cover the improvements.

3. Subdivider now desires to enter into this Escrow Agreement as security for his compliance with the ordinances, rules, regulations, requirements, and standards of the City and of the Developer's Agreement.

AGREEMENT

NOW THEREFORE, the Parties hereto mutually agree as follows:

1. Appointment of Escrow Agent. **Cottonwood Title** is hereby appointed Escrow Agent and Escrow Agent shall hold, in a separate escrow account or by sufficient guarantee outlined in NOC 12-4-1, the sum reflected in paragraph 2 hereof, subject to the terms and conditions hereinafter set forth.

2. Deposits in Escrow. The Subdivider shall deposit with Escrow Agent, or provide for sufficient guarantee as allowed under North Ogden Code 12-4-1 the sum of **\$219,751.57** representing 110% of the entire cost of all improvements enumerated in paragraph 2 of the Developer's Agreement, a copy of which is attached hereto, marked Exhibit A and incorporated herein by this reference. The cost of the improvements shall be determined by the City Engineer for each off-site improvement item.

3. Application of Escrow Funds. It is agreed by all parties to this agreement that the sum of money indicated in paragraph 2 of this agreement shall be used exclusively for the purposes of paying for the costs of materials and the construction and installation of all improvements required by the City Subdivision Ordinance. The undersigned further agrees that the money held in the Escrow Account shall be distributed to appropriate contractors and subcontractors or released to Subdivider only upon written authorization by an authorized officer of the City. Such written authorization shall be made upon the City stationary and will bear the City's corporate seal indicating review and approval by the City.

4. Retention of Escrow Funds. A sum equal to 10% of the escrowed amount or **\$43,921.92** shall remain with the Escrow Agent for a period of one year after conditional acceptance by the City, pursuant to the terms of Exhibit A.

5. Application and Return of 10% Security. All demands by the City to perform corrections or completion of improvements, if not performed or completed in accordance with City Ordinance, rules and regulations, shall be made by certified mail, with a copy also sent to the Escrow Agent. If the defect

or default is not corrected or improvements completed within 30 days following service of such demand, the City may recover the defect or complete improvements and charge the Subdivider such costs, unless Subdivider requests in writing, served by certified mail, with a copy likewise served upon the Escrow Agent by certified mail, a hearing before the North Ogden City Council within the aforementioned 30 day period of time respecting the alleged defects or incompleteness. The Escrow Agent, upon receiving instructions from the City of the defect and that the City has incurred the cost of correcting the defect, pay to the City from the Escrow Account the cost of correcting the defect, and the Escrow Agent shall be held harmless by the parties for its payments to the City.

6. Release of Escrow. One year after the accepted improvements and the improvements remain substantially free from latent defects, the City shall certify such fact to the Escrow Agent, who shall release to the Subdivider any money still held in the Escrow Account and the Escrow Agent shall be discharged of its obligations to the City.

IN WITNESS WHEREOF, the parties have executed this agreement the day and year first above written.

NORTH OGDEN CITY, a
Municipal Corporation,
State of Utah

By: *[Signature]*
Mayor

Attest:

[Signature]
City Recorder



Approved as to Form:

[Signature]
North Ogden City Attorney

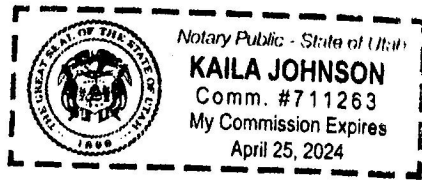
DocuSigned by:
Lara Mountford

By: Escrow Agent
Name: Lara Mountford
Phone: ~~801-683-4630~~ 801-499-5983
Email:
lara@cottonwoodtitle.com
File Ref: 148075-LMP

[Signature]
By: Manager
Subdivider (sign with Notary
on next page)

State of Utah }
 §
County of DAVIS }

On this 17th day of November, 2022, personally appeared
before me, Chad Bessinger, proved to me
on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to on this instrument and acknowledged that he/she/they executed
the same.



[Signature]
Notary Public

Exhibit A

Eric Casperson, PE
City Engineer
ecasperson@noqden.org



PROJECT TITLE:
The Views at Rockwood
North Ogden, Utah

Developer: J Fisher Company
October 12, 2022
ESCROW SUMMARY

Item	Description	Total Quantity	Units	Unit Price	Total Amount	Escrow Amount
Paving - Asphalt						
1	3" Asphalt with Fine Grade	0	SF	\$1.40	\$ 0.00	\$ 0.00
2	12" Roadbase Placement Street	0	SF	\$1.25	\$ 0.00	\$ 0.00
3	Temp Roadbase Turnaround	0	LS	\$4,087.00	\$ 0.00	\$ 0.00
Total:						\$ 0.00
Excavation						
1	Grubbing Street ROW	0	LS	\$25,290.00	\$ 0.00	\$ 0.00
2	Cobble Swale Area	1	LS	\$1,827.00	\$ 1,827.00	\$ 1,827.00
3	Excavation Street and Lots to Subgrade	0	LS	\$238,843.00	\$ 0.00	\$ 0.00
4	Remove Existing Asphalt Driveway Locations	0	LS	\$9,583.00	\$ 0.00	\$ 0.00
Total:						\$ 1,827.00
Concrete Improvements						
1	Curb and Gutter with Roadbase	0	LF	\$20.10	\$ 0.00	\$ 0.00
2	4' Sidewalk 4" Thick With Roadbase	5469	LF	\$24.25	\$ 132,623.25	\$ 132,623.25
3	4' Sidewalk 6" Thick With Roadbase	68	LF	\$37.05	\$ 2,519.40	\$ 2,519.40
4	Handicap Ramps	12	Each	\$1,050.00	\$ 12,600.00	\$ 12,600.00
5	Concrete Manhole Collar	39	Each	\$446.00	\$ 17,394.00	\$ 17,394.00
6	Concrete Valve Collar	26	Each	\$341.00	\$ 8,866.00	\$ 8,866.00
Total:						\$ 174,002.65
Culinary Water						
1	8" C-900 Water Main	0	LF	\$37.65	\$ 0.00	\$ 0.00
2	Temp Blowoff	0	Each	\$678.00	\$ 0.00	\$ 0.00
3	8" Tees	0	Each	\$868.00	\$ 0.00	\$ 0.00
4	8" Cross	0	Each	\$1,001.00	\$ 0.00	\$ 0.00
5	8" Bends	0	Each	\$602.00	\$ 0.00	\$ 0.00
6	8" Gate Valves	0	Each	\$1,926.00	\$ 0.00	\$ 0.00
7	Fire Hydrants	0	Each	\$6,006.00	\$ 0.00	\$ 0.00
8	2" Air Vac	0	Each	\$5,309.00	\$ 0.00	\$ 0.00
9	Pressure Test Culinary Water	0	Each	\$1,765.00	\$ 0.00	\$ 0.00
10	Connect to Existing Water Pipe Stubs	0	Each	\$1,614.00	\$ 0.00	\$ 0.00
11	North Ogden 1" Water Service	0	Each	\$1,901.00	\$ 0.00	\$ 0.00
Total:						\$ 0.00
Sewer						
1	Connect to Existing Sewer Manhole	0	Each	\$3,089.00	\$ 0.00	\$ 0.00
2	Connect to Existing Sewer Stub	0	Each	\$709.00	\$ 0.00	\$ 0.00
3	8" PVC Sewer	0	LF	\$33.75	\$ 0.00	\$ 0.00




PROJECT TITLE:
The Views at Rockwood
 North Ogden, Utah

Developer: **J Fisher Company**
 August 31, 2022
 ESCROW SUMMARY - Mountain Road Section

Eric Casperson, PE
 City Engineer
 ecasperson@noogden.org

Item	Description	Total Quantity	Units	Unit Price	Total Amount	Escrow Amount
Paving - Asphalt						
1	Hot Mix Asphalt (5" Thick)	9920	SF	\$2.05	\$ 20,336.00	\$ 20,336.00
2	Road Base (6" Thick)	9783	SF	\$0.62	\$ 6,065.46	\$ 6,065.46
3	Granular Backfill Borrow (18" Thick)	9920	SF	\$1.60	\$ 15,872.00	\$ 15,872.00
4	Sidewalk (6 ft wide - 4" Thick)	34	LF	\$36.40	\$ 1,237.60	\$ 1,237.60
5	Manhole adjust to Grade and Collar	1	EA	\$2,500.00	\$ 2,500.00	\$ 2,500.00
Total:						\$ 46,011.06
TOTAL					\$ 46,011.06	\$ 46,011.06

Escrow Cost Estimate Approval


 Eric Casperson, PE
 City Engineer

10/12/22
 Date

Note: This amount to be paid to North Ogden City for the items listed instead of bonding.

4	8" HDPE Sewer	0	LF	\$88.65	\$ 0.00	\$ 0.00
5	4" Sewer Lateral	0	Each	\$902.00	\$ 0.00	\$ 0.00
6	4" HDPE Sewer Lateral	0	Each	\$2,681.00	\$ 0.00	\$ 0.00
7	Clay Sewer Trench Cut Off	0	LS	\$1,150.00	\$ 0.00	\$ 0.00
8	48" Sewer Manhole	0	Each	\$2,956.00	\$ 0.00	\$ 0.00
9	60" Sewer Manole	0	Each	\$4,230.00	\$ 0.00	\$ 0.00
10	Sewer Testing	0	LS	\$4,906.00	\$ 0.00	\$ 0.00
11	Import Gravel Bedding	0	Ton	\$19.05	\$ 0.00	\$ 0.00
Total:					\$ 0.00	
Storm Drain						
1	15" RCP Storm Drain	0	LF	\$37.50	\$ 0.00	\$ 0.00
2	15" ADS Storm Drain	0	LF	\$38.80	\$ 0.00	\$ 0.00
3	8" PVC Storm Drain	0	LF	\$27.50	\$ 0.00	\$ 0.00
4	8" PVC Perforated Gravel Seep	0	LF	\$44.35	\$ 0.00	\$ 0.00
5	12" Flared End Section Installed on	0	Each	\$1,058.00	\$ 0.00	\$ 0.00
6	18" Snout	0	Each	\$814.00	\$ 0.00	\$ 0.00
7	Curb Inlet Box	0	Each	\$2,049.00	\$ 0.00	\$ 0.00
8	Combo Inlet Box	0	Each	\$5,787.00	\$ 0.00	\$ 0.00
9	48" Storm Drain Manhole	0	Each	\$2,734.00	\$ 0.00	\$ 0.00
10	60" Storm Drain Manhole Sump	0	Each	\$3,758.00	\$ 0.00	\$ 0.00
11	60" Storm Drain Manhole	0	Each	\$3,781.00	\$ 0.00	\$ 0.00
12	60" Storm Drain Manhole with Weir Wall	0	Each	\$4,176.00	\$ 0.00	\$ 0.00
13	Detention ans Sediment Storm Water	0	Each	\$2,772.00	\$ 0.00	\$ 0.00
14	Storm Drain Testing	0	LS	\$2,652.00	\$ 0.00	\$ 0.00
15	Import Gravel Bedding Storm Drain Pipe	0	Ton	\$19.05	\$ 0.00	\$ 0.00
16	Import Gravel Bedding Storm Drain	0	Ton	\$19.05	\$ 0.00	\$ 0.00
Total:					\$ 0.00	
Sub-total					\$ 175,829.65	\$ 175,829.65
10% Guarantee					\$ 17,582.97	\$ 43,921.92
TOTAL					\$ 193,412.62	\$ 219,751.57

Escrow Cost Estimate Approval


Eric Casperson, PE
City Engineer

10/14/20
Date